

# DOLLAR GENERAL®

5807 NORTH MAIN STREET  
COLUMBIA | SC

*Dense Area | Corporate Guarantee | Sound Fundamentals*



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PAPPAS CARDONE  
NET LEASE GROUP



# DOLLAR GENERAL



**DOLLAR  
GENERAL®**

## Table of Contents

Executive Summary	3
Investment Highlights	4
Maps/Building Images	5-8
Demographics	9
Tenant Overview	10
Disclaimer	11

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# Executive Summary

## Dollar General

5807 North Main Street | Columbia | South Carolina

### Offering Price

**\$1,400,000**

Cap Rate **6.73%**

Net Operating Income **\$94,245**

Gross Leaseable Area **9,230 SF**

Lot Size **1.51 Acres**

Year Built/Remodeled **2011**

Guarantor **Corporate**



### Lease Summary

Lease Type	Absolute Net (NNN)	Original Lease Term	15 Years
Roof/Structure	Tenant Responsibility	Remaining Lease Term	3.5+ Years
Lease Commencement	2/7/2011	Renewal Options	5, 5-Year Options
Lease Expiration	2/6/2026	Rent Increases	10% In Options

### Rent Schedule

Rent Period	Dates	Annual Rent	Rent Increase	Cap Rate
Current	Through 2/6/26	\$94,245	-	6.73%
Option 1	2/7/26 - 2/6/31	\$103,669	10%	7.40%
Option 2	2/7/31 - 2/6/36	\$114,036	10%	8.15%
Option 3	2/7/36 - 2/6/41	\$125,440	10%	8.96%
Option 4	2/7/41 - 2/6/46	\$137,984	10%	9.85%
Option 5	2/7/46 - 2/6/51	\$151,782	10%	10.84%

\*\*Additional Rent from Billboard On-site Not Reflected in NOI. Inquire w/ Brokers\*\*



# Investment Highlights



## Passive Income

Absolute Net (NNN) Dollar General w/ No Landlord Responsibilities Located on a Heavily Trafficked Section of Main Street with 8,400 Vehicles Passing Daily



## Strategic Location

Subject Property is Positioned within 10-Miles from Fort Jackson Army Base, a 52,000-Acre Site with Nearly 15,000 Residents and an Additional 10,000 Soldiers Attending Classes Annually



## Lease Term

Asset Constructed in 2011 with Over 3 Years Remaining on the Base Term with an Attractive 10 Percent Increase In Each Option to Hedge Against Inflation



## Higher Education

Located Just 5-Miles from the University of South Carolina, a 359-Acre Campus Located in Downtown Columbia, with a Student Enrollment Exceeding 35,000



## Corporate Guarantee

Lease Corporately Guaranteed by Dollar General, an American Chain of Variety Stores with Over 16,000 Locations Nationwide and an S&P Credit Rating of BBB

