

**Actual Location*

popshelf 

a **DOLLAR GENERAL** brand



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WICKLEY

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EXCLUSIVELY LISTED BY:

LUKE WATERS

Senior Director— Investment Sales

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**Actual Location*



A **DOLLAR GENERAL**
Brand



**RETAIL CORRIDOR
LOCATION**
Surrounded by
Lowe's & Walmart



Long Term
CORPORATE
Lease



LOW RENT
psf



INVESTMENT GRADE CREDIT
Tenant



1776 S. Lake Drive
Lexington, SC
LOCATION



10,640
SQ FT



January 2023
BUILD TO SUIT



100%
OCCUPANCY



\$166,212
**ANNUAL
RENT**


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LEASE SUMMARY

TENANT	
GUARANTOR	Dollar General Corporation
LEASE TYPE	NNN Lease
INITIAL LEASE TERM	15 Years
OWNERSHIP TYPE	Fee Simple
RENEWAL OPTIONS	Five (5) / 5-Year Renewals
RENT INCREASES	10% In Each Option Period
TENANT RESPONSIBILITIES	Roof, Structure, and Parking Lot, RE Taxes, Insurance, HVAC (maintenance and replacement) & Parking Lot Maintenance
LANDLORD RESPONSIBILITIES	None
INITIAL LEASE COMMENCEMENT	January 23, 2023
INITIAL LEASE EXPIRATION	January 31, 2038

OFFERING SUMMARY

ASKING PRICE:	
\$2,770,200	
CAP RATE	6.00%
ANNUAL RENT	\$166,212

ADDRESS	1776 S Lake Drive Lexington, SC 29073
TOTAL SF	10,640
PARCEL SIZE	Approx. 1.47 +- acres
YEAR CONSTRUCTED	2023

INITIAL TERM RENTAL AMOUNT

ANNUAL	\$166,212
MONTHLY	\$13,851
PER SF	\$15.62





ASKING PRICE:
\$ 2,770,200

CAP RATE 6.00%

ANNUAL RENT \$166,212

PRIME LOCATION IN VIBRANT RETAIL CORRIDOR

- Outparcel to Lowe's Home Improvement and Walmart
- Main Thoroughfare located at Traffic Light Intersection
- Located off S. Lake Drive which carries over 24,000 VPD
- Strong Surrounding National Retail Presence Including: Publix, Chick Fil A, Tractor Supply Co, Jiffy Lube, McDonald's, Taco Bell, Starbucks, and others
- Growth market with tremendous amount of new development including newly developed Publix center among others
- Close Proximity to White Knoll High School and Columbia

CORPORATE BACKED LEASE

- pOpshelf is a Dollar General brand located in affluent suburban areas
- Dollar General (NYSE: DG) Corporately backed lease with Investment Grade Credit (S&P: BBB)
- Absolute NNN Lease with No Landlord Responsibilities
- 10% Increases in Each of the Options
- Five (5) – Five (5) Year Option Periods with 10% Rental Increases

EXCELLENT DEMOGRAPHICS

- Lexington's Average Household Income Exceeds \$82,000 Within a 1- Mile Radius
- Population Over 65,000+ Within 5 Miles
- 24,000 Cars Per Day

NEW BUILD TO SUIT 2023

- New 2023 Ground up Construction
- Rare Build to Suit for Dollar General's newest Brand - Popshelf
- Prominent Signage, Visibility and Access
- Freestanding pOpshelf Store
- Upgraded Storefront with Architectural Enhancements
- Absolute NNN Lease Structure
- Large box prototype-excellent for future use if necessary

