



SANDS INVESTMENT GROUP  
NET INVESTMENTS | NET RESULTS



Dollar General  
4792 N Highway 52  
Saint Stephen, SC 29479



# EXCLUSIVELY MARKETED BY:



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In Cooperation With  
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BoR: Chris Sands - Lic # 300021

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 9,100 SF Dollar General Located in Saint Stephen in South Carolina. This Opportunity Includes Over 10 Years Remaining on a Long-Term Triple Net (NNN) Lease With Zero Landlord Responsibilities Located in an Area With Limited Competition, Providing For a Unique Investment.

## OFFERING SUMMARY

PRICE	\$1,137,955
CAP	6.75%
NOI	\$76,812
PRICE PER SF	\$125.05
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	4792 N Highway 52 Saint Stephen, SC 29479
COUNTY	Berkeley
BUILDING AREA	9,100 SF
LAND AREA	1.8 AC
BUILT	2015





# HIGHLIGHTS

- 10 Years Remaining on a Long-Term Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Corporate Guaranteed
- Limited Discount Store Competition Within 5-Miles
- Located Along Hwy 52 - a Main North/South Artery Into Charleston, Which is About an 1 Hour Away
- Over 14,000 Residents Live Within a 10-Mile Radius of the Property Making an Average Household Income of \$51,209
- Minutes From Lake Moultrie - the 3rd Largest Lake in South Carolina Covering Over 60,000 Acres Which Provides a Varied Fishing Environment; This Lake Holds a World Record of a Channel Catfish Weighing 58 Pounds and a State Record For the Black Crappie at 5 Pounds
- Property is Also Situated About 13-Miles to Lake Marion, Which is the Largest Lake in South Carolina
- Nearby Tenants Include: U-Haul, USPS, Dollar Tree, Golden Dragon Chinese, Econo Lodge, Subway, NAPA Auto Parts and Palmetto Foods





# LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approx. 9,100 SF
LEASE COMMENCEMENT	July 15, 2015
LEASE EXPIRATION	July 31, 2030
LEASE TERM	10+ Years Remaining
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Discount/Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

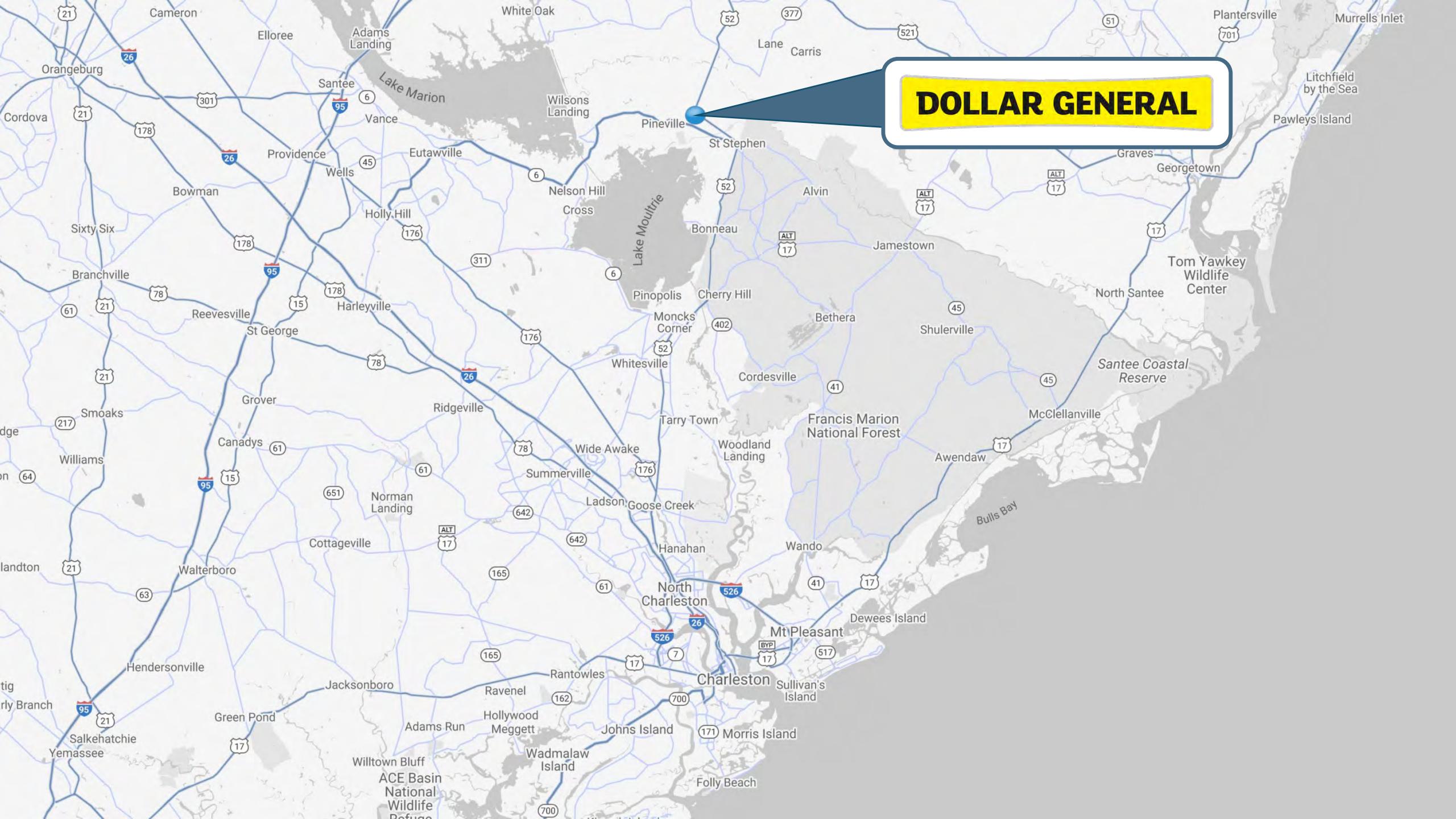
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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9,100 SF	\$76,812	\$8.44
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**DOLLAR GENERAL**



