

ACTUAL PROPERTY PHOTO
TAKEN APRIL 2022



DOLLAR GENERAL

CORDOVA, SOUTH CAROLINA

Marcus & Millichap
AM GROUP

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DOLLAR GENERAL®

3937 BAMBERG ROAD • CORDOVA, SC

ACTUAL PROPERTY PHOTO
TAKEN APRIL 2022



\$1,557,358

LIST PRICE



5.30%

CAP RATE



9,100

TOTAL GLA (SF)



2015

YEAR BUILT



NNN

LEASE TYPE



JUN. 2030

LEASE EXPIRATION



1.98

LOT SIZE (AC)

PROPERTY SUMMARY

DOLLAR GENERAL®

3937 Bamberg Road • Cordova, SC



\$1,557,358
LIST PRICE



5.30%
CAP RATE



\$171
PRICE/SF

PROPERTY DESCRIPTION

Year Built / Renovated	2015
Gross Leasable Area	9,100 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	1.98 Acres



LEASE SUMMARY

Property Subtype	Net Leased Discount
Tenant	Dollar General
Rent Increases	10% Each Five-Year Option
Guarantor	Corporate Guarantee
Lease Type	Absolute NNN
Lease Commencement	July 1, 2015
Lease Expiration	June 30, 2030
Lease Term	15 Years
Term Remaining on Lease	8 Years
Renewal Options	Five, 5-Year Options
Landlord Responsibility	None
Tenant Responsibility	Taxes, Ins, Roof, Structure, HVAC, CAM
Right of First Refusal/Offer	No

