

DOLLAR GENERAL®

101 S Firetower Road | Florence, SC 29501



REPRESENTATIVE PHOTO

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

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03 INVESTMENT HIGHLIGHTS

04 INVESTMENT SUMMARY

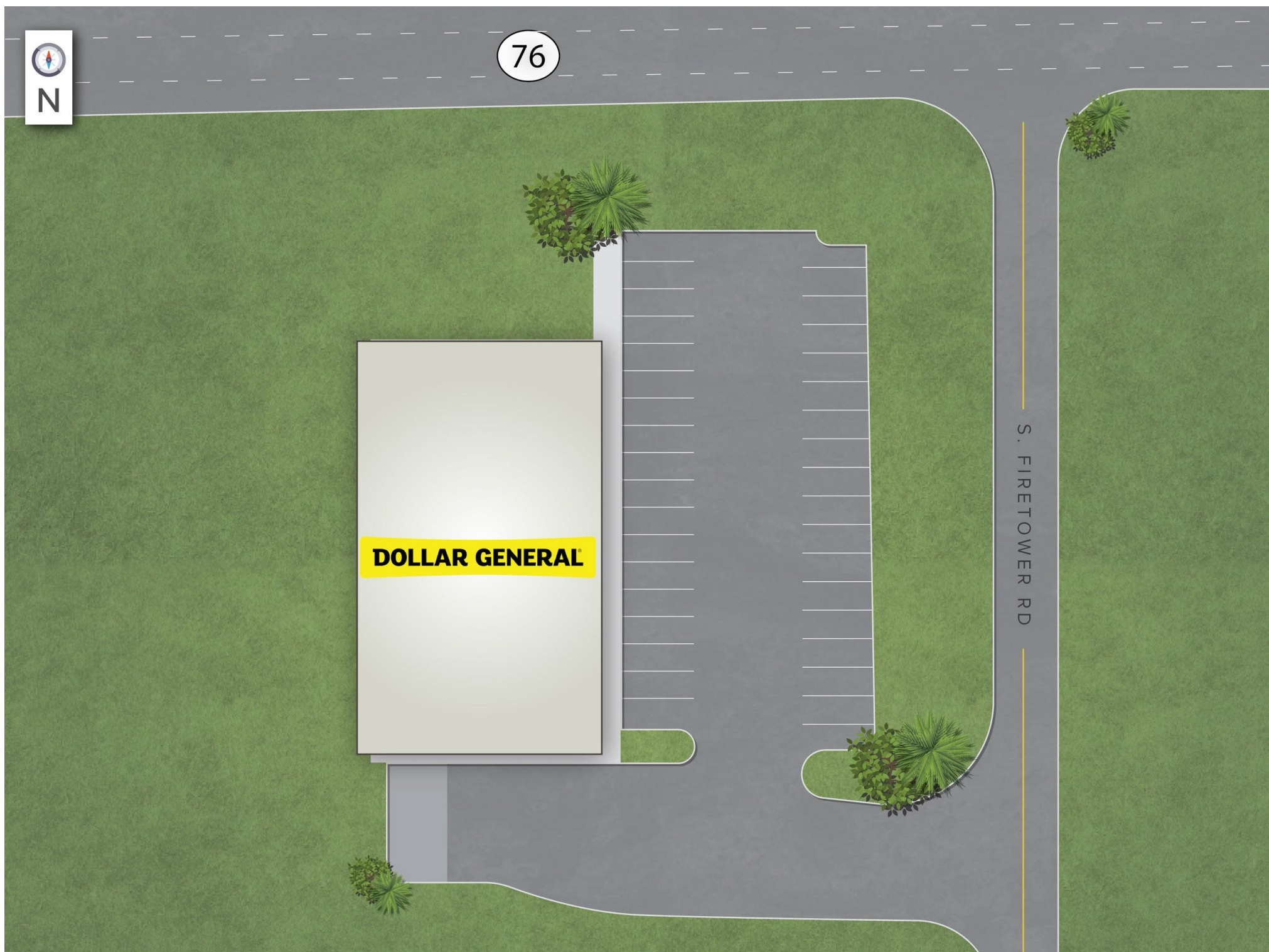
05 TENANT OVERVIEW

07 AREA OVERVIEW

INVESTMENT HIGHLIGHTS

- 2012 Build-to-Suit for Dollar General
- 6+ years remaining on the initial 15-year term
- Absolute NNN - Zero Landlord Responsibilities
- Five, 5-Year renewal options remaining
- 10% Rental increases every 5 years of Option Periods
- Ideal demographics for Dollar General's business
- 6 miles from the Florence Regional Airport
- 1.4 miles from Francis Marion University - home to 12 Division II varsity sports, and 4,000+ undergraduate students
- Strong Corporate Guarantee from Dollar General Corp.
- Dollar General continues to outperform its competitors through COVID-19, holding investment grade credit of BBB (S&P)





