

DOLLAR GENERAL®

1347 MAIN STREET N
ALLENDALE, SC

CC&A
OSWALD COOKE & ASSOCIATES



*NOT ACTUAL SUBJECT SITE

Absolute NNN Lease | Corporate Guaranty | Upgraded Construction | Allendale, SC

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been any change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Proposing Price	\$1,432,311
Proposing CAP Rate	5.15%
NOI	\$73,764
Lease Term	15-Years
Lease Type	Absolute NNN
Rent Commencement	February 2017
Rental Increases	10% at Each Renewal Option
Tenant	Dollar General
Guaranty	Corporate
Renewal Options	(5) 5-Year Options
Parcel Number	R-105-06-03-020
Square Feet	9,100 SF
Year Built	2017
Land Area	1.196 Acres



AERIAL



DOLLAR GENERAL

Allendale Fire & EMS

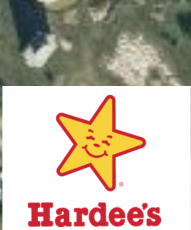
Allendale Courthouse

Main Street 4,800 VPD

El Jardin Mexican Restaurant



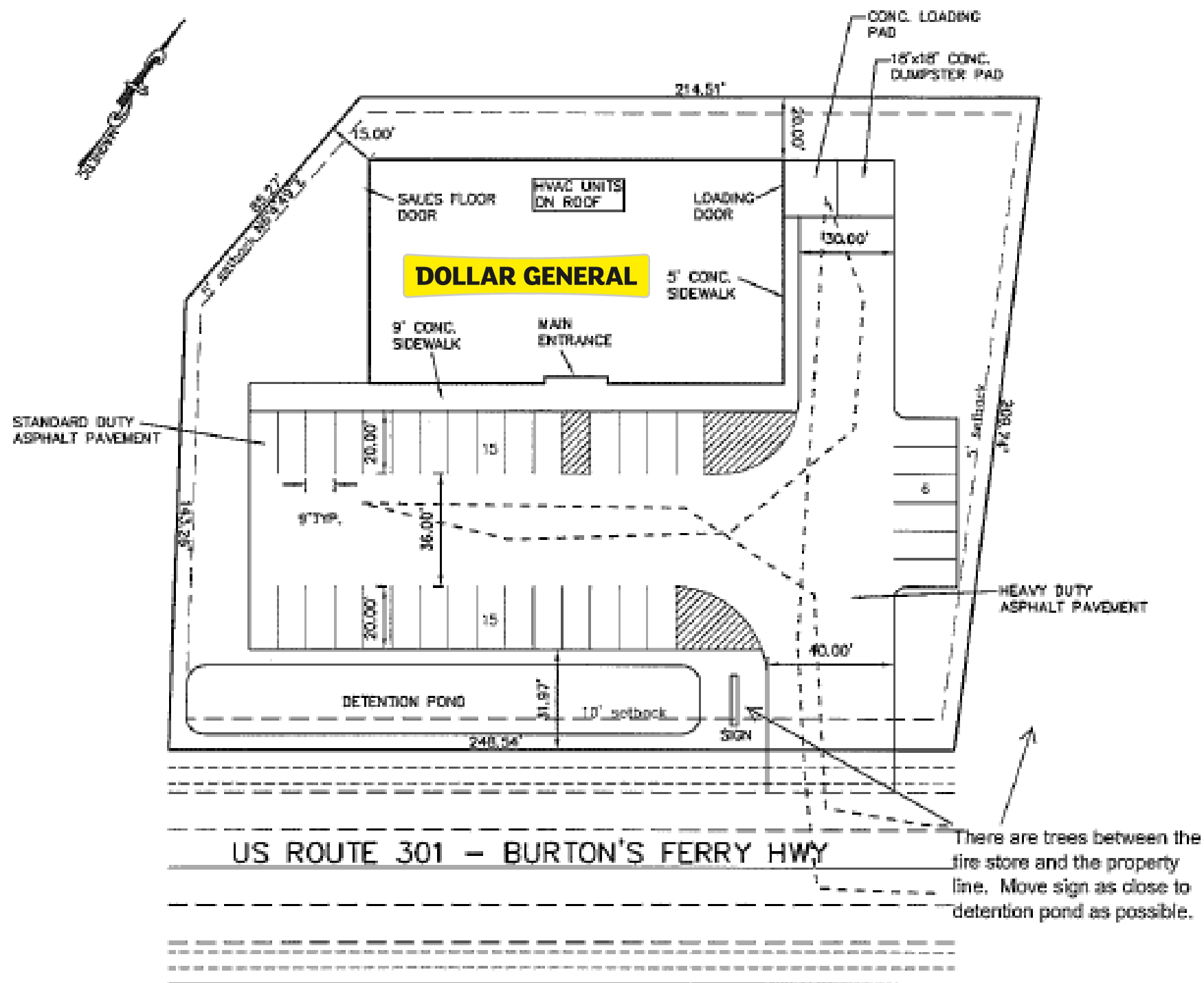
The Carolina Theatre



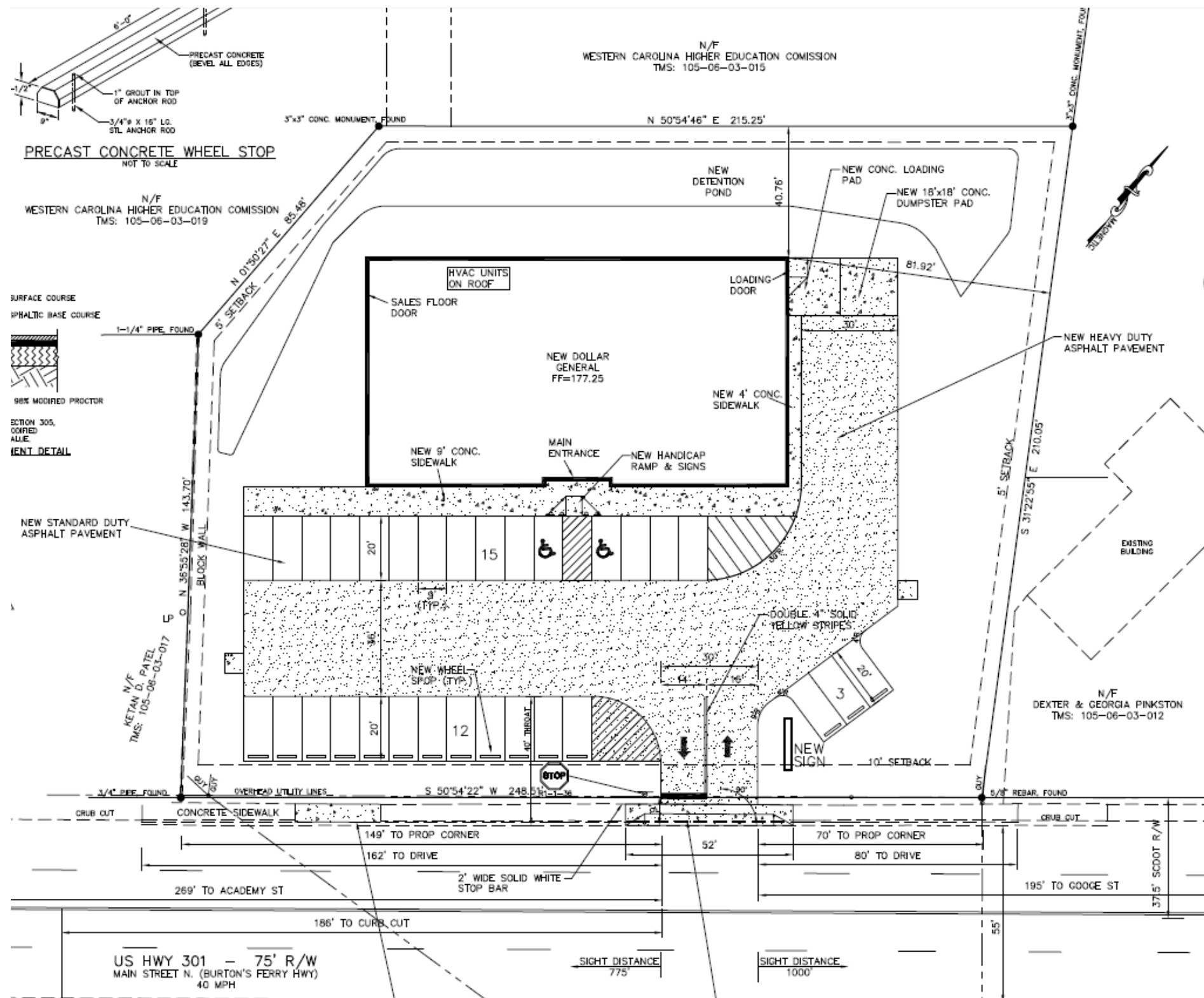
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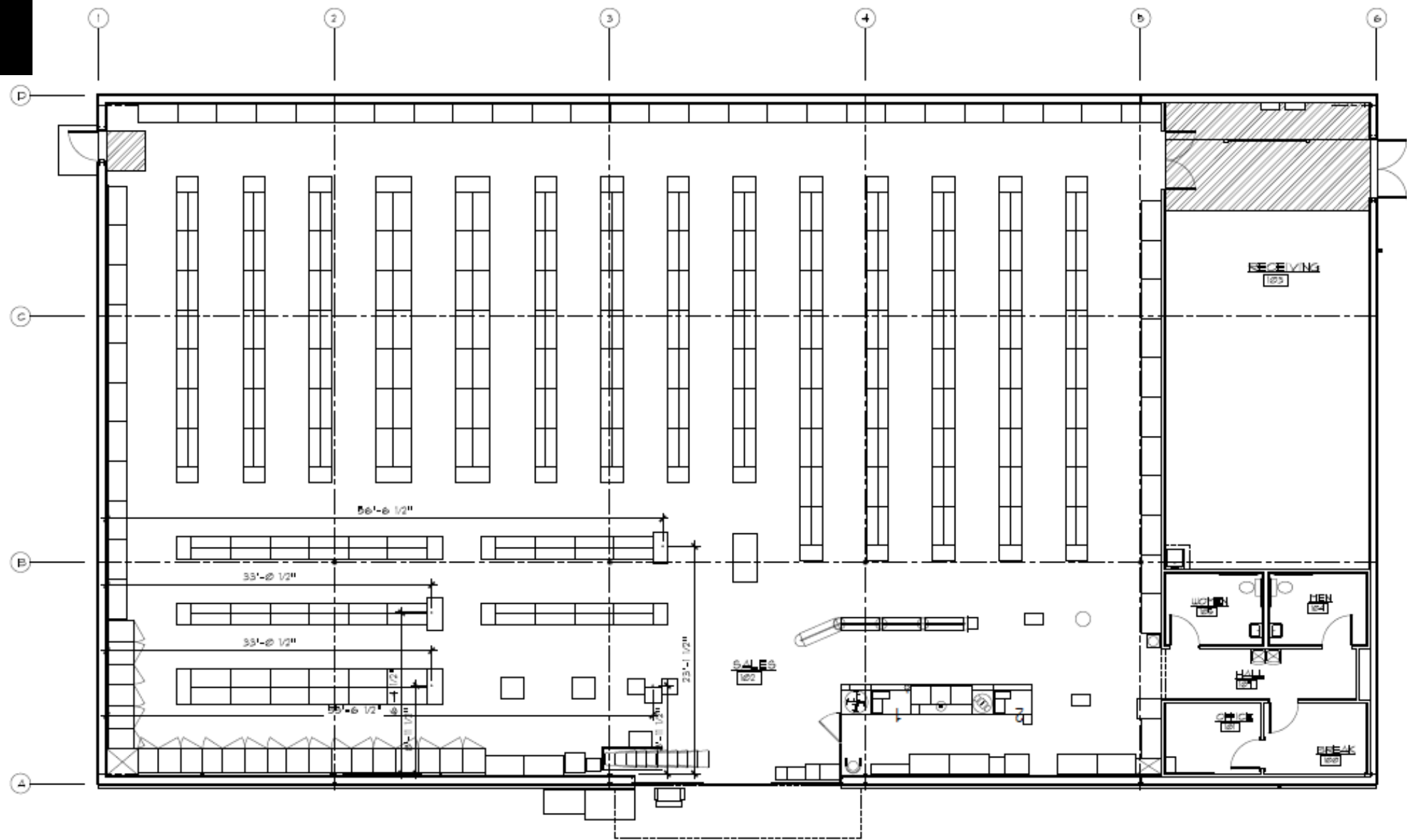
SURVEY



