

# DOLLAR GENERAL 10-Year / Net-Lease Fort Lawn, SC



- NN - Minimal Landlord Responsibilities
- \$50K+ Average HHI at 1-Mile Radius
- Average Daily Traffic Count: 10K+
- Lease Expiration: March 2025

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to



## DOLLAR GENERAL — NN LEASE

**PURCHASE PRICE: \$686,069**

**(CAP RATE 7.25%)**

**5901 Lancaster Highway, Fort Lawn, SC 29714**

<b>Building Size:</b>	9,014 Square Feet
<b>Land Size:</b>	1.0 Approx. Acres
<b>Parking:</b>	Adequate
<b>Area Tenants:</b>	USPS, Fresenius, Marathon Gas Station, Lancaster County Airport



<b>Current Annual Rent:</b>	\$49,740 (\$5.52 per building SF)
<b>Initial Rent Commencement:</b>	September 25, 2003
<b>Lease Expiration:</b>	March 31, 2025
<b>Initial Lease Term:</b>	10-Year - NN
<b>Renewal Options:</b>	Two (2) / 5 Year Renewal
<b>Rent Increases:</b>	Options

Demographics:	1-MILE	3-MILE	5-MILE
Population:	784	2,326	8,072
Median Income:	\$39,024	\$40,797	\$43,122
Average Income:	\$50,953	\$51,861	\$58,060

<b>Tenant Responsibility:</b>	RE Taxes, Building Insurance, Minor repairs to heating, lighting, plumbing and air conditioning (Anything less than \$1,000 per occurrence) Parking Lot Maintenance: \$341.25/mos.
<b>Lessor Responsibility:</b>	Roof, Structure, and Major CAM (more than \$1,000 per occurrence)
<b>Lease Guarantor:</b>	Dollar General Corporation NYSE: DG

### CONTACT INFORMATION

**Gregory Fitzgerald**   
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gfitz@tri-oak.com

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## AERIAL VIEW OF SITE

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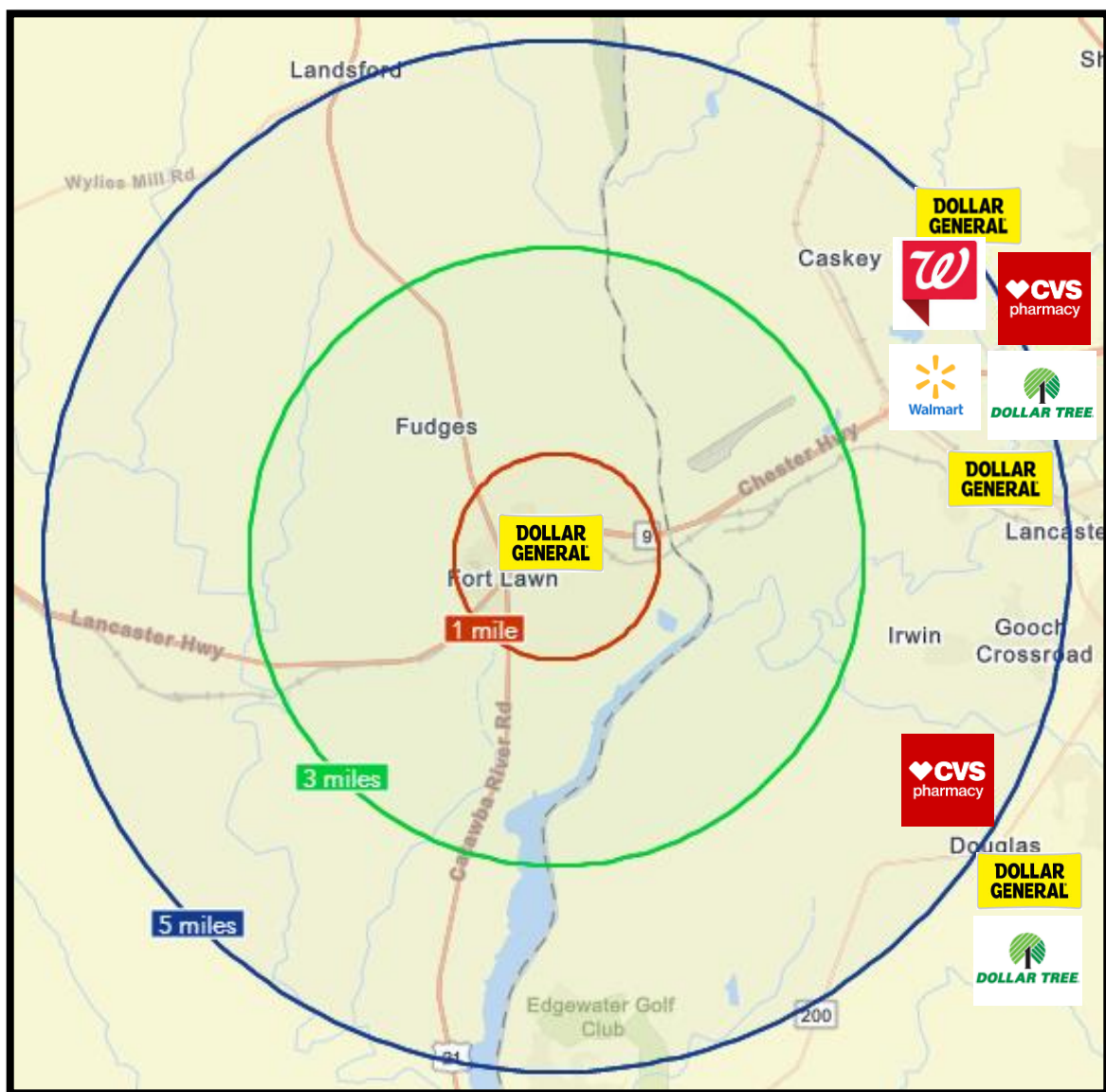
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## National Retailers Within 5-Mile Radius

