



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - CAPITAL OF SC - OPTION EXECUTED EARLY

931 LONGTOWN RD, COLUMBIA, SC 29229

\$1,290,000

6.5% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

COLUMBIA, SC

\$1,290,000 | 6.5% CAP

- 2015 Sales of \$2.43MM, 2020 Sales of \$2.94MM (20.9% Increase in 5 Years) - Dollar General Reached the Percentage Rent Threshold & has Been Paying Percentage Rent to the Landlord for the Past 10 Years
- Corporately Guaranteed NN Dollar General With 5.5+ Years Remaining
- Recently Extended Early Option Period, 10% Rental Increase to Commence December of 2021
- Store Renovated in 2019 With the Addition of Alcohol Sales, Reporting Strong Sales of \$2.9M
- Occupying Location for 15+ Years, Showing Continual Commitment to Location
- Dual Points of Entry and Great Visibility From Longtown Rd. Generating 10,398+ VPD - Surrounded by Numerous Residential Subdivisions and Schools, Creating Additional Customer Traffic to Subject Property
- Situated 14.5 Miles NE of Downtown Columbia, the State Capital

EXCLUSIVELY MARKETING BY:

TYLER PETERSON

913.515.7652 | tyler@trinityreis.com

PROPERTY DETAILS:

Building Area:	9,014 SF
Land Area:	1.12 AC
Year Built:	2006
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$143.11

LEASE OVERVIEW:

Remaining Lease Term:	5.5+ Years
Rent Commencement:	12/1/2006
Lease Expiration:	11/30/2026
NOI:	\$83,900*
Lease Type:	NN
Scheduled Rent Increases:	Scheduled Rent Increase is 10% in Options
HVAC:	PAID BY Tenant & Landlord
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Landlord**
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord

*Base Rent is \$75,900 and Percentage Rent Last Year \$8,000

**Monthly CAM Payment is \$400 to Landlord

LEASE ABSTRACT

931 LONGTOWN RD | COLUMBIA, SC

OPTIONS & INCREASES

Options & Increases	Term	Base Annual Rent	Rent per SF
Current Term 2nd Option Extended	12/01/2006 - 11/30/2026	\$75,900	\$8.42
3rd Option; 10% Five (5) Years	12/01/2026 - 11/30/3031	\$83,490	\$9.26



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

Lessee shall reimburse Lessor for general real estate taxes (including special assessments) paid by Lessor for the Demised Premises and which were incurred during the actual year of Lessee's tenancy, being a tax period beginning with the date lessee accepts possession of the Demised Premises through the termination or expiration date of this lease.

INSURANCE

PAID BY **TENANT**

At all times Lessee occupies the Demised Premises, Lessee shall, at its sole cost and subject to the terms of this Lease, carry and maintain general liability with the general aggregate amount and per occurrence limit insurance.

