

AVAILABLE FOR SALE

216 Lee Vaughn Road
Simpsonville, SC 29681

PROPERTY OVERVIEW



Simpsonville, SC



9,002 SF



±.2.5 AC



2 Points Egresses/Ingress

SALE PRICE: \$1,750,000

NOI: \$91,080

CAP RATE: 5.2%

INVESTMENT SUMMARY

The subject property is located at 216 Lee Vaughn Road in Simpsonville, South Carolina. This Corporate guaranteed Dollar General has 10 years remaining on the initial term. The absolute NNN lease has limited Landlord responsibilities and features rental increases at the start of each option period.

Investment Highlights

DOLLAR GENERAL®

- **True Mailbox Money** – Absolute net lease structure with ZERO landlord responsibilities
- **Long-term Lease** – Newly constructed in 2016 with 10 years remaining on the initial term of the five 5-year options
- **Investment Grade Tenant** – Dollar General (NYSE:DG) has an S&P rating of BBB
- **Strong Corporate Guarantee** – Guaranteed by Dollar General Corporation
- **Rental Increases** – 10% rental increases in each renewal option
- **Exceptional DG Location** – Minutes away from I-385, downtown Simpsonville and Five Forks
- **Square Footage** – 9,002 square feet
- **Location** – Great Visibility with large Pylon Signage
- **Expansion Opportunity** – Additional adjacent pad-ready site available for purchase – Call for details

DOLLAR GENERAL®

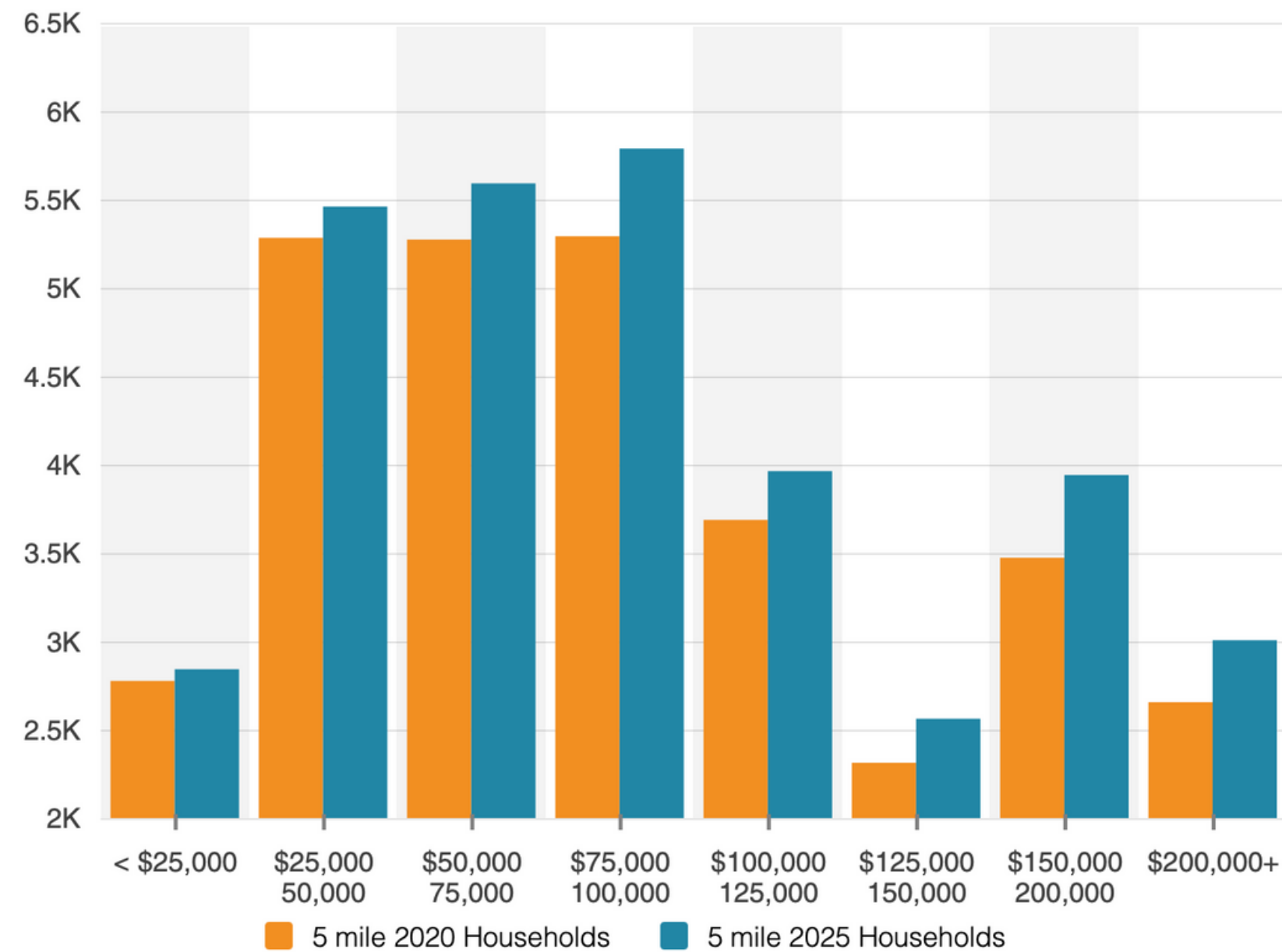
- **\$27.8 billion** in sales in fiscal 2019
- **17,000+ retail locations** in 46 states
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most trusted manufacturers
- **18** distribution centers + **9** DG Fresh facilities
- **155,000+** employees
- Ranked **#112** on Fortune 500 list in 2020
- Stock Symbol: **NYSE: DG**
- Website: **www.dollargeneral.com**