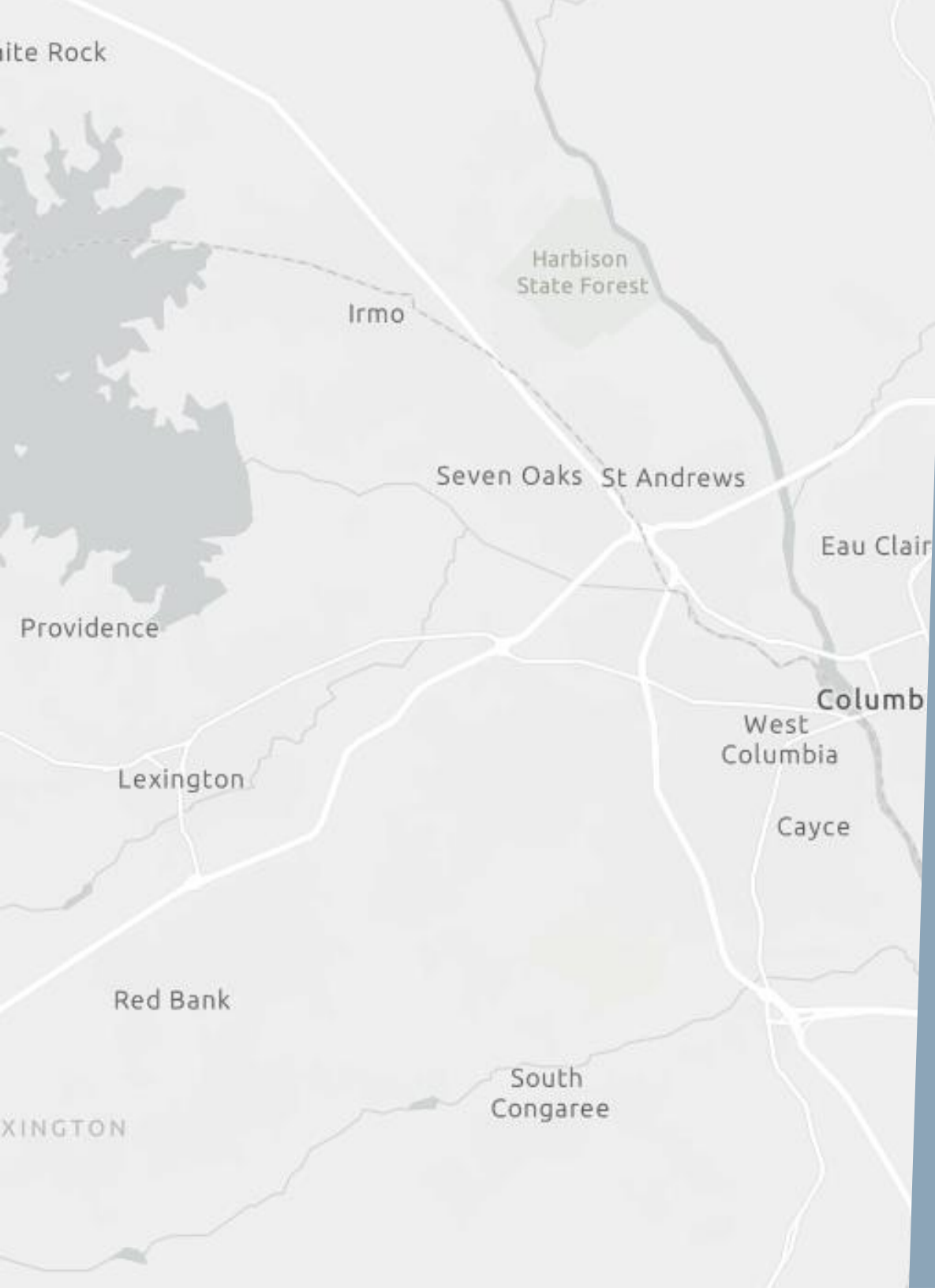
CLOSE PROXIMITY TO INTERSTATE & HIGH SCHOOL

- Close Proximity to White Knoll High School
- Near Interstate 20 and Columbia, SC
- Ideal customer incomes with approx. \$82,000 AHHI surrounding the site
- Significant rooftops within 1 mile radius
- Surrounded by national retailers creating ideal traffic drivers for Popshelf
- Located near Columbia Airport and Lake Murray
- High growth market with an abundant of new construction