PARK/ROOF/STRUCTURE

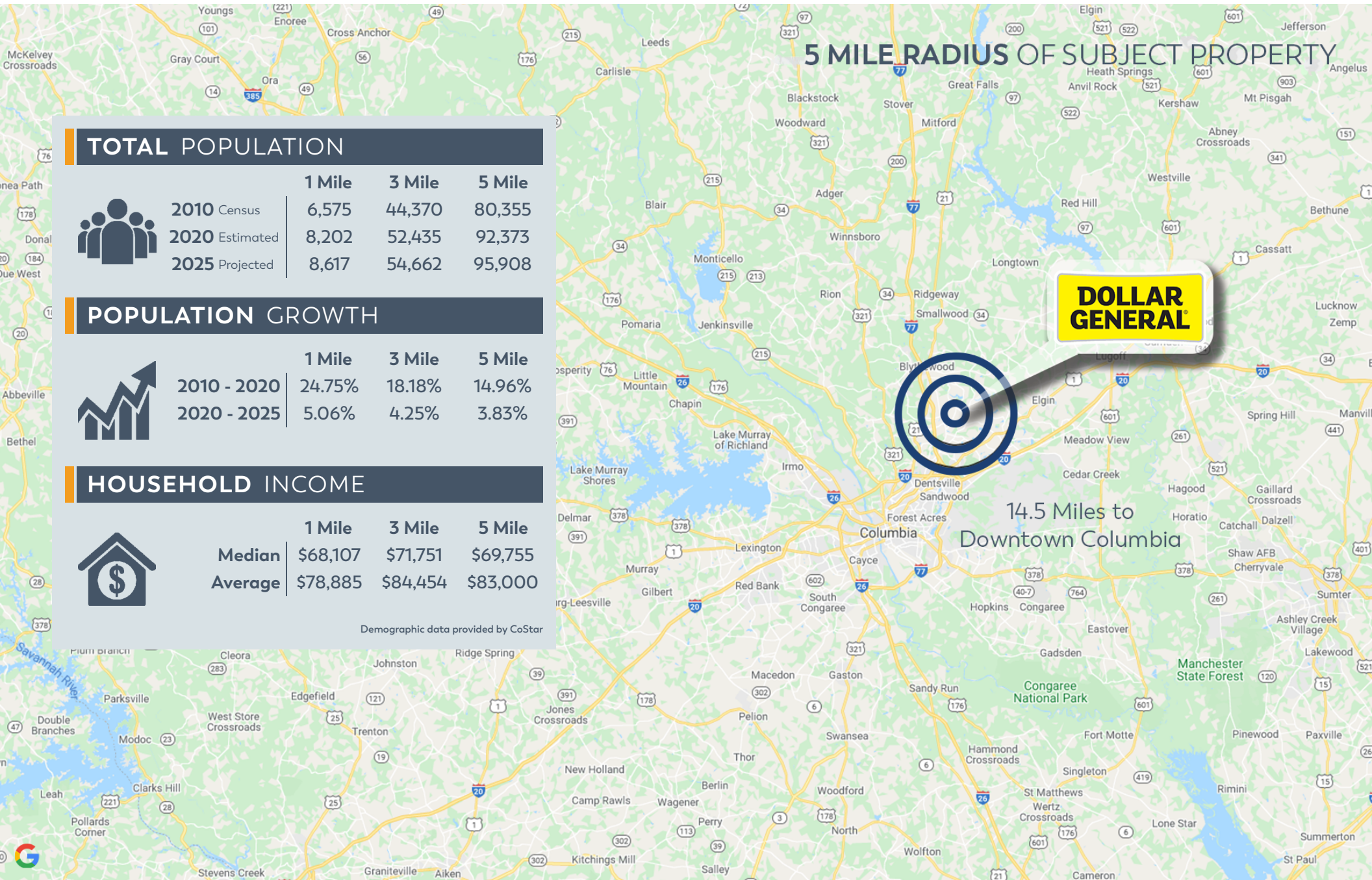
PAID BY **LANDLORD**

Lessor shall maintain at its cost and expense in good condition and shall perform all necessary maintenance, repair, and replacement to the exterior of the premises including, but not limited to, the roof, all paved and [grass or landscaped areas (tenant credits \$400 to Landlord)], foundation, floors, walls, all interior and exterior utility lines and pipes, and all other structural portions of the building during the term of this lease and any renewal periods.

HVAC

PAID BY **LANDLORD & TENANT**

Landlord handles if over \$750. Lessee shall be responsible for the entire cost of minor repairs and routine maintenance. Minor repairs are defined as any repairs costing less than \$750.



TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	6,575	44,370	80,355
2020 Estimated	8,202	52,435	92,373
2025 Projected	8,617	54,662	95,908

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	24.75%	18.18%	14.96%
2020 - 2025	5.06%	4.25%	3.83%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$68,107	\$71,751	\$69,755
Average	\$78,885	\$84,454	\$83,000