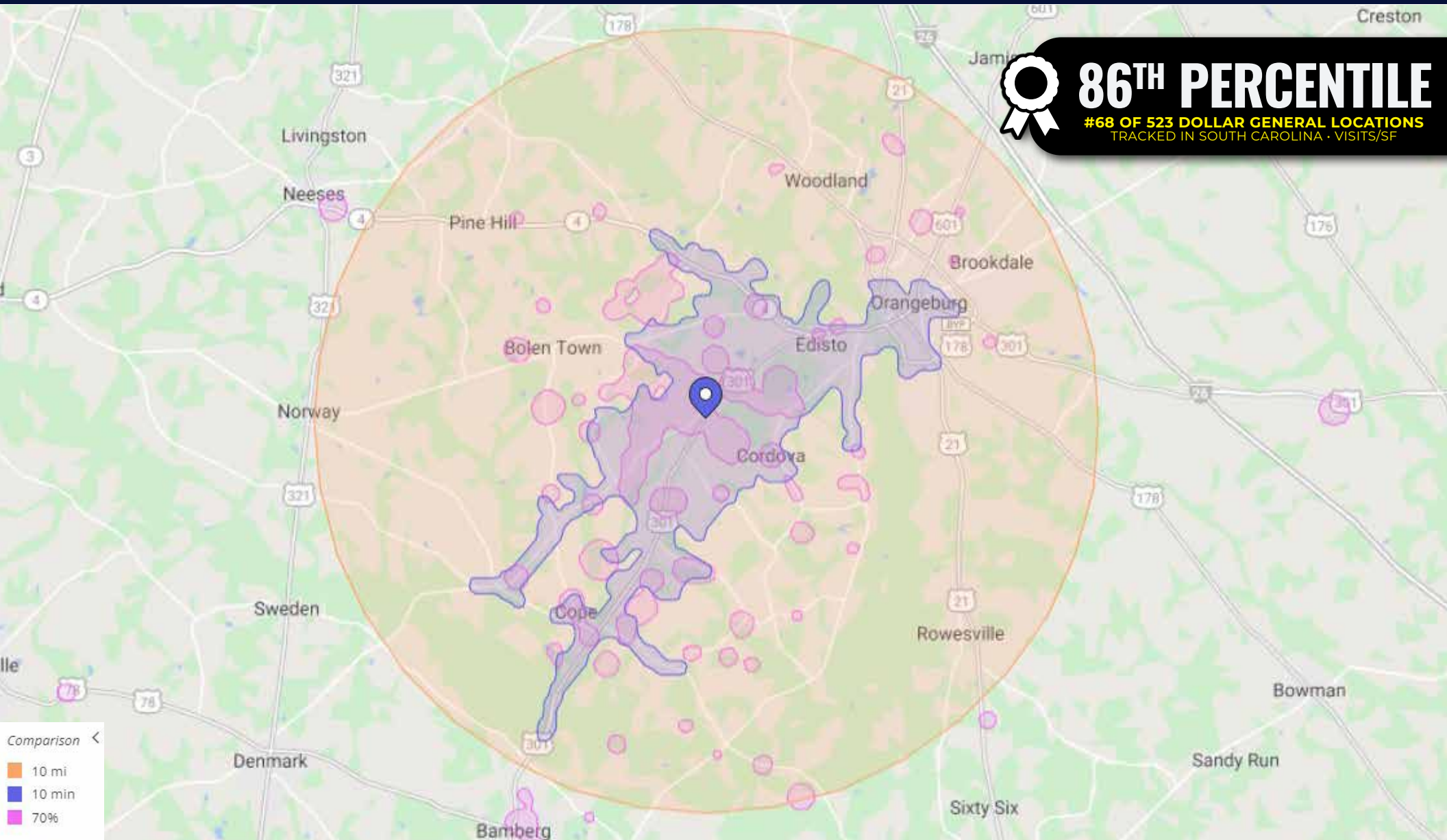
ANNUALIZED OPERATING INCOME

Net Operating Income	\$82,540
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RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT /SF
Current	\$82,540	\$6,878	\$9.07
Option 1	\$90,794	\$7,566	\$9.98
Option 2	\$99,873	\$8,323	\$10.98
Option 3	\$109,860	\$9,155	\$12.07
Option 4	\$120,846	\$10,071	\$13.28
Option 5	\$132,930	\$11,078	\$14.61

TRADE AREA + DRIVE TIME PAST 12 MONTHS, PLACER AI



DOLLAR GENERAL®

EDISTO HIGH SCHOOL

Legrand Smaok St
1,750 VPD

DOLLAR GENERAL
3937 BAMBERG ROAD



Bamberg Rd • Hwy 301
10,500 VPD

 **Binmicker Bridge Rd**
2,800 VPD

 **Hickory Hill Rd**
2,200 VPD



 **Legrand Smaok St**
1,750 VPD

 **Bamberg Rd • Hwy 301**
10,500 VPD



DOLLAR GENERAL
3937 BAMBERG ROAD

**LESS THAN 10-MILES TO
DOWNTOWN ORANGEBURG
COUNTY SEAT**



**CLAFLIN
UNIVERSITY**

**ORANGEBURG COUNTY
COURTHOUSE**

**DOWNTOWN
ORANGEBURG**

**ORANGEBURG MUNICIPAL
AIRPORT**

EDISTO ELEMENTARY SCHOOL

DOLLAR GENERAL
3937 BAMBERG ROAD

EDISTO HIGH SCHOOL



BAMBERG ROAD • HIGHWAY 301
10,500 VEHICLES PER DAY



DOLLAR GENERAL®

HIGH FOOT TRAFFIC STORE

SOURCE: PLACER AI • APRIL 2022 • PAST 12 MONTHS

86TH PERCENTILE
IN SOUTH CAROLINA (VISITS/SF)

85TH PERCENTILE
IN UNITED STATES (VISITS/SF)





ORANGEBURG COUNTY, SC

Home to Fortune 500 companies, Orangeburg County, South Carolina is the ideal location for business expansions, relocation, and start-ups.

Orangeburg ranks fourth in South Carolina for the percentage capture of total retail sales when compared to the state's other non-metropolitan areas. At 121% capture of retail sales, the county captured 21% more in retail sales than it should for the number of county residents. This statistic is proof that Orangeburg County residents support the local retail market.

In addition to retail growth Orangeburg has also seen industrial growth. Existing industries range from electronics and riding lawn mowers to food distribution and chemicals. In the last six years the county has had record industrial growth which has helped create over 5,000 new manufacturing jobs.

From heavy manufacturing, to service related facilities, to sod farms, the industrial base in Orangeburg County employees more than 8,200 workers in nearly 100 business operations.

The County's largest employer is Husqvarna which employees more than 2,000 people in the manufacture of riding lawn tractors. Other large employers include Koyo Corporation which manufactures ball bearings and employs 530; Sara Lee Bakery employing 536; North American Container Corporation which employs 400 people in the manufacture of bulk shipping containers; and Zeus Industrial Products, makers of teflon tubing and employing 450.

Over the past five years Orangeburg County has enjoyed more than 170 expansions or new industry locations. During that time period, those companies invested more than \$625 million and created nearly 3,400 jobs.



