



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - NN LEASE - 25K+ POPULATION

2245 TIMMONSVILLE HWY, DARLINGTON, SC 29532

\$1,056,250

8.0% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

DARLINGTON, SC

\$1,056,250 | 8.0% CAP

- NN Dollar General Lease With 4+ Years Remaining on Current Term
- Healthy 5 Mile Demographics of 25,500+ Residents With a Growth Rate of 5.40% Anticipated Between 2020-2025
- Located 4 Miles From Dense Florence Retail Corridor With National Credit Tenants Including Starbucks, Walmart, McDonald's, Chick-fil-A, Target, and More
- Positioned 75 Miles From Columbia, the State Capital, Which has a MSA Population of 930,000+
- Darlington is Home to the Famous Darlington Raceway Which Hosts the Annual NASCAR Southern 500 Race
- Dollar General is an Investment Grade Tenant With a S&P Credit Rating of BBB - Recession Proof Tenant

EXCLUSIVELY MARKETED BY:

CODY CRIST

817.584.2000 | cody@trinityreis.com

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

CHANCE HALES

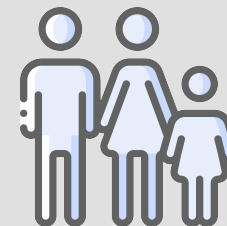
806.679.9776 | Chance@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$84,500
Rent Per SF:	\$9.11
Rent Commencement Date:	10/27/2009
Lease Expiration Date:	10/31/2024
Lease Term Remaining:	4+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Dollar General had
27.8B in Sales
in 2019



75% of the US
Population is
Within 5 Minutes
of a Dollar General



Dollar General
Ranks #119 on the
Fortune 500 List

PROPERTY DETAILS:

Building Area:	9,014 SF
Land Area:	1.46 AC
Year Built:	2009
Guarantor:	Dollar General (NYSE: DG)
Price Per SF:	\$117.18

LEASE ABSTRACT

2245 TIMMONSVILLE HWY | DARLINGTON, SC

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	10/27/2009 - 10/31/2020	\$84,500	\$9.37	8.00%
	11/01/2020 - 10/31/2024	\$87,035	\$9.65	8.24%
Five (5), 5 - Year Options 10% Increase	11/01/2024 - 10/31/2029	\$95,738	\$10.62	9.06%
	11/01/2029 - 10/31/2034	\$105,312	\$11.68	10.27%
	11/01/2034 - 10/31/2039	\$115,843	\$12.85	10.97%
	11/01/2044 - 10/31/2049	\$127,428	\$14.14	12.06%
	11/01/2049 - 10/31/2054	\$140,170	\$15.55	13.27%



Actual Property

RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five days after receipt of Landlord's paid receipt for such taxes. Tenant shall, at its sole cost, carry and maintain commercial general liability insurance in a commercially reasonable amount insuring Tenant against claims for injury and property damage.

HVAC

PAID BY **TENANT**

Tenant will maintain, repair and replace the HVAC equipment at its expense. In the event of a replacement of the HVAC within the last two years of the Lease, the replacement cost will be amortized over ten years. The Tenant shall be responsible for an amount equal to the number of months remaining in term divided by 120, multiplied by the cost of the replacement equipment.