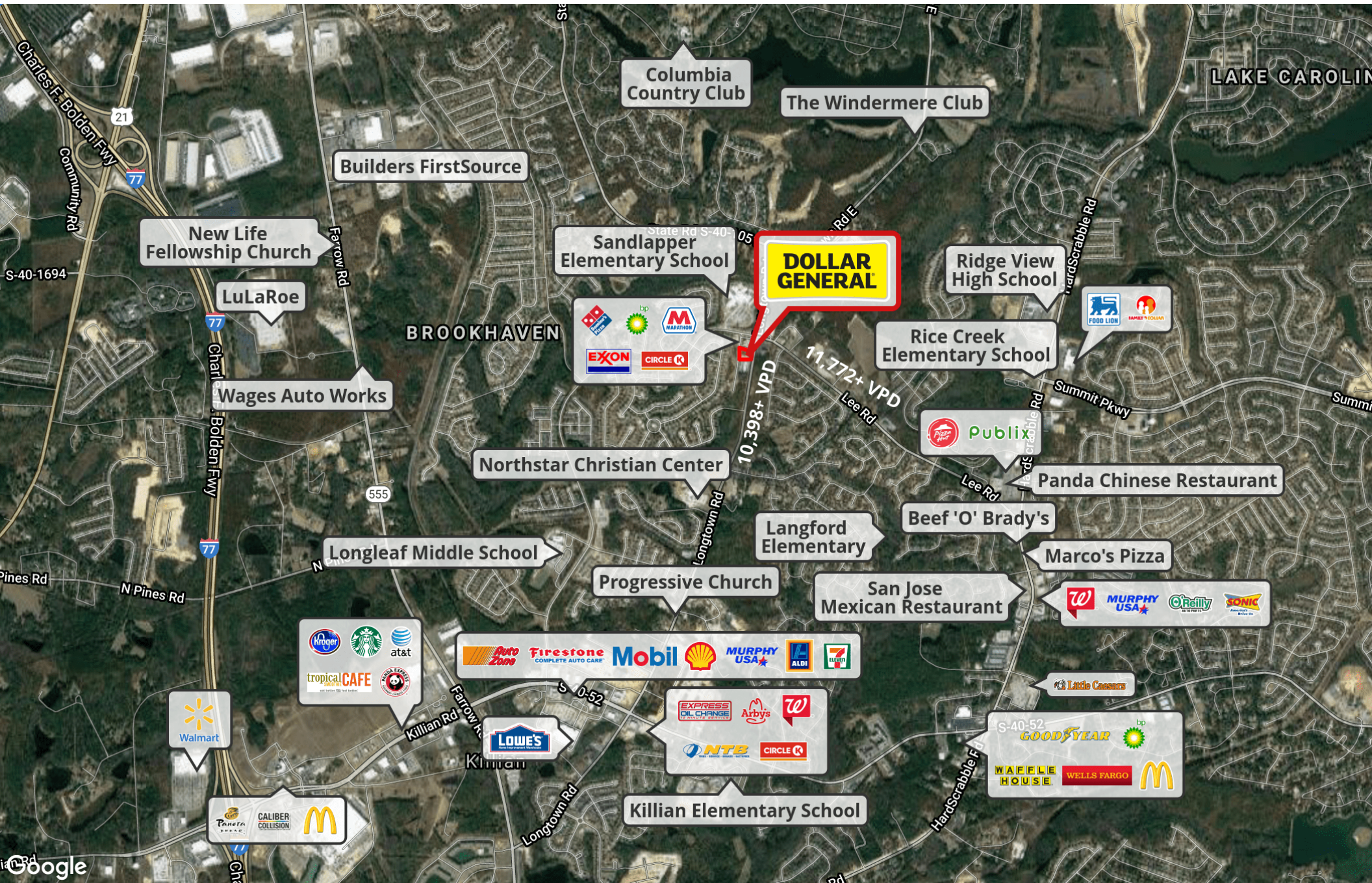
COLUMBIA

Columbia, otherwise known as “Soda City”, is the capital and second-largest city in South Carolina. In 2020, it ranked 4th as one of the “Best Places to Live” in the state. It is home to the University of South Carolina, whose campus stretches across the city and contributes \$4.16B to the local economy. Between the state government, Fort Jackson, Riverbanks Zoo, and a public university, Columbia is a popular destination for over 14.8M+ visitors per year.

2.14% Annually
2020 Population Growth 

837K+
2019 Total Population 

\$63,262
2020 Median Household Income 



RETAIL MAP

931 LONGTOWN RD | COLUMBIA, SC



Journey United
Methodist Church

Longleaf Middle School
844+ Students

NorthStar Child
Development Center

Vineyard Crossing
Neighborhood



Active Life
Chiropractor
Karate
Studio

**DOLLAR
GENERAL**

Domino's

CIRCLE K

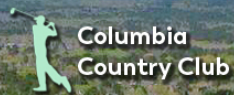
EXXON

Longtown Rd. - 10,398+ VPD



New Hope Church

Actual Property



 Spring Park Neighborhood
Median Sale Price: \$255,000

 Traditions Neighborhood

 Vineyard Crossing Neighborhood

 Sandlapper Elementary
693+ Students

DOLLAR GENERAL

 **Domino's**

 **CIRCLE K**

 **EXXON**

Longgreen Pkwy.