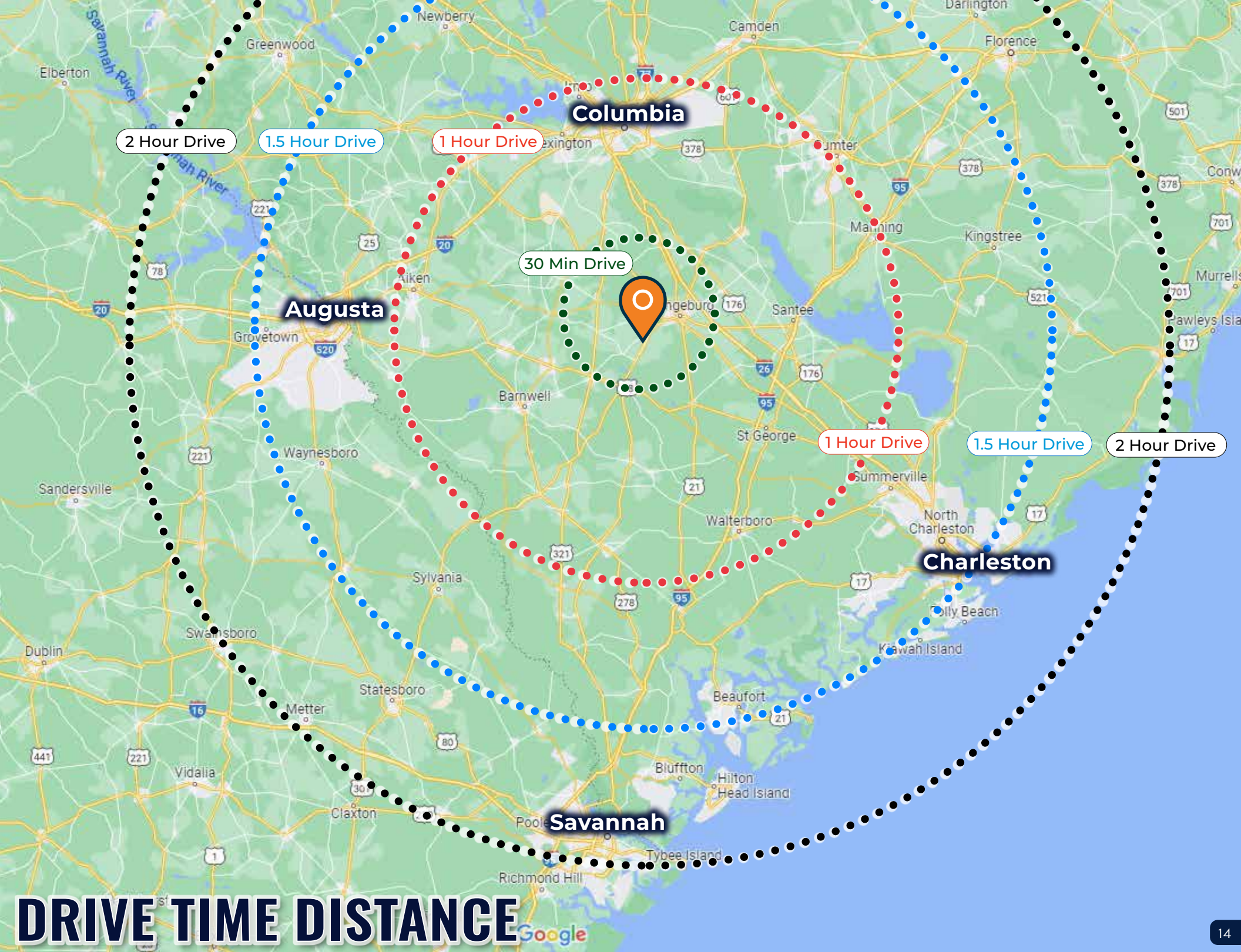
COLUMBIA, SOUTH CAROLINA

The Columbia metro contains the state capital and the University of South Carolina. As a result, the market has a growing and diverse economy with a strong base in government, education, and insurance. The city of Columbia itself is the second-most populous city in South Carolina, with 135,000 people. Overall, the metro's 848,000 residents are spread among six counties in the central portion of the state: Richland, Calhoun, Lexington, Fairfield, Kershaw and Saluda.

ECONOMY:

- Major employers in the healthcare, government and education sectors include Palmetto Health, Blue Cross Blue Shield, and the University of South Carolina.
- Fort Jackson, the US Army's largest and most active initial entry training installation, is located here.
- Manufactures with significant operations in the metro include Schneider Electric, International Paper, Michelin, Westinghouse Electric and Trane.
- United Parcel Service's Southeastern regional hub is at the Columbia Metropolitan Airport.
- The financial and insurance sector is represented by Colonial Life & Accident Insurance Co, AgFirst Farm Credit Bank and Aflac.





DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	647	3,305	11,046
2026 POPULATION	638	3,264	10,903

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	255	1,227	4,112
2026 HOUSEHOLDS	254	1,224	4,095

OWNER OCCUPIED HOUSING	1 MILE	3 MILE	5 MILE
2021 OWNER OCCUPIED HOUSING	78.6%	75.6%	69.9%
2021 RENTER OCCUPIED HOUSING	21.4%	24.4%	30.1%
2026 OWNER OCCUPIED HOUSING	78.6%	75.7%	69.9%
2026 RENTER OCCUPIED HOUSING	21.4%	24.4%	30.1%

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
\$200,000 or More	1.0%	1.0%	1.3%
\$150,000 - \$199,999	1.3%	1.3%	1.3%
\$100,000 - \$149,999	16.3%	13.0%	9.5%
\$75,000 - \$99,999	12.5%	13.1%	11.8%
\$50,000 - \$74,999	23.9%	22.9%	20.9%
\$35,000 - \$49,999	14.4%	14.5%	14.9%
\$25,000 - \$34,999	14.7%	13.1%	12.6%
\$15,000 - \$24,999	8.4%	10.2%	12.0%
Under \$14,999	7.5%	10.9%	15.7%
AVERAGE HOUSEHOLD INCOME	\$64,330	\$60,067	\$56,398
MEDIAN HOUSEHOLD INCOME	\$53,642	\$51,064	\$44,148
EST. PER CAPITA INCOME	\$25,307	\$22,289	\$20,994





Marcus & Millichap
AM GROUP

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