ROOF & STRUCTURE

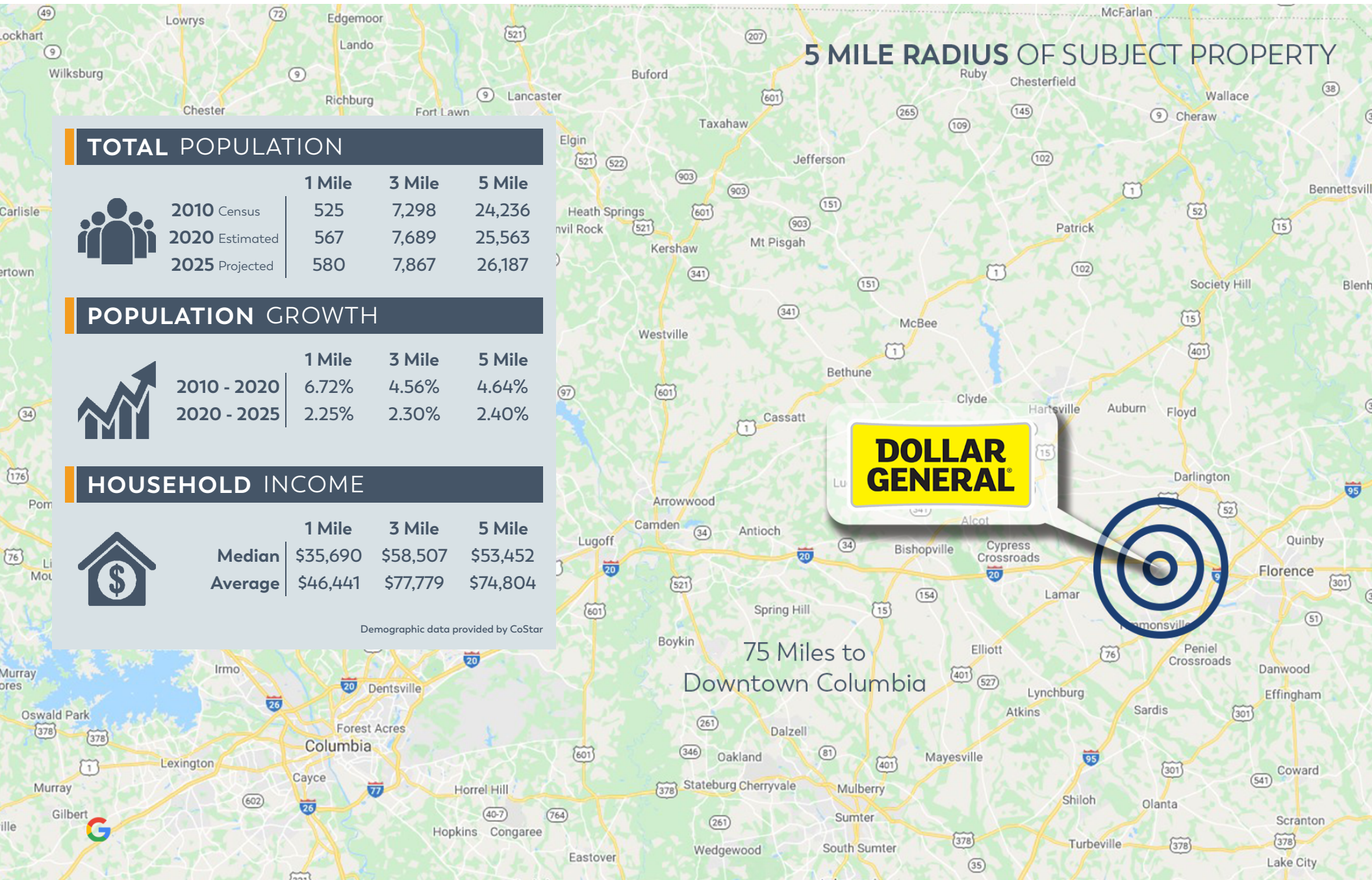
PAID BY **LANDLORD**

Landlord shall maintain, repair and replace all structural and exterior aspects of Demised Premises; the roof, gutters and downspouts, building walls, storefront, facade and canopy; all exterior utility lines and facilities; and all electrical lines serving the pylon sign.

PARKING LOT

PAID BY **LANDLORD**

Landlord is responsible for Parking Lot Maintenance; however, Tenant pays a Parking Area Maintenance Contribution. Each year, Tenant will pay to Landlord the lesser of the following amounts: (ii) an amount equal to one-twelfth the Landlord's annual expense estimate; or (ii) an amount equal to one-twelfth the amount expended for the prior year.



TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	525	7,298	24,236
2020 Estimated	567	7,689	25,563
2025 Projected	580	7,867	26,187

POPULATION GROWTH

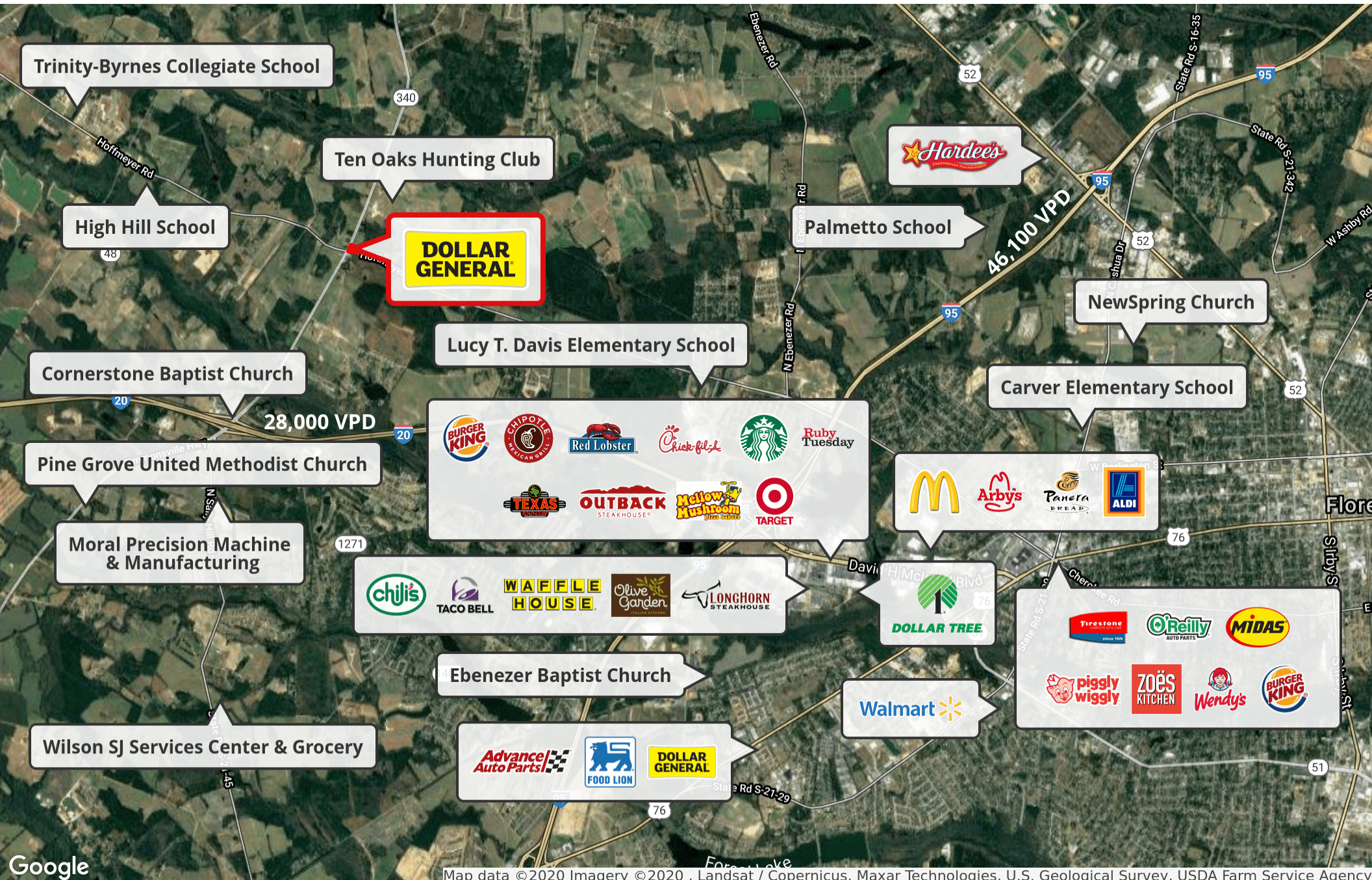


	1 Mile	3 Mile	5 Mile
2010 - 2020	6.72%	4.56%	4.64%
2020 - 2025	2.25%	2.30%	2.40%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$35,690	\$58,507	\$53,452
Average	\$46,441	\$77,779	\$74,804



