



DOLLAR GENERAL®

2232 J A Cochran Bypass | Chester, SC 29706



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- 2021 built to suit construction for Dollar General
- Five, 5 year options, all of which include a 10% rent increase
- 5-mile population in excess of 13,861 residents
- Average household income of \$66,764, considered to be ideal for Dollar General
- High foot traffic area: Lands in the 71st percentile of annual foot traffic of all Dollar Generals in the state, and the 75th percentile within a ±30 mile radius
- Extremely strong corporately guaranteed lease

- Nearby national tenants include Wendy's, CVS, Bojangles, O'Reilly Auto Parts, Waffle House, Hardees, Taco Bell, and many more
- Subject property is located 60 miles north of Columbia

TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±20,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ±\$30 billion



FINANCIAL OVERVIEW



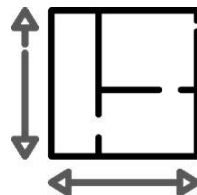
\$1,179,807

PRICE



7.25%

CAP RATE



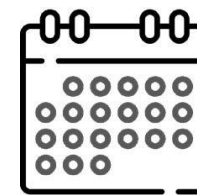
±9,012 SF

GLA



±1.57 AC

LOT SIZE



2021

YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	3/19/2021
Lease Expiration Date	3/31/2036
Term Remaining on Lease	±12 Years
Increase	10% In Options
Options	Five, 5-Year

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current	\$7,128.00	\$85,536.00	-	7.25%
Option 1	\$7,840.80	\$94,089.60	10%	7.98%
Option 2	\$8,624.88	\$103,498.56	10%	8.77%
Option 3	\$9,487.37	\$113,848.42	10%	9.65%
Option 4	\$10,436.10	\$125,233.26	10%	10.61%
Option 5	\$11,479.72	\$137,756.58	10%	11.68%



John Michael
HANDCRAFTED KITCHENS


 PALMETTO VILLAGE OF CHESTER
48 UNITS

**DOLLAR
GENERAL**


RECYCLING



CHESTER MIDDLE SCHOOL
556 STUDENTS

 CENTER STREET APARTMENTS
COMPLEX


CROP EXCELLENCE




SCHOOL OF THE ARTS
379 STUDENTS


Chester County
Animal Control
#HelpingPetsNoRegret


UNITED STATES
POSTAL SERVICE


 TRACTOR
SUPPLY CO
BIG! LOTS
FISH & CHIX

+ 16,500 VPD

TRUIST 


LAND'S
TIRE CENTER

321

 RAMSEY GROVE APARTMENTS
COMPLEX

 Wendy's 

 CVS  WAFFLE
pharmacy HOUSE

 First
Citizens
Bank  FARMERS
home
FURNITURE
For Your Life

 MARATHON  Auto
Zone
 Hardee's

 Bojangles  O'Reilly
AUTO PARTS

CHESTER COMMONS MALL



 TACO
BELL  AT&T  SHOE
SHOW
 Pizza Hut

 synthomer

 FOOD LION
 Advance
Auto Parts

CRITTERFENCE.COM
DISTRIBUTION CENTER

 The
Corner
MART



CHESTER SENIOR HIGH SCHOOL
1,558 STUDENTS

 Rugs.com

321

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring $\pm 10,640$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.

THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	2232 J A Cochran Bypass Chester, SC 29706
SITE DESCRIPTION	
Year Built	2021
GLA	$\pm 9,012$ SF
Type of Ownership	Fee Simple



COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 170,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
19,600+