 New Hope Church

**Key Demographics
5 Miles**



Total Population
2020
92,373



Projected Growth
2020 - 2025
3.83%

 Karate Studio

 Active Life Chiropractor

 **Allstate**
You're in good hands.

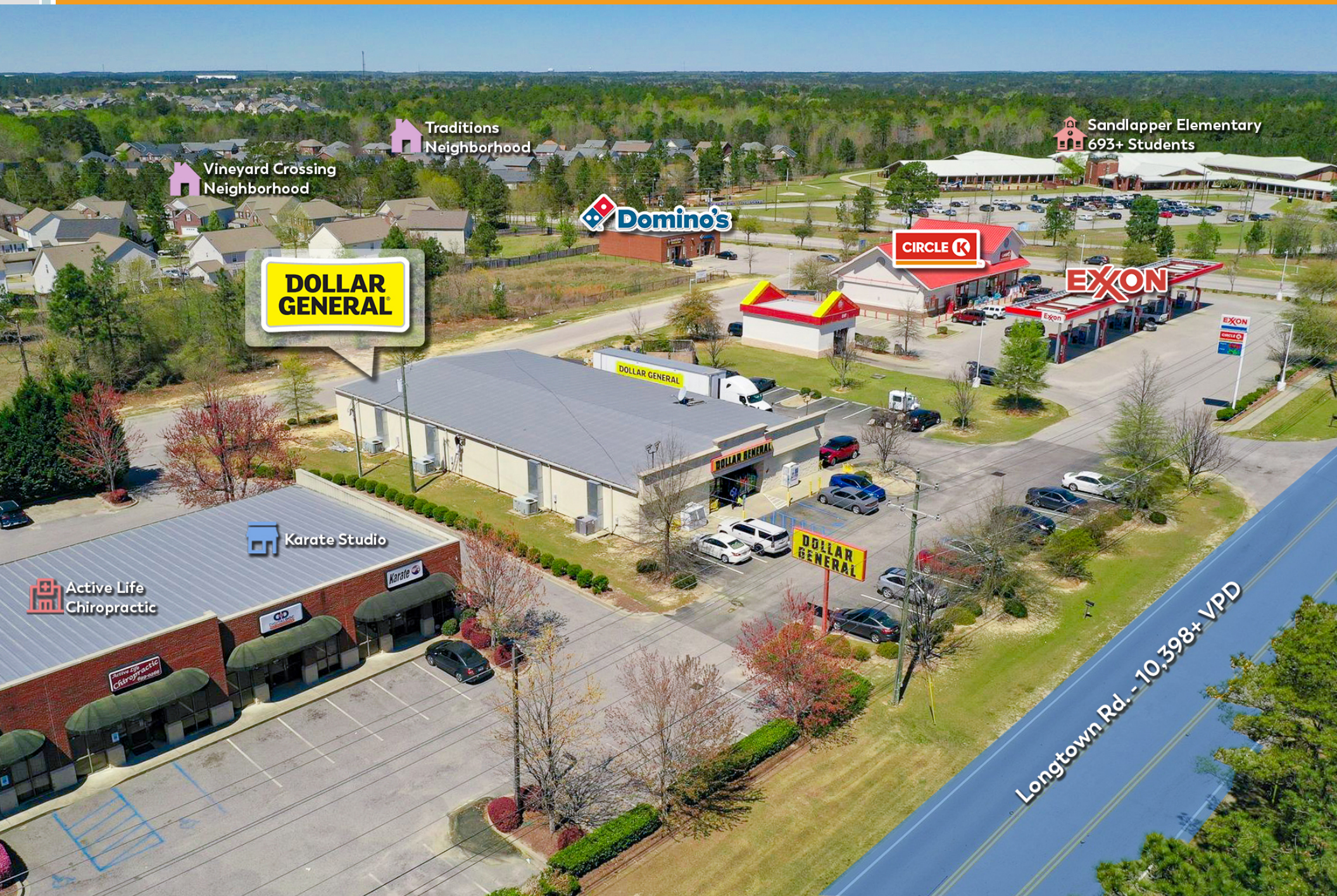
Longtown Rd. - 10,398+ VPD

Actual Property

RETAIL MAP

931 LONGTOWN RD | COLUMBIA, SC





Vineyard Crossing
Neighborhood

Traditions
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Sandlapper Elementary
693+ Students