OFFERED FREE AND CLEAR

- pOpshelf is being offered free and clear of existing debt





LOCATION OVERVIEW

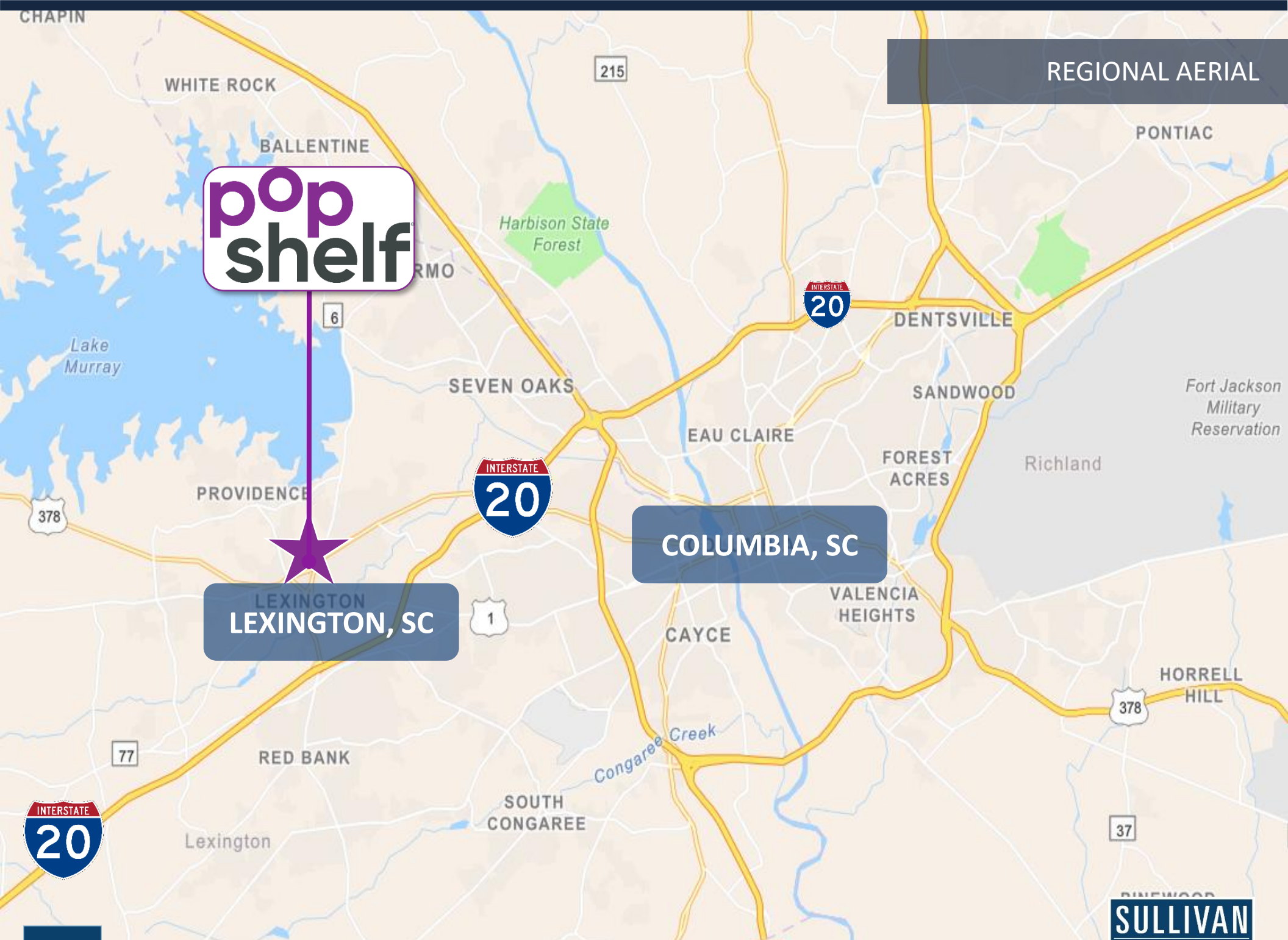




LEXINGTON, SC

COLUMBIA, SC

REGIONAL AERIAL





AERIALS

New Development



Publix



Walmart



TACO BELL



POPEYE'S



ZAXBY'S



Single Family Homes

White Knoll High School



ZAXBY'S

T Mobile



verizon



U-HAUL

MOVING & STORAGE

pop shelf

Single Family Homes
Avg \$82k Household Incomes
within 1-mile

White Knoll High School





Walmart



pop
shelf