Map data ©2020 Imagery ©2020, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency





Key Demographics 5 Miles



Total Population
2020
25,563



Projected Growth
2020 - 2025
2.40%



**DOLLAR
GENERAL**

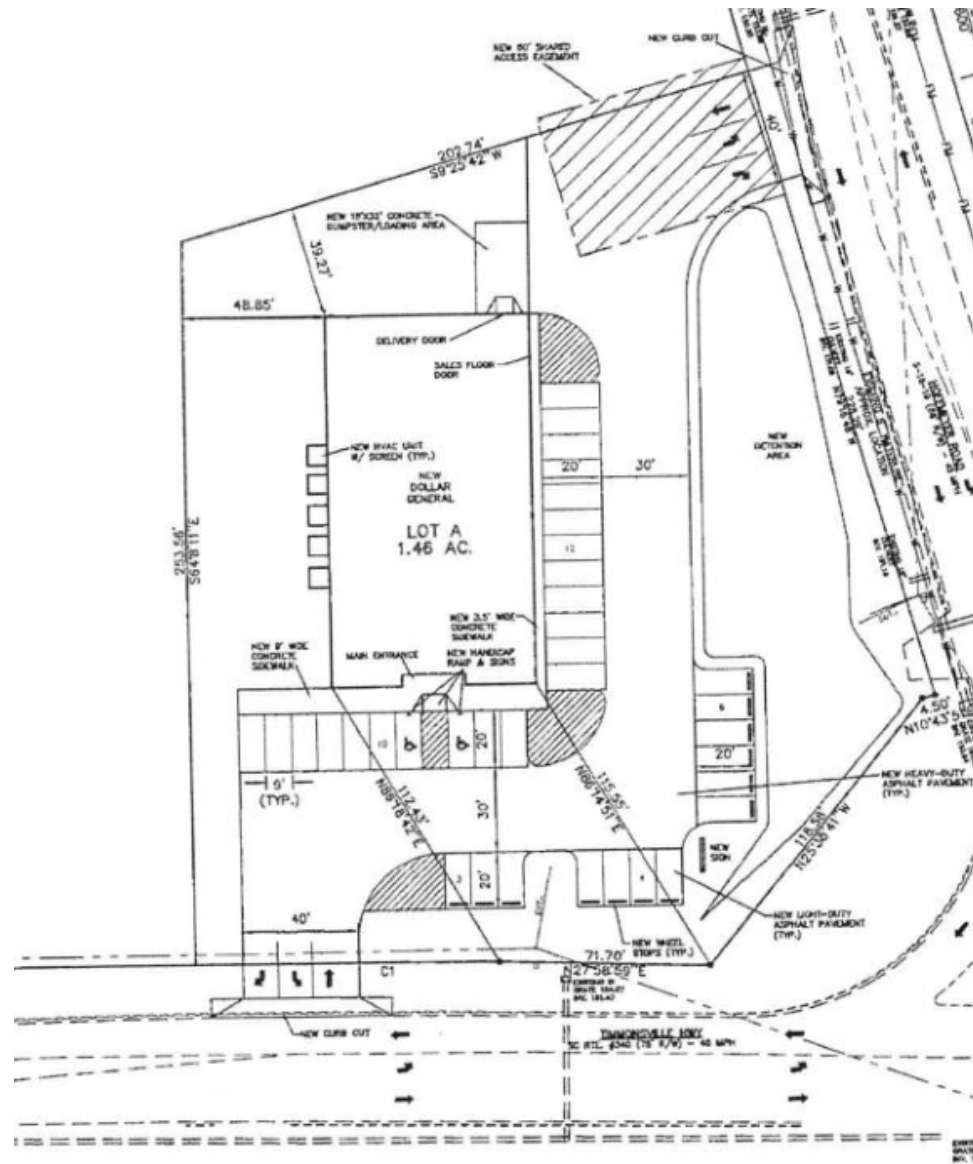
9,100+ SF | 1.46 AC

Actual Property

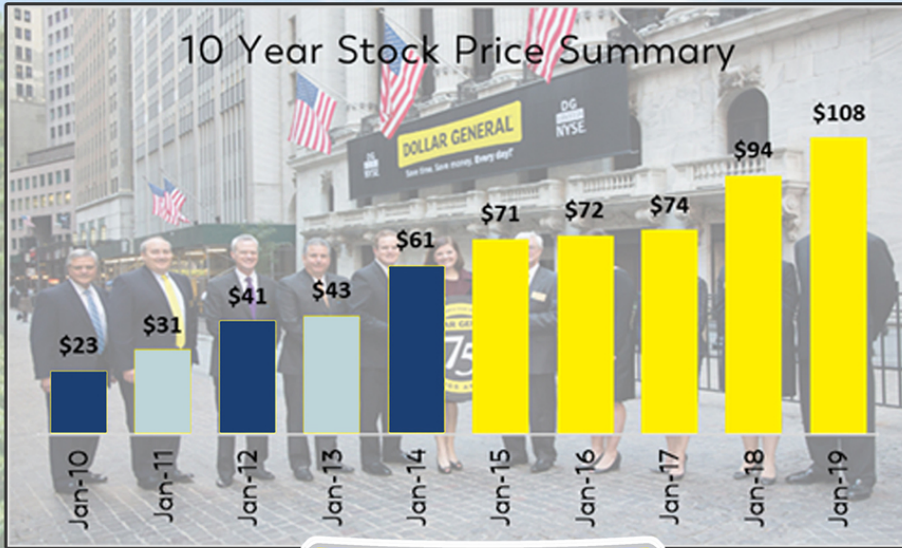


SITE PLAN

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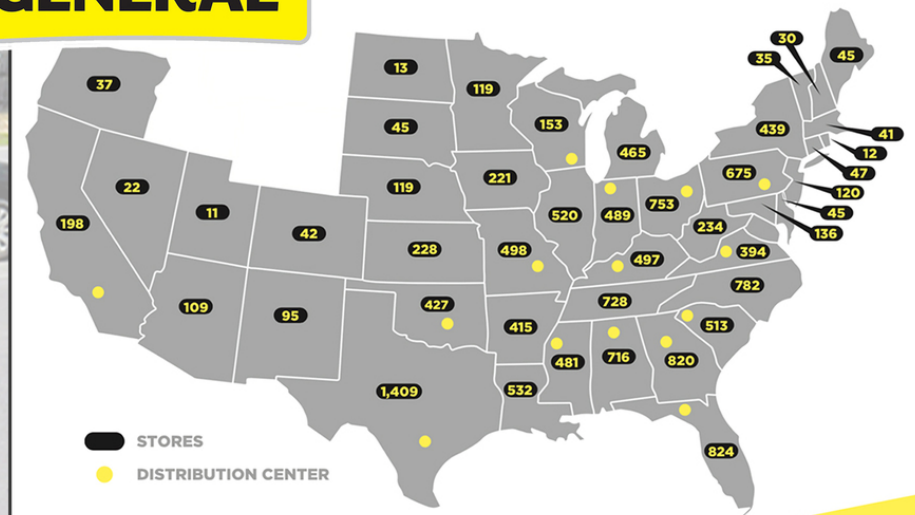


10 Year Stock Price Summary



DOLLAR GENERAL®

IN 44 STATES



81 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$42B
Market Cap



15,400+
Locations

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CHANCE HALES

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Chance@trinityreis.com

BROKER OF RECORD

DREW PARKS

Coldwell Banker Commercial Chicora Advantage

SC #22382

Actual Property