Domino's

CIRCLE K

EXXON

DOLLAR
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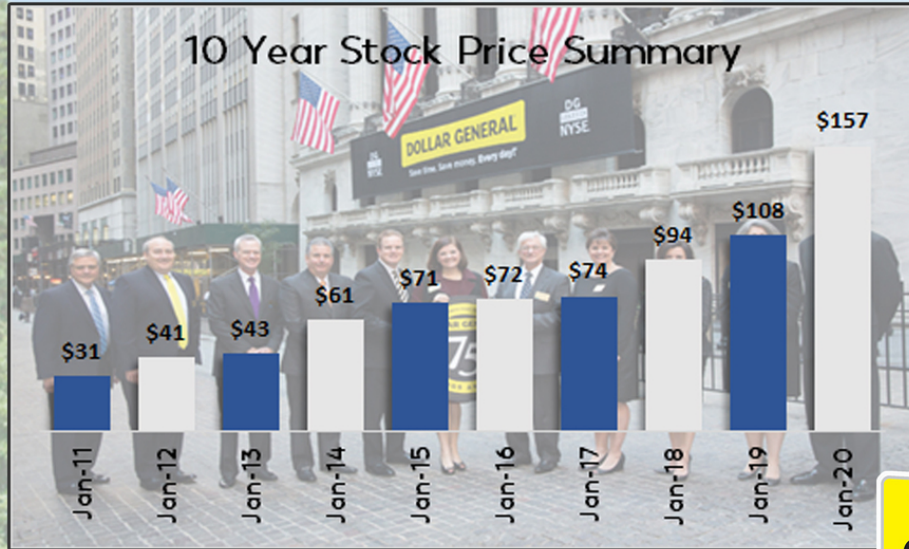
Karate Studio

Active Life
Chiropractic

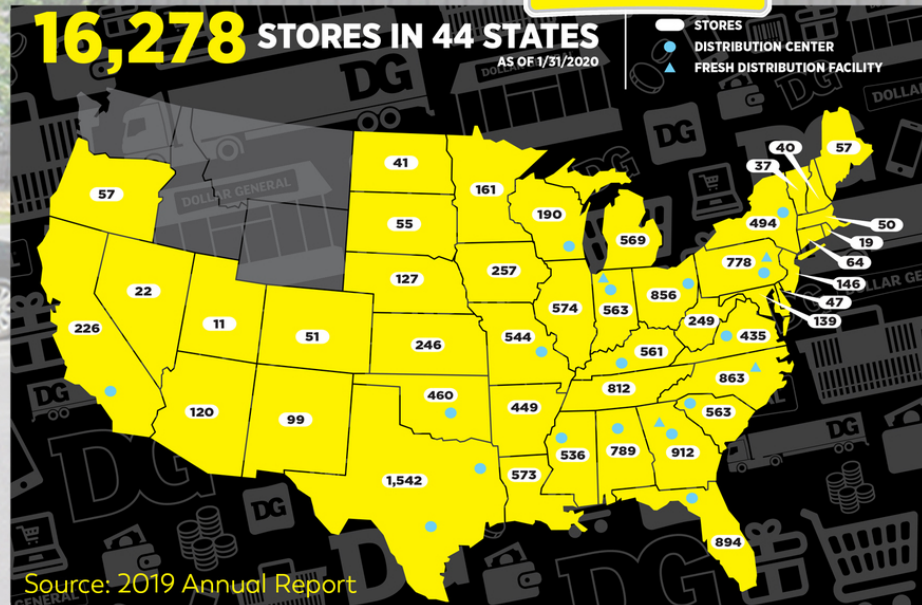
Longtown Rd. - 10,398+ VPD



Actual Property 



DOLLAR GENERAL



80 Years
of Success



Publicly Traded Co.
NYSE: DG



BBB
S&P Rated



\$48B
Market Cap



16,200+
Locations

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Actual Property



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EXCLUSIVELY MARKETING BY

TYLER PETERSON

913.515.7652

tyler@trinityreis.com

BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty-South Carolina, Inc.

SC #108250

Actual Property