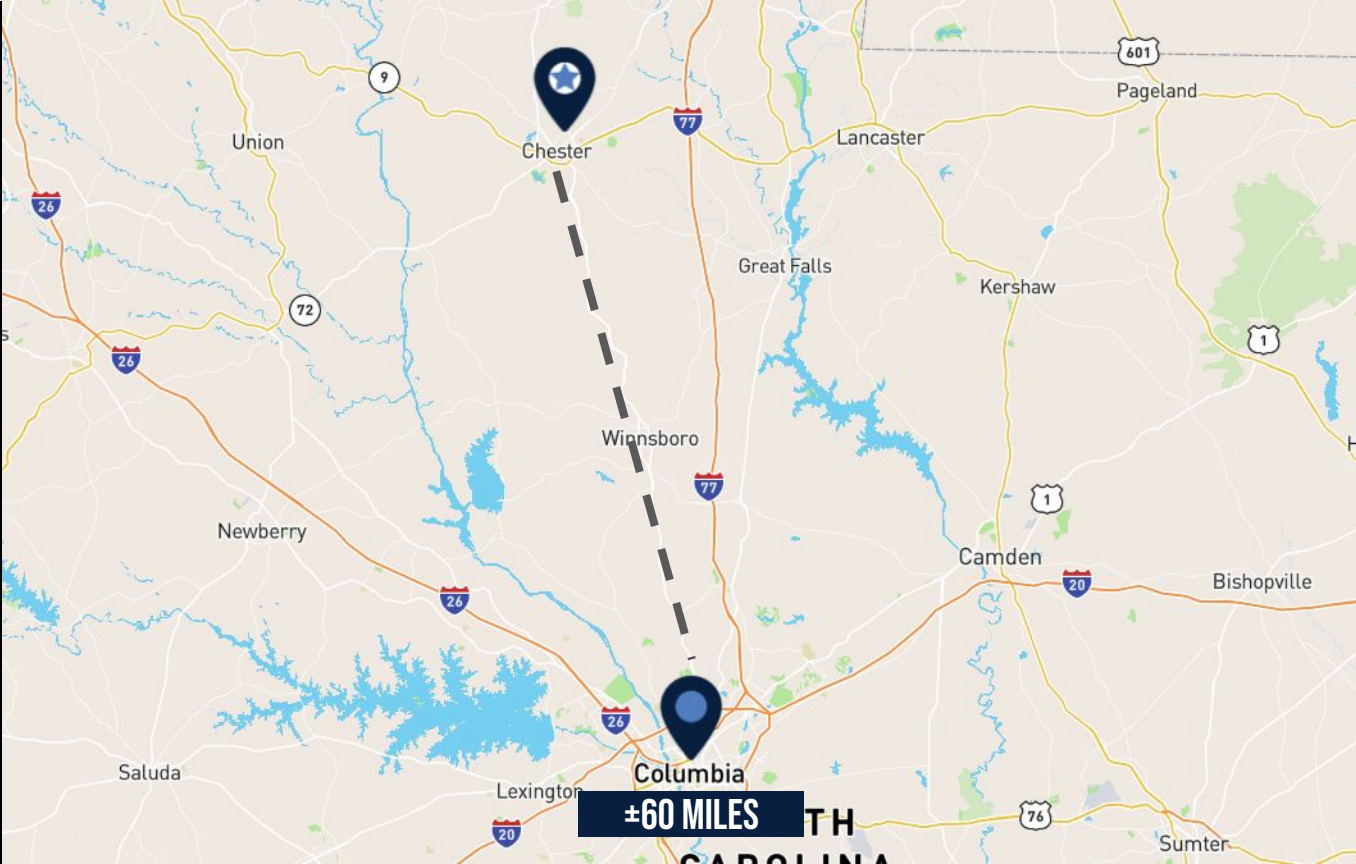
AREA OVERVIEW

Chester, SC

Chester, South Carolina, is a small town located between Columbia and Charlotte with a history that reflects the broader narrative of the American South. The town's historic downtown district features well-preserved 19th-century architecture and serves as a hub for local businesses including antique shops, restaurants, and boutiques. Chester has a significant historical legacy, highlighted by landmarks such as the Chester County Courthouse, a Greek Revival-style building from 1852, and the Brainerd Institute, one of the first schools established for African Americans after the Civil War.

Chester's economy was once dominated by the textile industry which played a central role in the town's development during the 20th century. Although manufacturing remains important, the economy has diversified with an increasing focus on small businesses, agriculture, and tourism. Outdoor activities are a popular draw with Chester State Park offering opportunities for hiking, fishing, and camping, while nearby natural attractions, such as the Broad River, provide additional recreational options.

