





\*Actual location is not shown




Population Count 135,000+  
Within a 10-mile Radius of Site



Household Income \$65K +  
Within a 5 Mile Radius



New 2020 Construction



Long Term Corporate  
Lease

FOR MORE INFORMATION :  
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TERMS

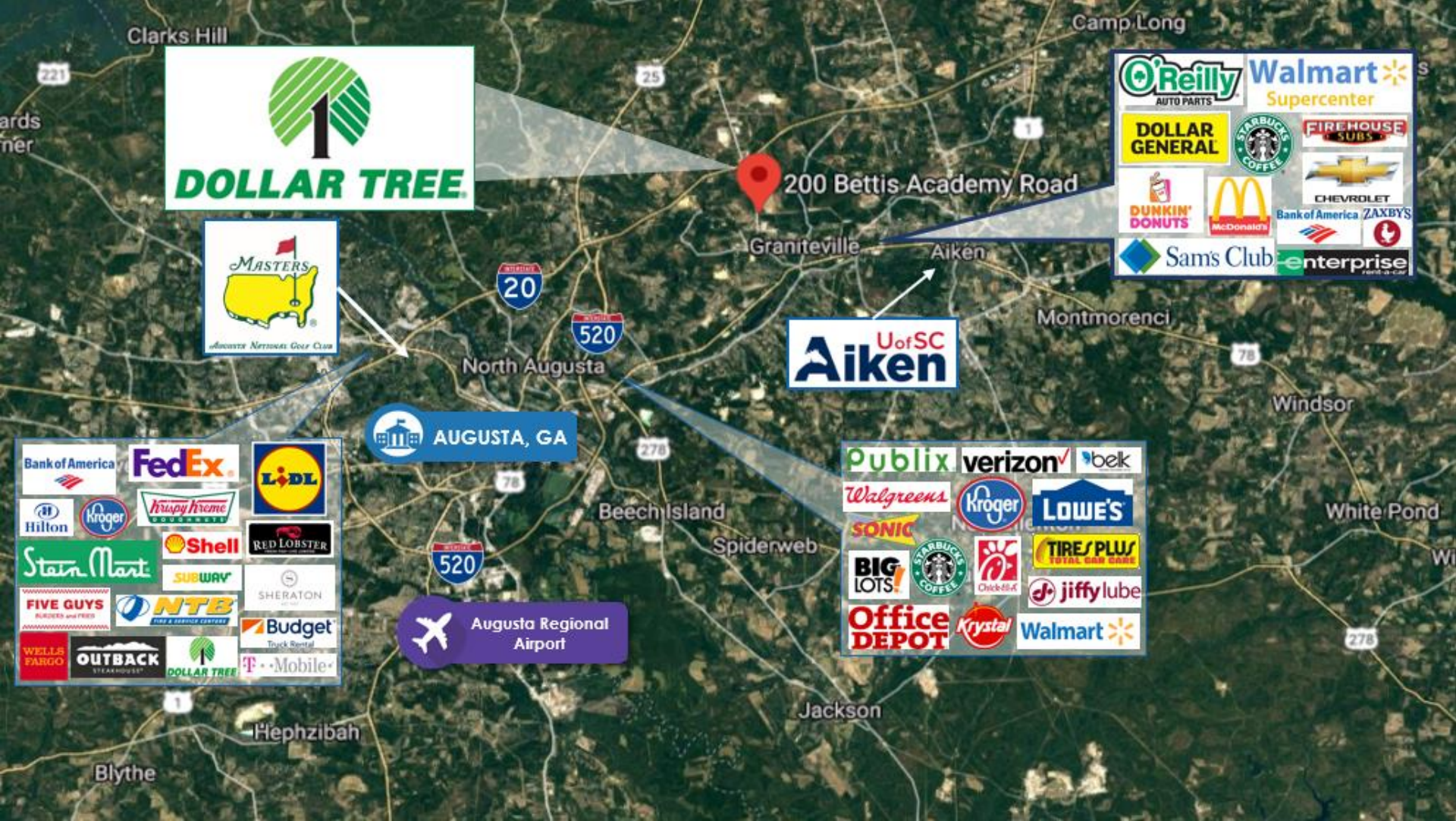
PRICE	\$1,554,467
CAP	6.75%

HIGHLIGHTS :

- New Construction Freestanding Dollar Tree Store
- 10 Year Corporate Backed Net Lease
- Rent Increases During Each of the Option Terms
- **Population Count 135,000+ Within 10-mile Radius of Site**
- **Traffic Count 18,201 Vehicles Per Day**
- Adjacent to new Elementary and Middle School
- Universally Applicable Building Type
- Investment Grade Credit Tenant – S&P “BBB-”
- Approx. 3 miles from Downtown Graniteville, GA
- Close proximity to Augusta, GA / North Augusta, SC and Aiken, SC



	3 MILE	5 MILE	10 MILE
POPULATION	8,687	29,303	135,057
HOUSEHOLDS	3,396	11,218	54,010
HOUSEHOLD INCOME	\$59,527	\$65,082	\$66,679



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