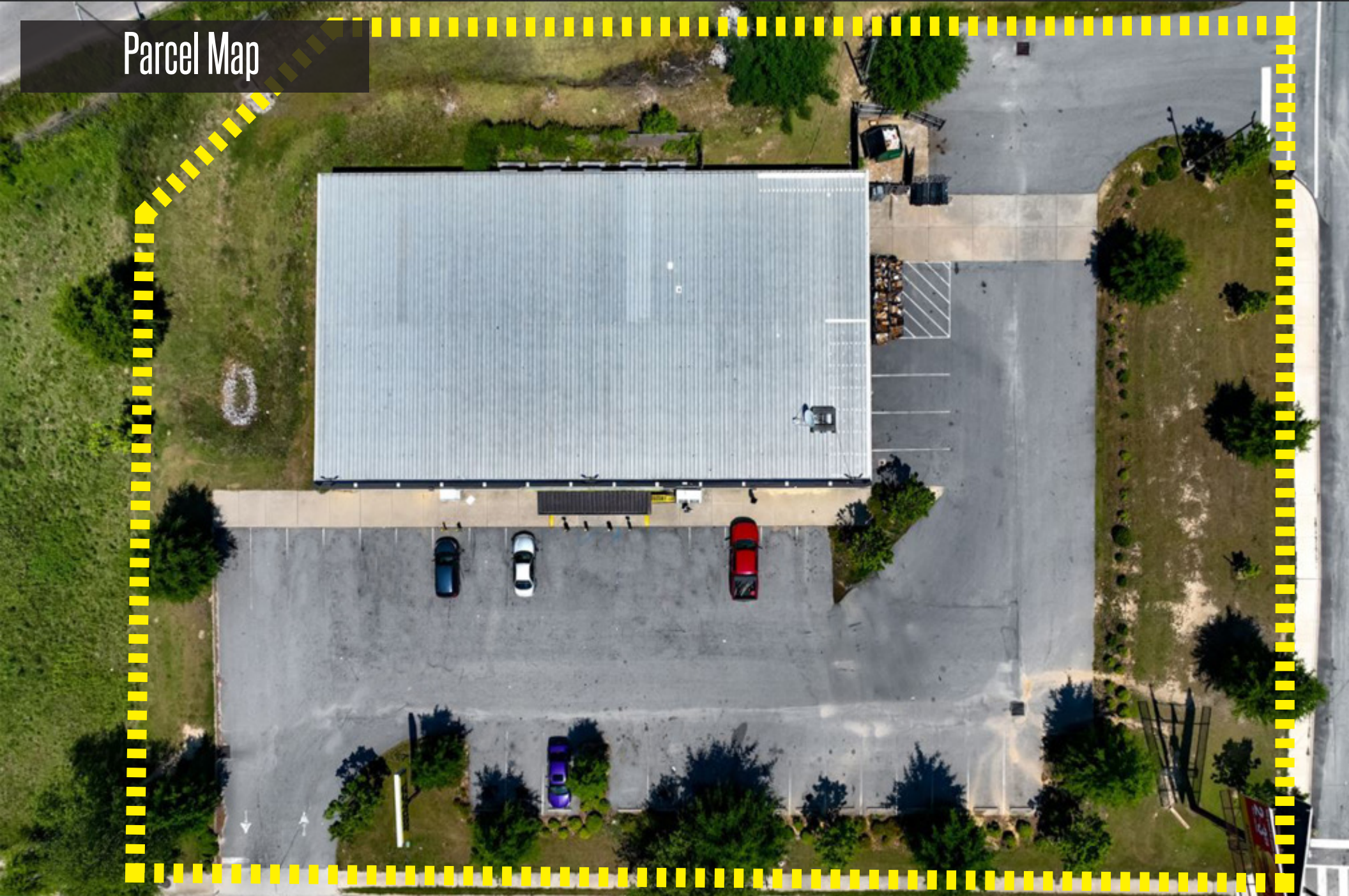


## Sound Demographics

Situated in a Dense Area with Over 144,000 People Living Within a 5-Mile Radius with an Average Annual Household Income Exceeding \$66,000



