



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:

Bill Weitzenkorn, CCIM 470-237-2043 bweitzenkorn@gmail.com

TERMS

PRICE \$1,554,467

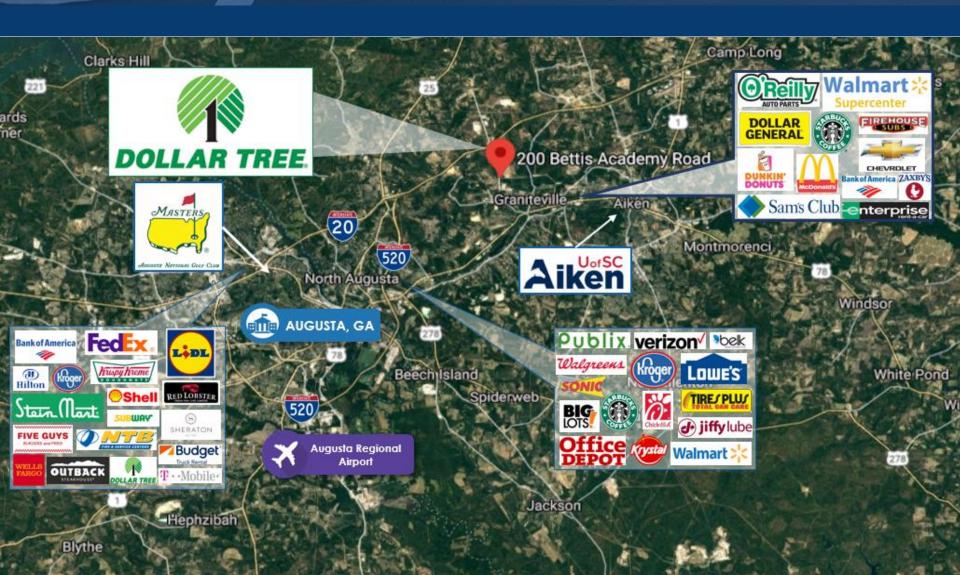
CAP 6.75%

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 never Flore enters and Michael Mich
- 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

Abbeville	Greenwood	Sinatu Ciu	Newberry Prosperity [76]	Peak E	Slythewood Lugoff Elgin
Calhoun Falls 2 (28				P. 11	(6)
CLARKS H		LLAR TRE	Batesburg-Leesville	Lexington E	COLUMBIA, SC
Lincolnton	Parksville Modoc	Edgéfield	Monetta 20	Gaston Swansea	[178]
To the second se	Evans	25	iken	Wagener (22) North	St Matthews
Thomson	Grovetown	AUGUSTA, GA	78 Willist		Orangeburg

	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



The enclosed information has been secured by sources deemed to be reliable, SWE Realty, LLC makes no representations or warranties expressed or implied as to the accuracy of the above information. Purchaser must verify the accuracy of the enclosed information and bears all risks for any inaccuracies. Enclosed information is subject to verification and no liability for errors or omissions are assumed.