Dollar General commands a chain of more than 17,000 stores in 46 states, primarily in the southern and eastern US, the Midwest and the Southwest. Offering basic household items, such as cleaning supplies, health and beauty aids, as well as some apparel and food, it targets low, middle, and fixed-income shoppers. Although it has the word “dollar” in its name, Dollar General is not solely a dollar store. The company offers goods sold at set price points of penny items up to the range of 50 to 60 dollars. Some of its higher end items include over-the-counter medicines, seasonal products, pet supplies and pet food products, prepaid cell phones and accessories, and automotive supplies.

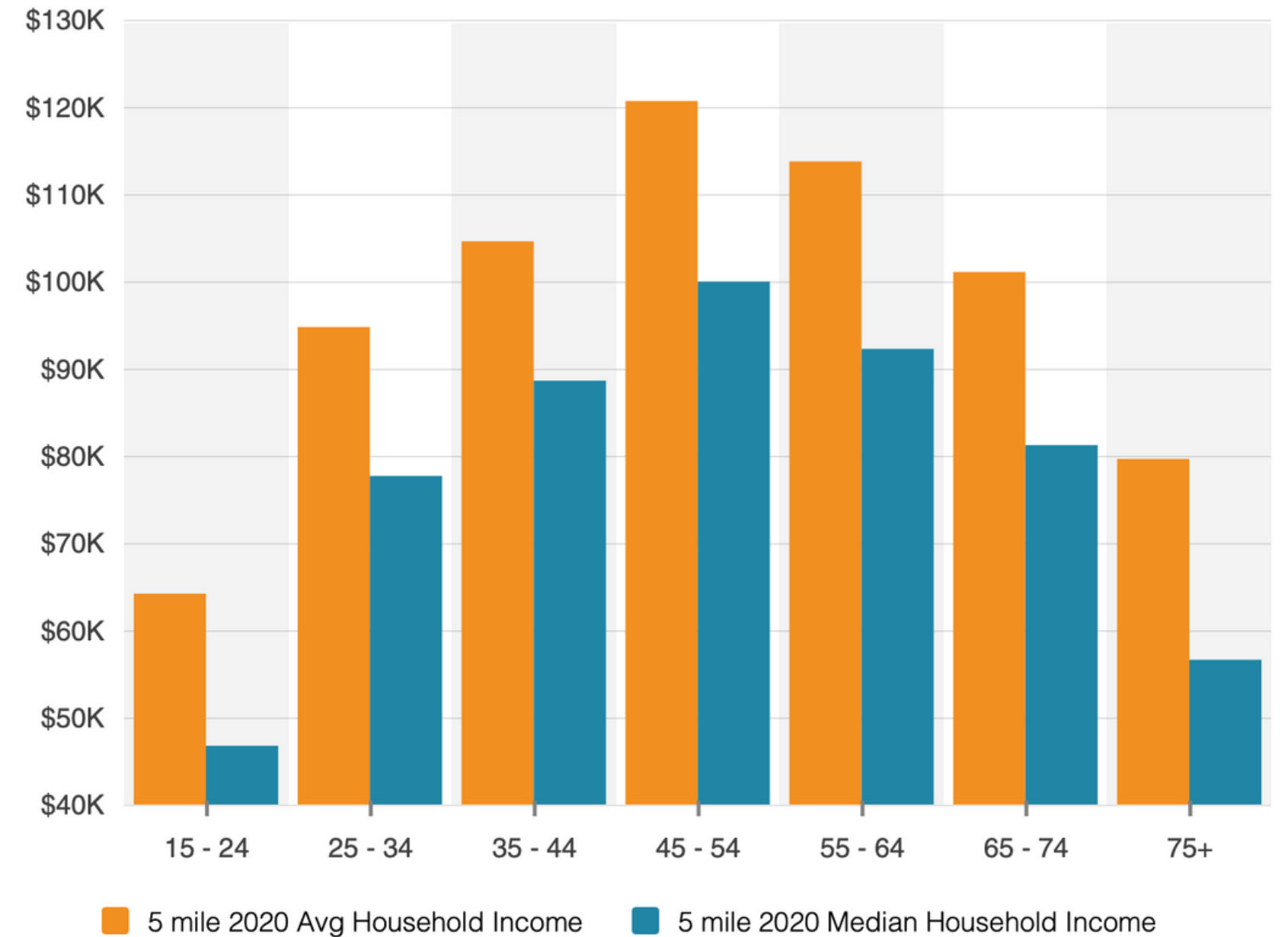


Household Income - 5 Mile Radius

Household Income



Household Income By Age



Demographics

Population

	2 mile	5 mile	10 mile
2010 Population	5,860	66,577	196,043
2020 Population	8,460	84,451	240,562
2025 Population Projection	9,263	91,048	258,550
Annual Growth 2010-2020	4.4%	2.7%	2.3%
Annual Growth 2020-2025	1.9%	1.6%	1.5%
Median Age	39.7	39	38.8
Bachelor's Degree or Higher	48%	39%	37%
U.S. Armed Forces	13	53	182

Households

	2 mile	5 mile	10 mile
2010 Households	2,100	24,219	75,800
2020 Households	3,041	30,752	93,215
2025 Household Projection	3,330	33,153	100,211
Annual Growth 2010-2020	4.0%	2.3%	2.0%
Annual Growth 2020-2025	1.9%	1.6%	1.5%
Owner Occupied	2,796	25,330	68,879
Renter Occupied	246	5,422	24,336
Avg Household Size	2.8	2.7	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendi...	\$98,064,048	\$924,124,096	\$2,593,091,853

Exterior Photos



Location Map





INVESTMENT TEAM



RYAN ROBERTSON
SENIOR ADVISOR
864.706.8740
rrobertson@alinecapital.com



CHEYENNE MIRANDA
ASSOCIATE ADVISOR
706.255.3277
cmiranda@alinecapital.com



MAGGIE STECK
BROKER IN CHARGE
864.518.2012
msteck@alinecapital.com