SITE PLAN



FLOOR PLAN



1 FIXTURE PLAN
F.I.1 SCALE: 1/8" = 1' - 0"

NOTE:
VERIFY WITH FINAL FIXTURE PLAN

VICINITY



44 Miles to Orangeburg, SC



57 Miles to Augusta, GA



72 Miles to Savannah, GA



90 Miles to Charleston, SC

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2021 Population	1,893	3,531	4,910
2021 Average Household Income	\$34,487	\$35,952	\$38,384
2021 Number of Households	718	1,371	1,826
Daytime Employment	779	1,484	2,459





NYSE | DG

Dollar General Corporation has been delivering value to shoppers for over 82 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.

With 17,000 stores in 46 states, Dollar General is among the largest discount retailers in the United States. In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

Dollar General Corporation Reports

- **\$33.7B** billion in sales in fiscal 2020
- **17,426** stores in **46** states as of April 30, 2021.
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- **18** traditional distribution centers; **10** DG Fresh cold storage facilities
- More than **157,000** employees
- Ranked **#91** on the [Fortune 500](#) list as of June 2021
- Included on *Fortune's 2020 World's Most Admired Companies* list
- Awarded *Mass Market Retailer's 2020 Retailer of the Year Award*
- Recognized by **Forbes** magazine among its Top 25 Corporate Responders to COVID-19

* Source: www.dollargeneral.com



ABOUT ALLENDALE

Although the youngest county in South Carolina, having been formed from parts of Barnwell and Hampton Counties in 1919, Allendale County is proud of a rich culture, filled with history and Southern tradition. Beautiful historic homes, churches and cemeteries are plentiful in this side of the region. Take in the beauty of the Spanish moss gracing the enormous live oak trees as you ride miles of equestrian trails with your horse. Notice, too, the low-lying cypress swamp areas where alligators, turtles and other species choose to dwell. Allendale County has a strong tradition in agriculture, producing cotton, grain, watermelon, peaches, peanuts, corn, okra and other crops. Stop at roadside stands to enjoy some of this fresh produce. Take your trip through Allendale County slowly to enjoy the easy pace of the South. Here it is much like it was in yesteryear. Western border of Allendale County. Originally named the Westobou River for the Westo Indians (a warlike tribe who lived in a village on the Westobou), the river was later renamed for the Savannah Indians. Topper Site - National Historical Register South Carolina Institute of Archaeology & Anthropology's seasonal dig, usually held in May.

Sources: www.townofallendale.sc.gov



For more information contact:

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