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Red: 5 Mile Radius



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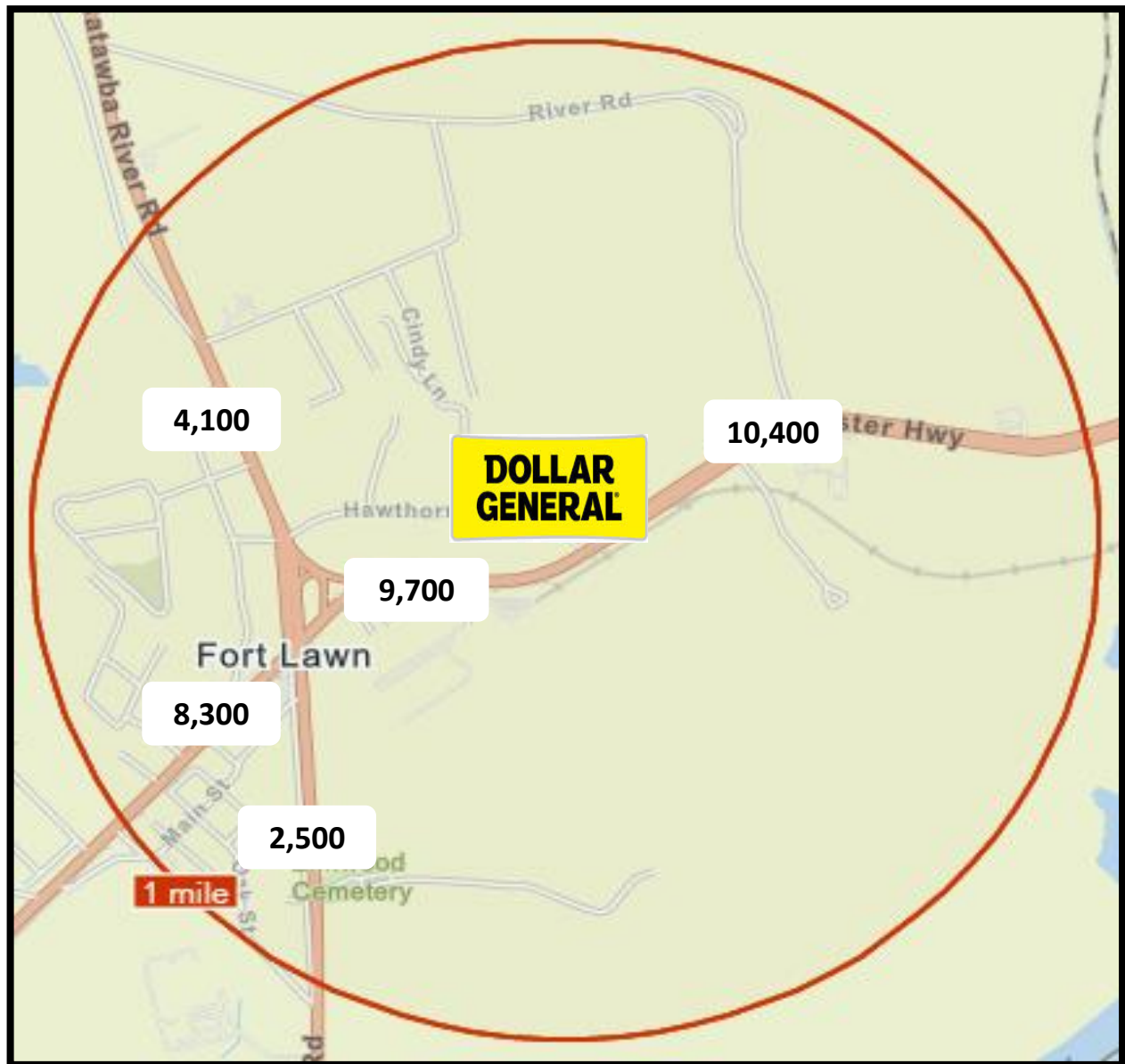
**DOLLAR GENERAL — NN LEASE**

