



DOLLAR GENERAL ABSOLUTE NNN LEASE

1612 N MAIN STREET, ABBEVILLE, SC 29620

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DOLLAR GENERAL

DOLLAR GE

PROPERTY INFORMATION

SECTION 1



PROPERTY HIGHLIGHTS

- New 15 Year Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee
- New Construction - Masonry Front & 3 Metal Sides
- Less than 5 Minutes from Downtown Abbeville
- Across from Wright Middle School - 384 Students
- Close to South Carolina Highway 28

OFFERING SUMMARY

Sale Price:	\$1,793,908
Building Size:	10,640 SF
NOI:	\$116,604
Cap Rate:	6.50%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,991	3,142	8,272
Total Population	4,241	6,843	17,152
Average HH Income	\$50,094	\$53,760	\$52,347



PROPERTY DESCRIPTION

This is the unique opportunity to purchase a corporately guaranteed Dollar General asset with a newly executed absolute NNN lease in Abbeville, South Carolina. This is a new 15 year lease calling for zero landlord obligations. The tenant has five, 5 year renewal options with 10% increases at each option. The asset is newly constructed with standard masonry front and three metal sides. The tenant benefits from its location along N Main Street with direct access into Downtown Abbeville and neighboring various businesses.

LOCATION DESCRIPTION

Abbeville is a city and county seat of Abbeville County, in the U.S. state of South Carolina. It is located 86 miles west of Columbia and 45 miles south of Greenville. Its population was 5,237 at the 2010 census.



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LOCATION INFORMATION

SECTION 2

LOCATION MAP

1612 N MAIN STREET
ABBEVILLE, SC 29620





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A photograph of a Dollar General store exterior. The building is constructed of brown brick and features a large yellow sign with the words "DOLLAR GENERAL" in bold black letters. A brown awning extends over the entrance, which consists of large glass doors and windows. The sky is blue with scattered white clouds. The bottom left corner of the image is overlaid with a dark blue semi-transparent rectangle containing white text.

DOLLAR GENERAL

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FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW

Price	\$1,793,908
Net Operating Income	\$116,604
CAP Rate	6.50%
Lease Start	06/01/2023
Lease End	06/01/2038
Options	Five, 5-Year
Increases	10% at Options

RENT SUMMARY

Current	\$116,604
Option 1	\$128,264
Option 2	\$141,091
Option 3	\$155,200
Option 4	\$170,720
Option 5	\$187,792



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DEMOGRAPHICS

SECTION 4

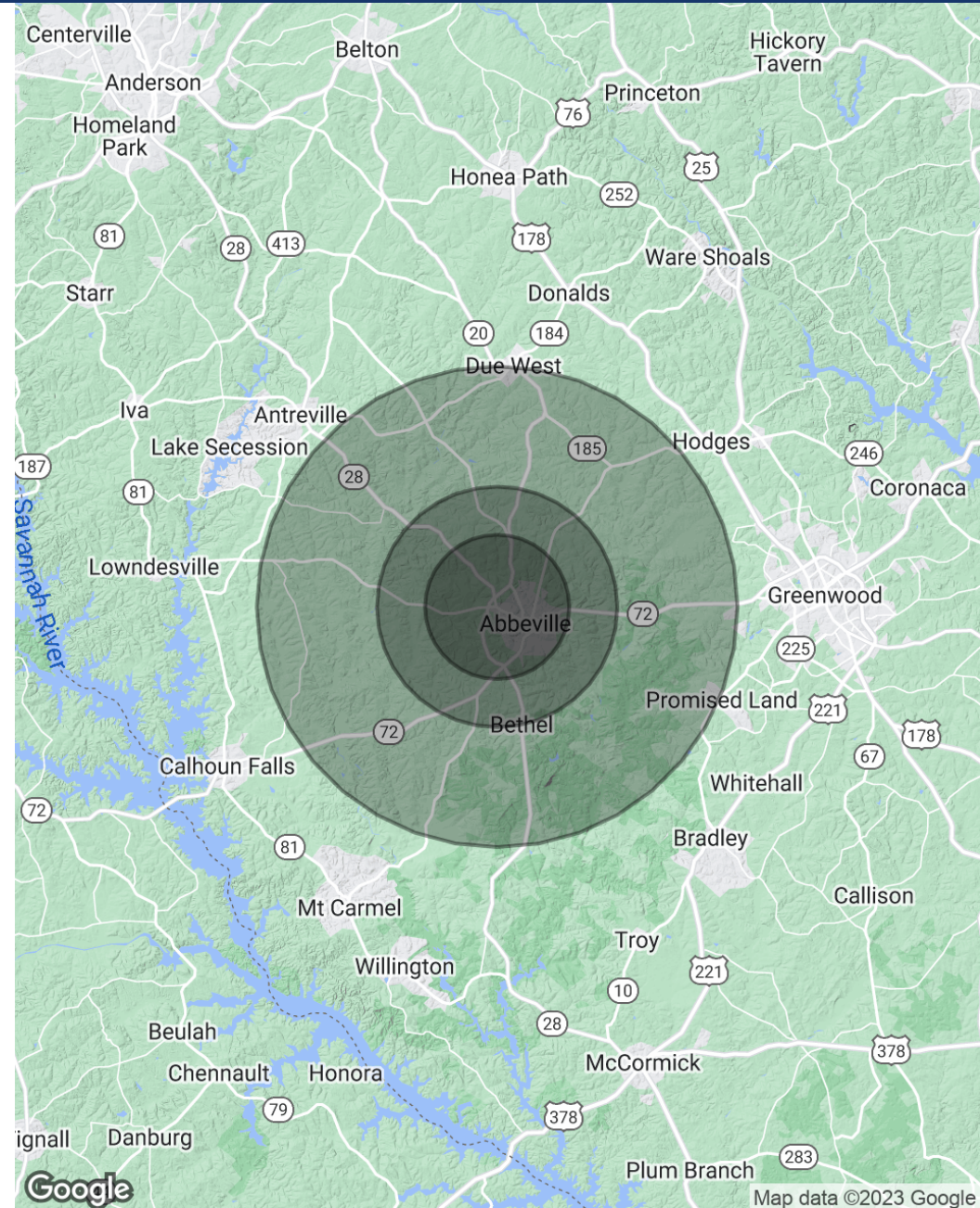
DEMOGRAPHICS MAP & REPORT

1612 N MAIN STREET
ABBEVILLE, SC 29620

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,241	6,843	17,152
Average Age	42.9	43.0	44.3
Average Age (Male)	43.9	43.7	43.8
Average Age (Female)	41.0	41.5	45.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,991	3,142	8,272
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$50,094	\$53,760	\$52,347
Average House Value	\$100,742	\$113,078	\$135,678

* Demographic data derived from 2020 ACS - US Census





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