# Parcel Map



Main Street 8,400 VPD



# Building Images





# Regional Map

**DOLLAR  
GENERAL**

*Subject Property*

5 Miles / 15 Minute Drive

10 Miles / 15 Minute Drive

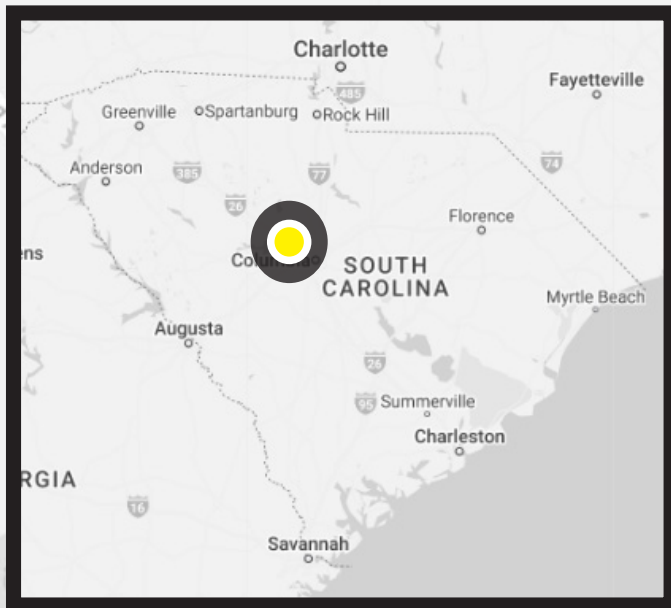
  
UNIVERSITY OF  
**South Carolina**



Fort Jackson Army Base



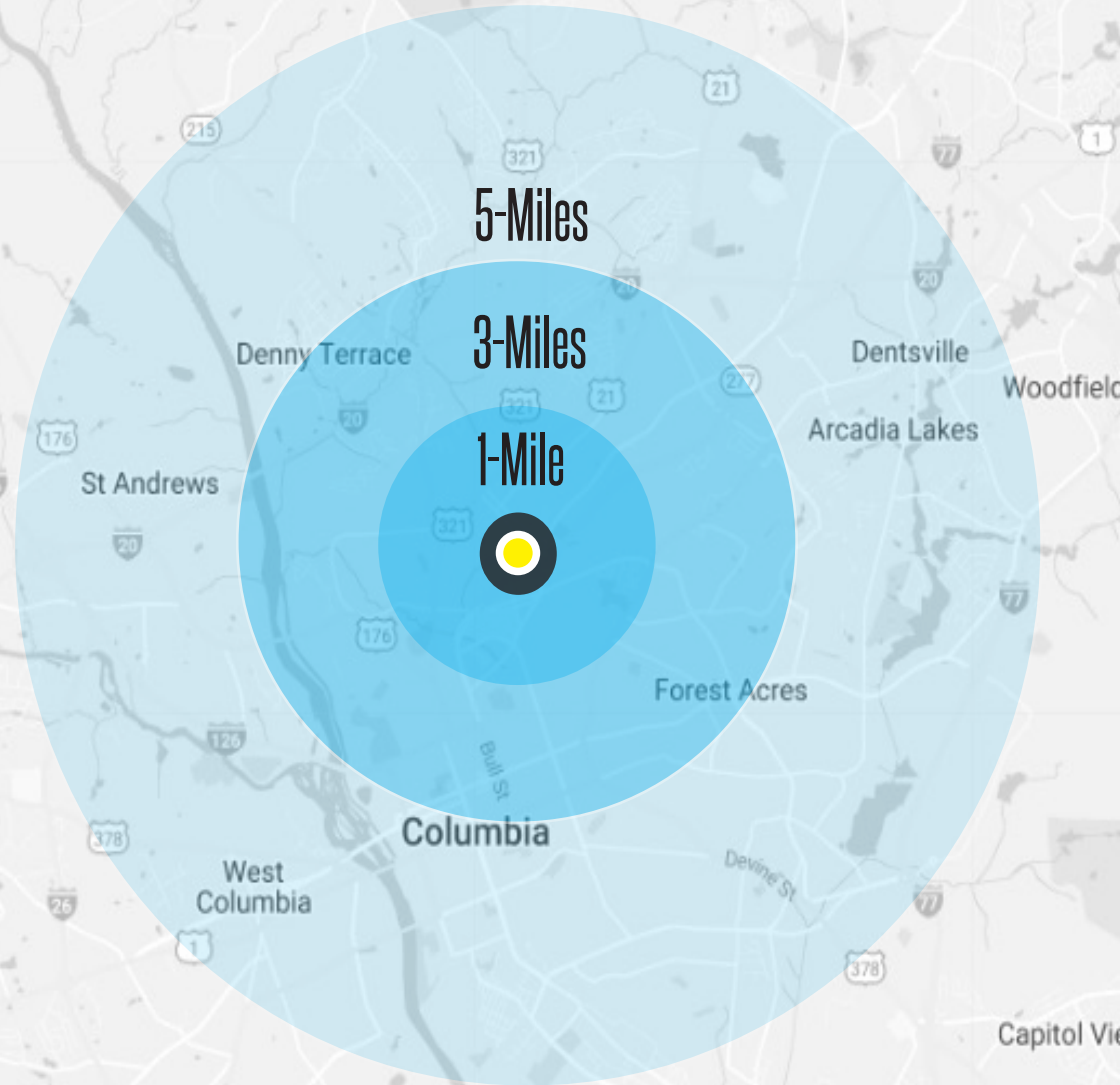
# Regional Map





# Demographics

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2026 Projection	8,054	52,291	145,733
2021 Estimate	8,071	52,401	144,762
2021 Daytime Population	6,525	60,859	250,599
<b>INCOME</b>			
Average	\$38,605	\$51,095	\$66,795
Median	\$27,564	\$34,440	\$41,942
Per Capita	\$14,724	\$21,178	\$28,007
<b>HOUSEHOLD</b>			
2026 Projection	3,077	21,170	59,147
2020 Estimate	3,062	21,038	58,165
Projected Growth 2021-2026	0.50%	0.63%	1.69%





# Tenant Overview

## DOLLAR GENERAL®

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, packaged food products, perishable, snacks and candies, health and beauty products, pet products, and tobacco products. It also provides seasonal products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies as well as home products, and apparel and accessories.

As of February 28, 2020, Dollar General Corporation operated 16,368 stores in 45 states in the United States. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.



Industry | Dollar Store  
Locations | 16,300+

Headquarters | Goodlettsville, TN  
Credit Rating | BBB (S&P)

Employees | 143,000  
Website | [www.dollargeneral.com](http://www.dollargeneral.com)



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An aerial photograph of a Dollar General store. The store is a single-story building with a dark roof and a prominent yellow sign that reads "DOLLAR GENERAL" above the entrance. The entrance has large glass doors. In front of the store is a paved parking lot with several cars parked. To the left of the parking lot is a tall, thin signpost. The store is surrounded by green trees and grass. In the background, there are several two-story houses with blue and white siding, and more trees. The sky is blue with some clouds.

DOLLAR GENERAL

Broker of Record - Benjamin Yelm  
Lic# 86628

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