TACO BELL

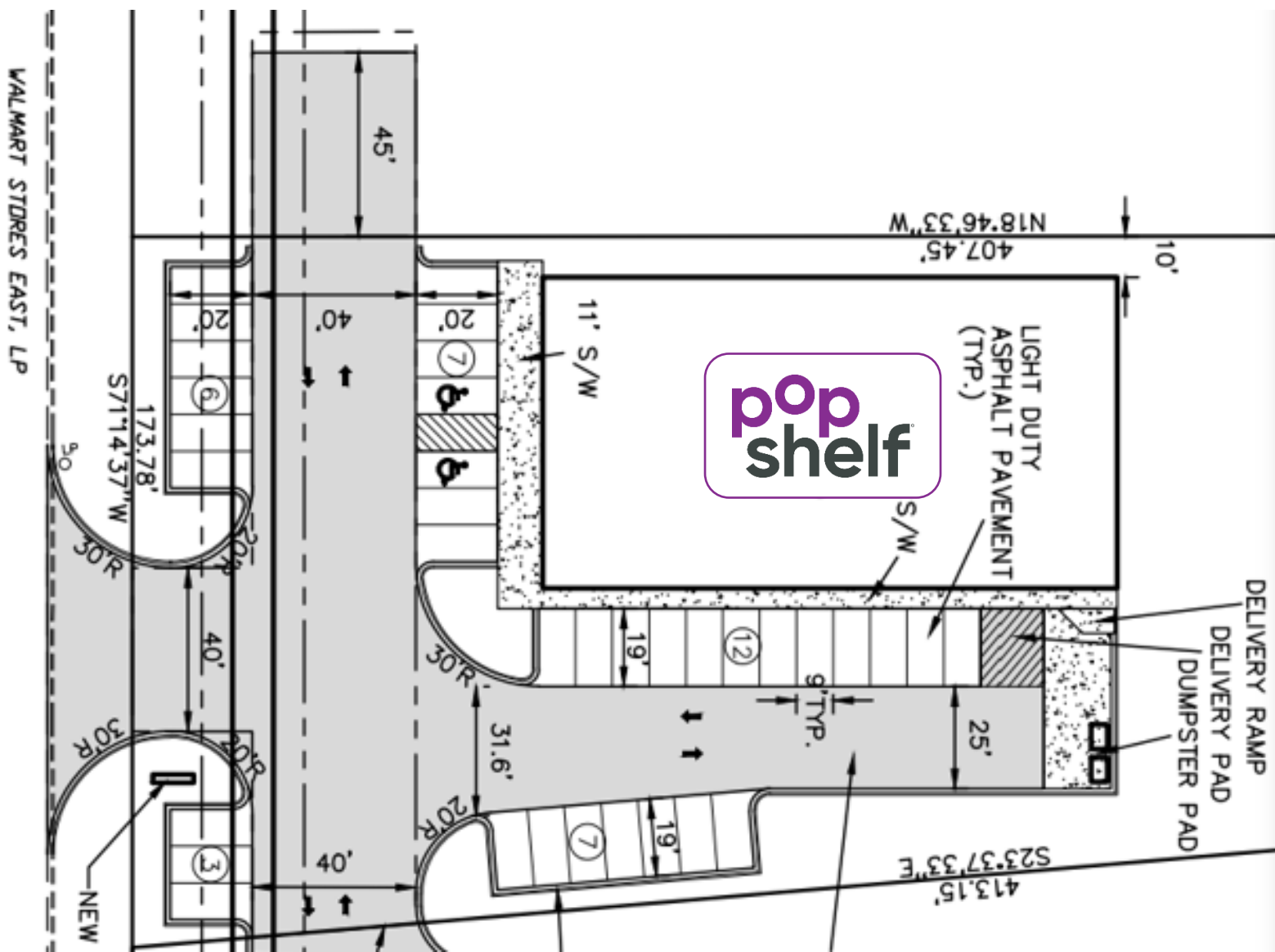


24,000+ Cars Per Day

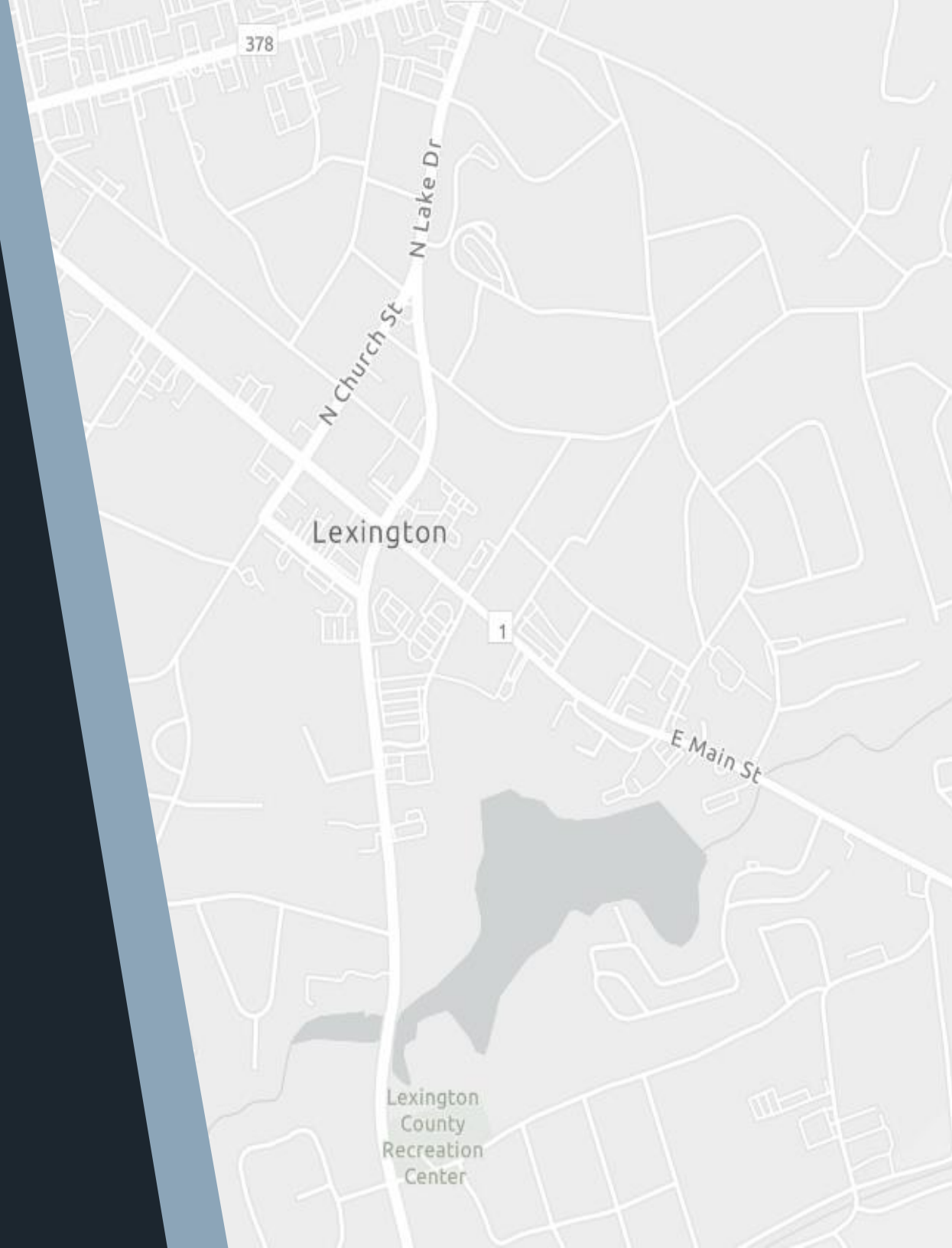




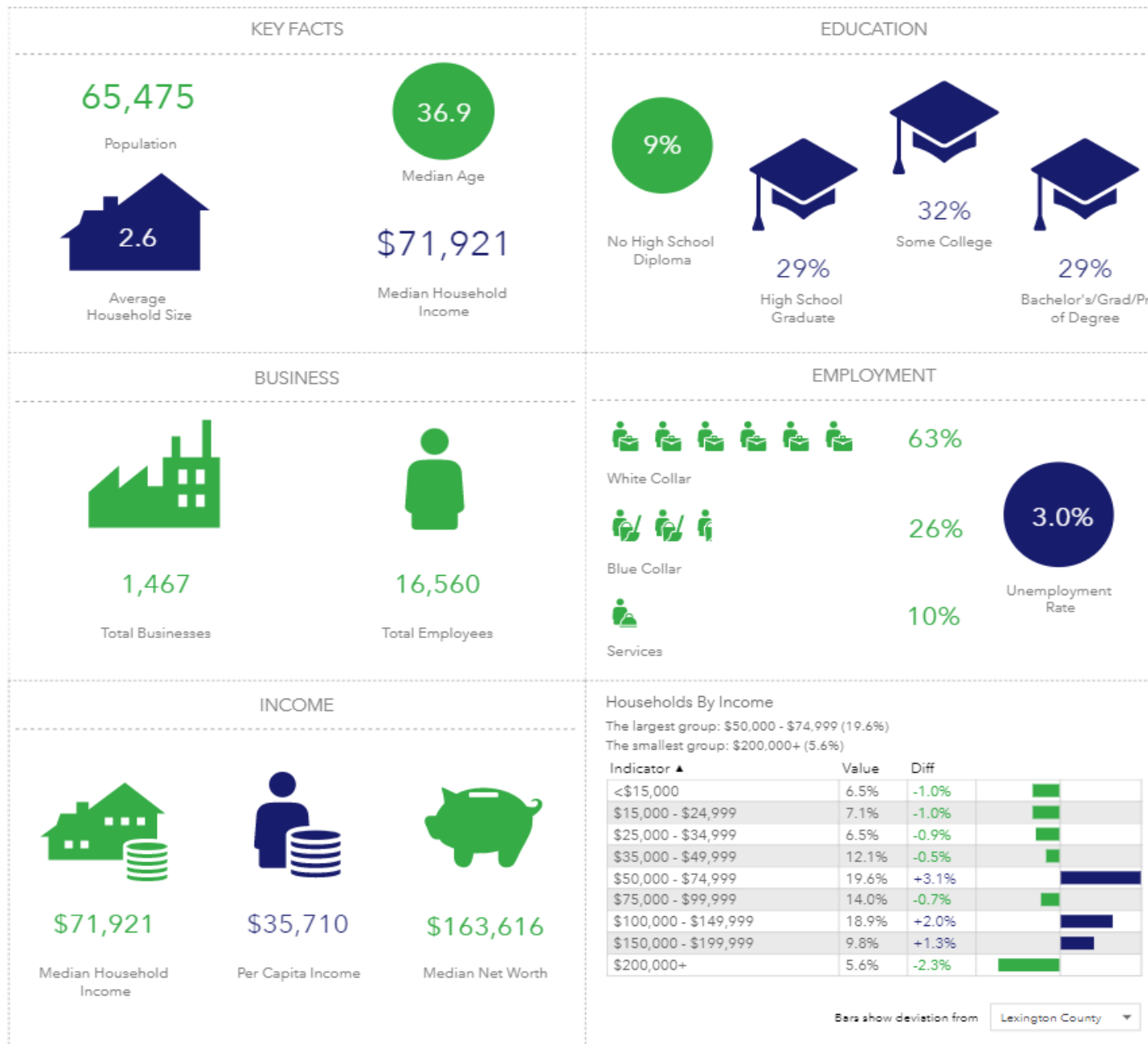




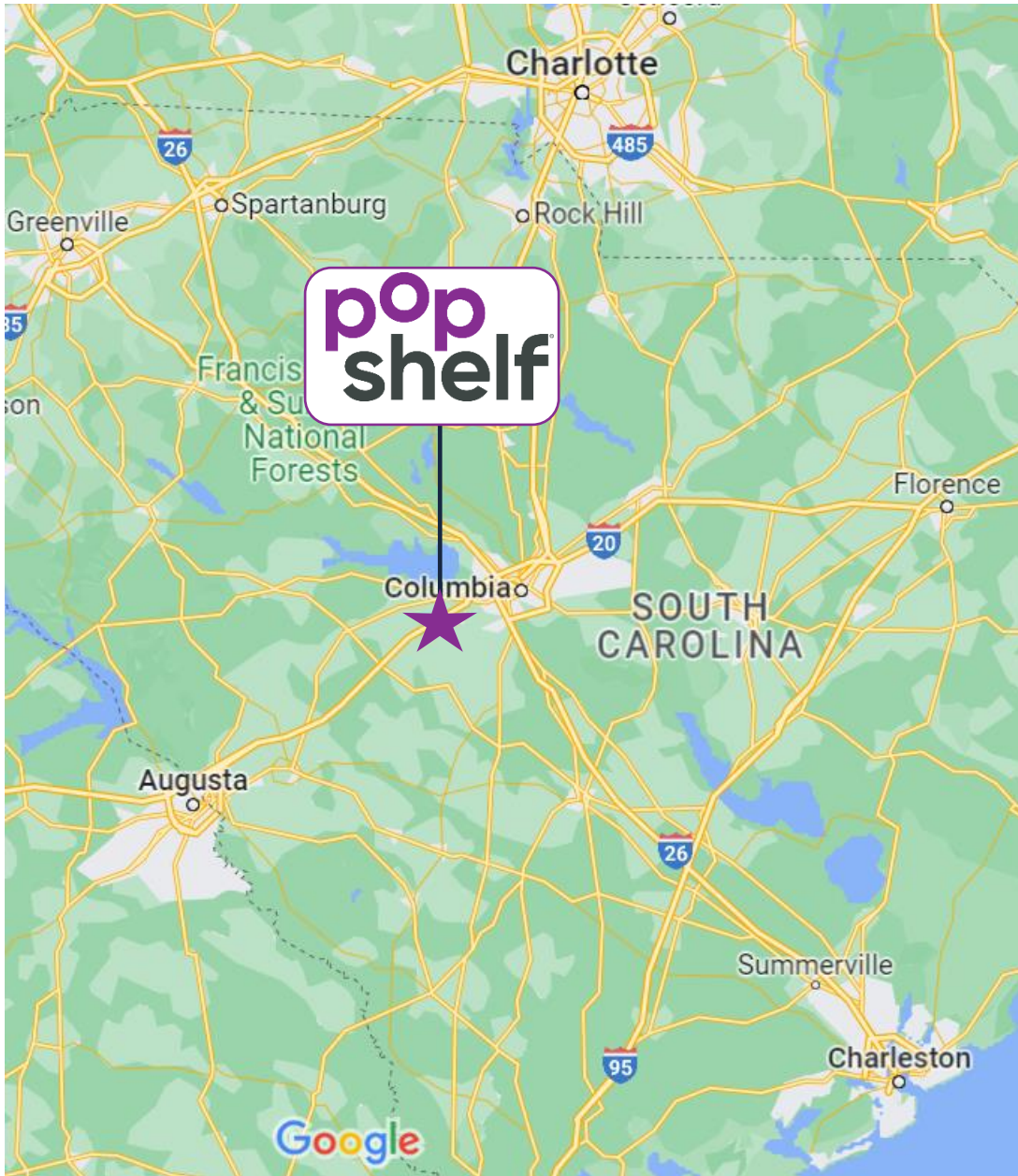
DEMOGRAPHICS



DEMOGRAPHIC SUMMARY



DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2022	4,030	24,021	65,475
Median Age	36.0	36.0	36.90

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2022	1,557	8,945	24,718
Average Household Size	2.59	2.68	2.63

INCOME	1-MILE	3-MILE	5-MILE
2022	\$82,278	\$82,289	\$94,651