Cultural events, including festivals like the annual Hillarity Festiva, celebrate local traditions, music, and food, while community theater and art exhibits contribute to the town's creative spirit. With a focus on preserving its historic character and embracing new opportunities, Chester continues to evolve while honoring its past.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,399	11,539	13,861
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	962	4,638	5,549
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$56,980	\$62,741	\$66,764

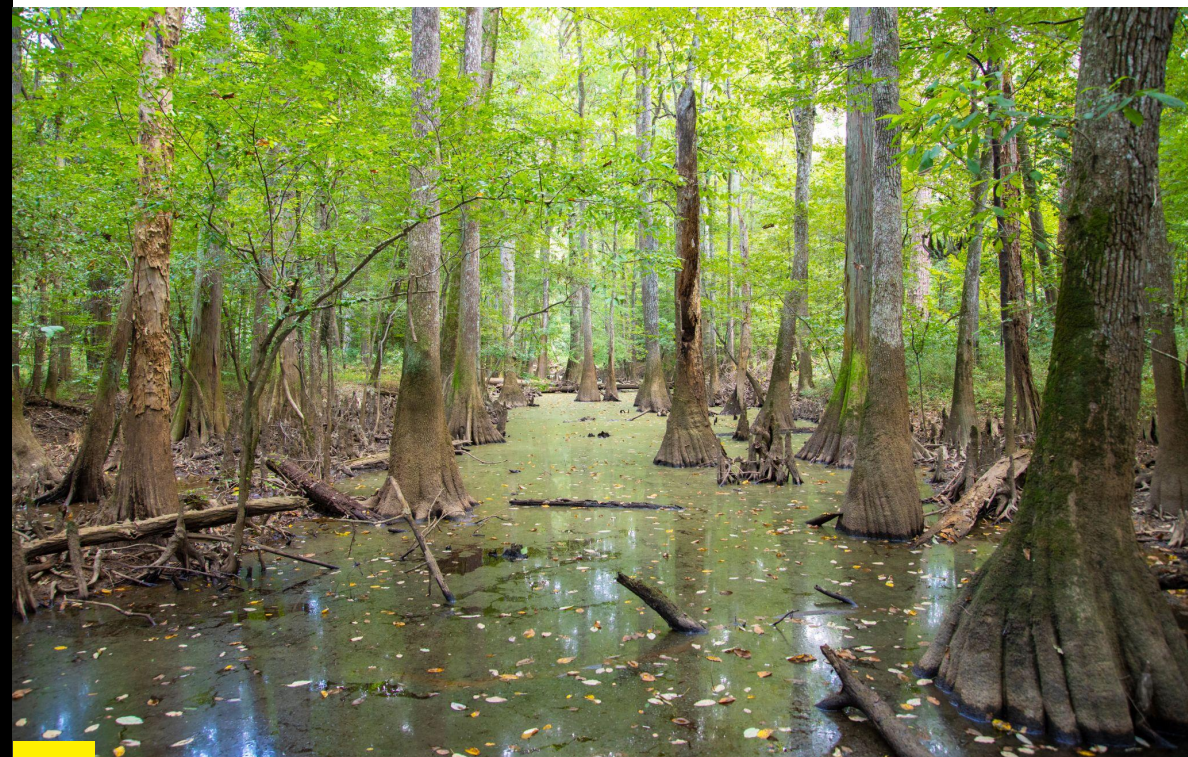
COLUMBIA, SC MSA

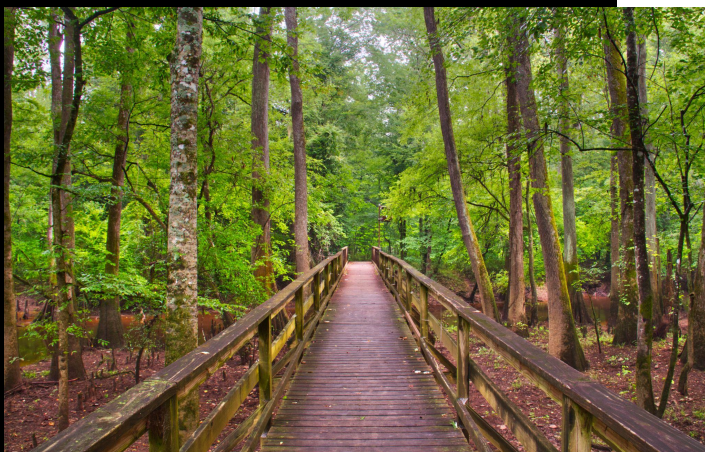
Serving as the state capital, Columbia is a city driven by a fresh, innovative perspective intertwined with century-old traditions rooted in its vibrant communities. With the second-largest population in South Carolina, Columbia is home to nearly ±800,000 residents across the metropolitan region, which includes six counties.

The city embraces a diverse range of tourist attractions that drive and empower economic growth, from historical monuments, museums, and art galleries to convention halls, performing arts centers, and parks. Columbia is also known for its dynamic food scene, offering a mix of Southern cuisine and new culinary experiences, along with a thriving craft beer industry that draws locals and visitors alike.