LAKE MOULTRIE

**DOLLAR GENERAL**

52

Colonel Maham Dr





## SAINT STEPHEN | BERKELEY COUNTY | SC

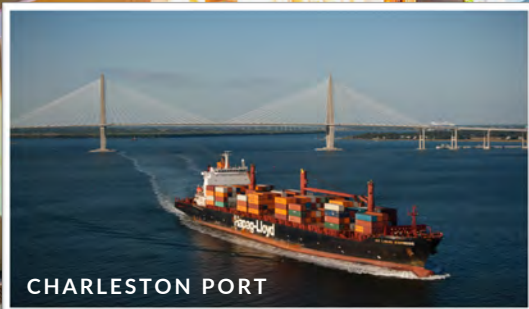
Saint Stephen is a town in Berkeley County in the state of South Carolina. The city's estimate population was 1,813 at the 2017 census. St. Stephen is included within the Charleston-North Charleston-Summerville metropolitan area. The city is located 45 miles from downtown Charleston. Charleston is the oldest and largest city in South Carolina. Charleston's 2018 estimated population is 136,208 residents. The city is also the principal city in the Charleston-North Charleston-Summerville MSA. The population of the Charleston metropolitan area, comprising Berkeley, Charleston, and Dorchester Counties, was counted by the 2018 estimate at 775,831 residents - making it the 74th largest metropolitan statistical area in the U.S. Charleston has also been voted the #1 City in the World" by Travel & Leisure for the last 4 years.

Due to the cities close proximity, Charleston's economy affects Saint Stephen's. The Charleston region ranked as one of the top 10 places in the U.S. for job seekers last winter. With companies like Boeing, Benefitfocus, Daimler, and Snagajob adding thousands of new jobs to the region, it's no surprise Charleston made the list. People are seeking locations where "housing costs are relatively lower, climates are more temperate and job growth has been at or above national average." With 90 miles of coastline, the Charleston metro certainly fits the bill, averaging 43 newcomers a day. The city has two shipping terminals, owned and operated by the South Carolina Ports Authority, which are part of the 4th-largest container seaport on the East Coast and the thirteenth largest container seaport in North America. Last year, the city received over 7 million visitors, which caused an economic impact of about \$7.37 billion.

Saint Stephen is about a 50 minute drive to downtown Charleston, which is the perfect place to spend the day. Known for its rich history, well-preserved architecture, distinguished restaurants and mannerly people, Charleston is a popular destination and has received a large number of accolades, including "America's Most Friendly City" by Travel + Leisure in 2011 through 2013 and 2014 by Condé Nast Traveler, and also "the most polite and hospitable city in America" by Southern Living magazine. According to US News, Charleston is ranked number 8 in the "25 Best Places People are Moving to in 2018" and is ranked 38 in the "Best Places to Live 2018". Charleston is a major tourist destination, with a considerable number of luxury hotels, hotel chains, inns, and bed and breakfasts, and a large number of restaurants serving Lowcountry cuisine and quality shopping. Charleston is also an important art destination, named a top-25 arts destination by AmericanStyle magazine.