2021-2026 Annual Rate	2.89%	3.03%	3.14%

TENANT PROFILE	
Company Name	pOpshelf
Guarantor	Dollar General Corporation
Investment Grade Credit	S&P: BBB
Industry	Specialty Retail
Founded	2020
Number of Locations	114+ (1,000+ total by eoy 2025)
Website	www.popshelf.com

pOpshelf is an exciting, **DOLLAR GENERAL** brand based on home decor, seasonal entertaining and health & beauty, with 95 percent of items priced below \$5.

pOpshelf offers a fun, on-trend and rotating selection of seasonal, houseware, home décor, health and beauty products, home cleaning supplies and paper products and party goods in addition to candy & snacks, toys, games and electronics, among other items.

pOpshelf is targeting locations in mid-sized cities and suburbs on the fringes of larger metro areas. **pOpshelf** has 114+ locations with plans for 150 standalone stores (and 40 combination formats) by the close of 2022 and the ultimate potential of 3,000+ locations.



Fast Facts:

- Introduced the exciting and differentiated concept in 2020.
- Each pOpshelf store is expected to create up to 15 new jobs.
- Plans for **up to 3,000 total locations** by the 2025 fiscal year end.
- Categories include: Home Décor, Treat Yourself, Entertaining, Get Creative, Toys, Holiday Cheer and Beauty.
- Recognized by *RetailTouchPoints* with a **2021 Retail Innovator Award** in the Customer Experience Innovation category.
- CNBC Article 12/13/2022: [Dollar General chases suburban shoppers with pOpshelf](#)





pop
shelf®



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