The University of South Carolina, the largest university in the Carolinas with nearly 35,000 students enrolled at its main Columbia campus, plays a significant role in the city's culture and economy. The university is a hub for research and education in fields such as medicine, law, and engineering, contributing to Columbia's status as a center for innovation and professional development.

Additionally, the presence of Fort Jackson, the U.S. Army's largest basic training facility, adds a strong military presence to the local economy and community. Columbia's mix of higher education, military influence, cultural institutions, and natural beauty, including the scenic Congaree River and Congaree National Park, makes it a dynamic and evolving city that honors its history while looking toward the future.





ATTRACTIONS

Columbia, South Carolina, offers a mix of attractions that showcase the city's natural beauty, rich history, and vibrant culture. One of the top attractions is the Riverbanks Zoo and Garden, a favorite destination for families and nature lovers alike. This renowned zoo is home to over 2,000 animals from across the globe, with exhibits ranging from the African Plains to the Pacific Coral Reef. In addition to the diverse wildlife, the adjacent botanical garden is a stunning 70-acre oasis with themed landscapes, including a tranquil Asian garden and beautiful floral displays that offer a peaceful retreat from the city.

For those interested in history, the South Carolina State House is a must-visit. This historic building, located in the heart of downtown Columbia, serves as the seat of the state's government. Visitors can take guided tours to explore its impressive Greek Revival architecture, learn about the state's political history, and see significant landmarks, such as the Confederate Monument and the African-American History Monument, that dot the surrounding grounds. The State House offers both an educational and visually captivating experience, providing a glimpse into the political and cultural heritage of South Carolina.

For outdoor enthusiasts, Congaree National Park is a natural wonder located just outside Columbia. The park is home to one of the last remaining old-growth hardwood forests in the United States, and its unique floodplain ecosystem offers a variety of activities for visitors. Hiking trails wind through towering trees and lush landscapes, with the boardwalk loop providing an accessible way to experience the park's beauty. Visitors can also kayak or canoe along Cedar Creek, allowing for a more immersive experience in this biodiverse environment. Whether you're a hiker, bird watcher, or just someone looking for a peaceful escape, Congaree National Park is an unforgettable natural attraction.

ECONOMY

With major Fortune 500 Corporations headquartered in the region, Columbia was recently rated as one of the top 4 cities for millennials. Due to this reliable channel of talent and highly educated individuals residing in the area, Columbia continues to surge with opportunity and has secured itself as one of the fastest-growing hubs in target industries like insurance, technology, software, IT services, retail, and hospitality.

Columbia is thriving with innovative entrepreneurial culture creating long-term economic stability within these major institutions. Economists remain confident the job market will remain strong and positive growth will continue to be seen. Many residential and commercial developments are expected to be completed in Columbia over the next few years. With the growing population of millennials residing in Columbia, city leaders acknowledge the need to stimulate the development of new and exciting real estate projects that will benefit the entire community.

Developers have created a framework for future developments to stimulate commercial real estate investment on large-scale projects to revamp retail businesses, restaurants, workplaces, and parking.



HIGHER EDUCATION

The University of South Carolina (USC) plays a pivotal role in shaping the economic, cultural, and social landscape of Columbia, South Carolina. As the state's flagship public university, USC is a major educational and research institution, attracting students, faculty, and staff from across the nation and the world. The university's presence significantly impacts the local economy through job creation and consumer spending. It is a major employer in Columbia, with thousands of staff and faculty contributing to the city's job market. Additionally, students and visitors generate substantial economic activity, supporting local businesses and services, from housing and dining to retail and entertainment.

USC also serves as a cultural and intellectual hub for the city. Its various programs, including lectures, performances, and art exhibitions, enrich the community and provide opportunities for residents to engage with diverse cultural and academic experiences. The university's research initiatives and collaborations with local industries drive innovation and contribute to the region's development, particularly in fields like health sciences, engineering, and business. Furthermore, USC's outreach and community service programs foster a strong connection between the university and the local population, addressing social issues and supporting community development projects. Overall, the University of South Carolina is integral to Columbia's growth, enhancing its economic vitality and cultural vibrancy.

±34,731

STUDENTS

±21

ATHLETIC PROGRAMS

±350

OFFERED PROGRAMS

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2232 J A Cochran Bypass, Chester, SC, 29706** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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