BERKELEY COUNTY COURTHOUSE



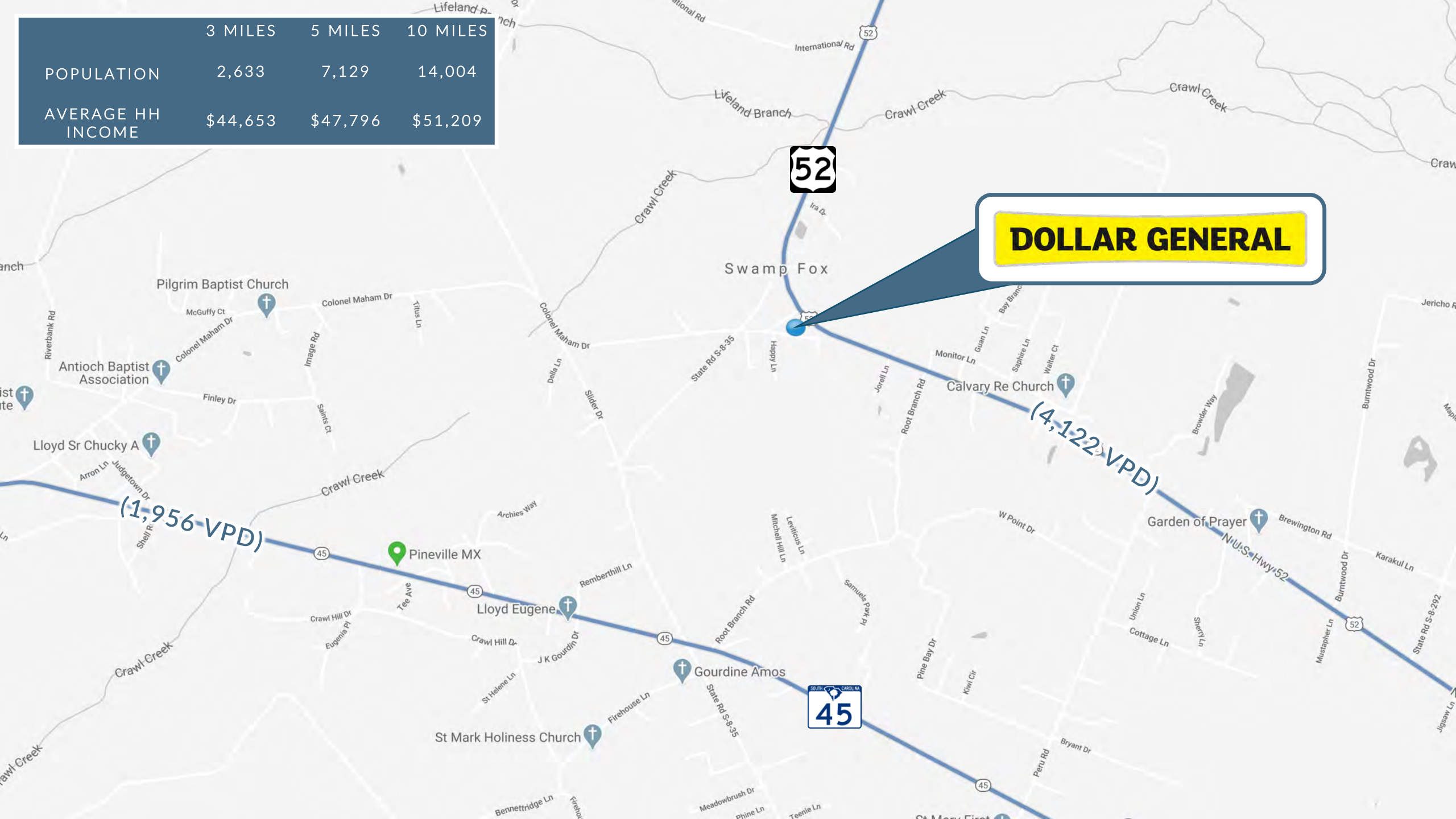
CHARLESTON PORT



CHARLESTON, SC



	3 MILES	5 MILES	10 MILES
POPULATION	2,633	7,129	14,004
AVERAGE HH INCOME	\$44,653	\$47,796	\$51,209





D O L L A R   G E N E R A L

# TENANT PROFILE

Dollar General Corporation (NASDAQ: DG) was founded in 1939 and has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money.

Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General operates over 16,094 stores in 44 states as of November 2019 with 16 different distribution centers. For fiscal 2018, Dollar General executed approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. For the 52-week fiscal year ending January 29, 2021 ("fiscal year 2020"), the company plans to execute nearly 2,600 real estate projects, including 1,000 new store openings, 1,500 mature store remodels, and 80 store relocations. The company continues to expect capital expenditures in the range of \$775 million to \$825 million.



COMPANY TYPE  
NYSE: DG



FOUNDED  
1939



# OF LOCATIONS  
16,094+



HEADQUARTERS  
Goodlettsville, TN



WEBSITE  
[dollargeneral.com](http://dollargeneral.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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