DOLLAR GENERAL®

INVESTMENT SUMMARY

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	Corporate
LEASE GUARANTOR	Dollar General
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	±15 Years
RENT COMMENCEMENT	2/1/2012
LEASE EXPIRATION DATE	1/31/2027
TERM REMAINING	6+ Years
INCREASES	10% Every 5 Years in Options
OPTIONS	Five, 5-Year Options



\$1,447,525

LIST PRICE



6.9%

CAP RATE



\$99,879

ANNUAL RENT



±9,002 SF

GLA



2012

YEAR BUILT

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP RATE
Current - 1/31/2027	\$8,323.27	\$99,879.24	\$11.10	6.90%
Option 1	\$9,155.59	\$109,867.08	\$12.20	7.59%
Option 2	\$10,071.15	\$120,853.79	\$13.43	8.35%
Option 3	\$11,078.26	\$132,939.17	\$14.77	9.18%
Option 4	\$12,186.09	\$146,233.08	\$16.24	10.1%
Option 5	\$13,404.70	\$160,856.39	\$17.87	11.11%

Please contact a Barrington Capital agent for financing options:

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TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±16,500

NO. OF EMPLOYEES

±115,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 16,500 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.

REPRESENTATIVE PHOTO





**SUBJECT
PROPERTY**



PLAMETTO ST
± 19,400 VPD

FM Francis Marion University
± 4,187 STUDENTS ENROLLED

FREEDOM BLVD
± 11,300 VPD

F Florence
Regional
Airport

SUBWAY **K**
KANGAROO
EXPRESS

CVS pharmacy
FAMILY DOLLAR
FOOD LION **BURGER KING**



SUBWAY



FLORENCE, SC

Florence is a city brimming with history, character, and Southern charm. Chartered in 1871 and incorporated December 24, 1890, the original township was formed as a railroad terminal. The town was named after Florence Henning Harllee, the daughter of William Wallace Harllee, the first president of the Wilmington & Manchester Railroad. Today, Florence is a community with a population of approximately 33,000 residents.

The City of Florence is a fine example of a genteel, Southern city. This mid-sized Southern city is large enough to boast a performance theater, symphony orchestra, many ballet companies, museums, festivals, the Pee Dee Cyclones in the Southern Professional Hockey league, and the world-class recreation complex Freedom Florence. Still, the City is small enough to preserve a small-town feeling with a number of tree-lined streets and parks, all of which add to the pleasant lifestyle that citizens enjoy. Residents exude a strong sense of community pride and Southern hospitality.

DOWNTOWN DEVELOPMENT

Downtown Florence, SC is the region’s premier center for business. It has the highest concentration of medical, financial, legal, and professional businesses in the Pee Dee Region. Downtown’s central location and convenience to both I-20 and I-95 make it easy to connect to multiple markets. There’s also plenty of parking (2,500 spaces) between the free City of Florence parking garage and available surface lots within walking distance of shopping, dining, and professional offices.

Downtown Florence provides a supportive environment for start-ups, emerging entrepreneurs, and seasoned business professionals. Downtown Florence’s assets include a vibrant cultural arts scene, signature events that draw significant foot traffic throughout the year, and a robust collection of dining options and unique shops.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	344	4,425	9,063
2020 Estimate	336	4,375	8,994
2010 Census	331	4,439	9,130
Growth 2020-2025	2.29%	1.14%	0.77%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	132	1,407	3,207
2020 Estimate	126	1,356	3,108
2010 Census	121	1,339	3,065
Growth 2020-2025	4.93%	3.81%	3.18%
Growth 2010-2020	3.92%	1.24%	1.40%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$64,938	\$64,050	\$65,545

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