**Traffic Counts**

Data from: 2020

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**Red: 1 Mile Radius**



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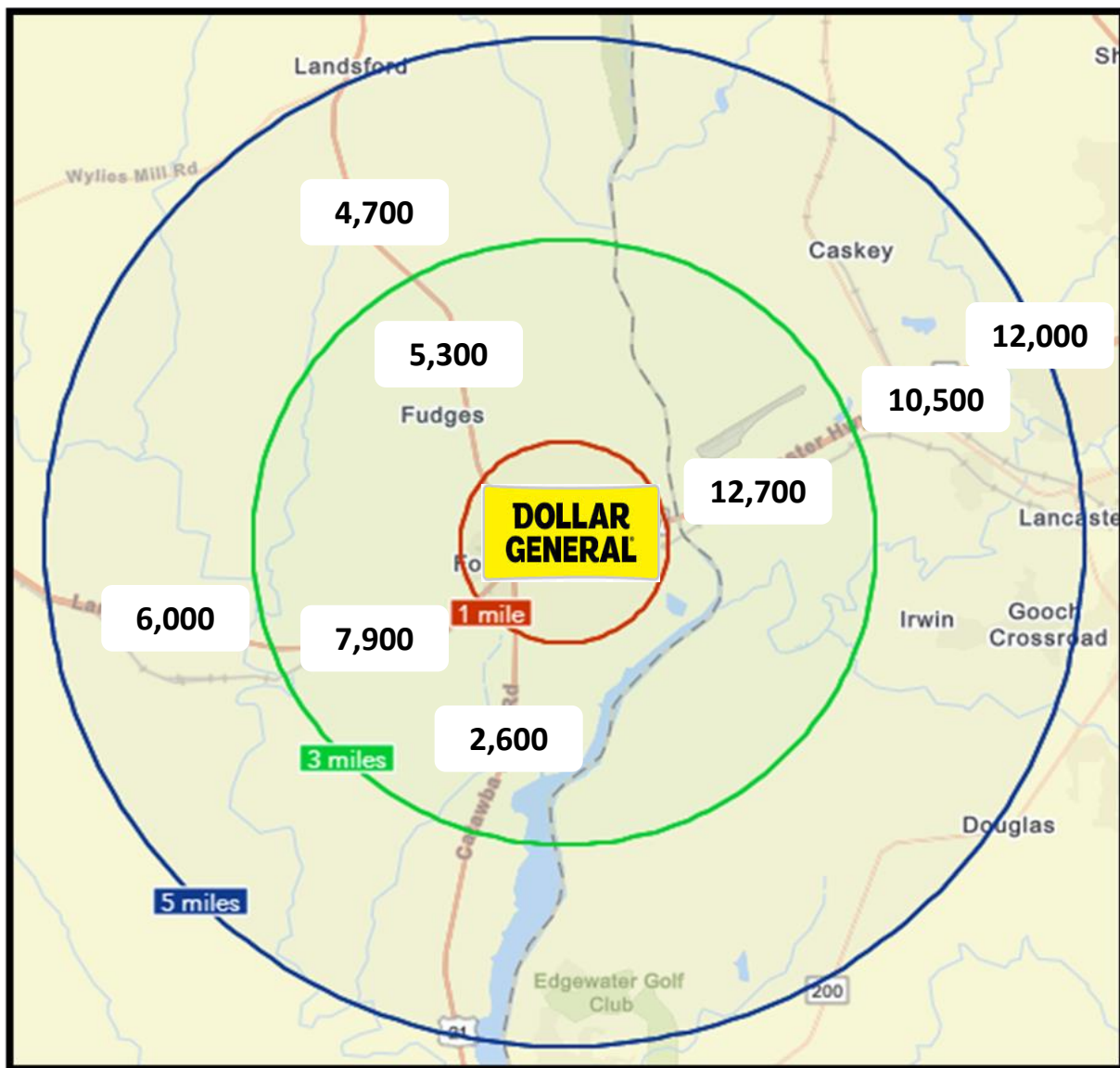
## DOLLAR GENERAL — NN LEASE

### Traffic Counts

Data from: 2020

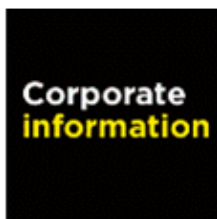
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**Red: 1 Mile Radius**  
**Green: 3 Mile Radius**  
**Blue: 5 Mile Radius**



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# DOLLAR GENERAL®



**Corporate Office**  
 100 Mission Ridge  
 Goodlettsville, TN 37072  
 (615) 855-4000

Sector: **Consumer Defensive**  
 Industry: **Discount Stores**  
 Full Time Employees: **143,000**

Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html>  
<https://finance.yahoo.com/quote/DG?p=DG>

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# DOLLAR GENERAL

## Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated **16,368 stores** in 45 states as of February 28, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Learn more about Dollar General at [www.dollargeneral.com](http://www.dollargeneral.com).

### Dollar General Corporation (DG)

NYSE - Nasdaq Real Time Price. Currency in USD

☆ Add to watchlist

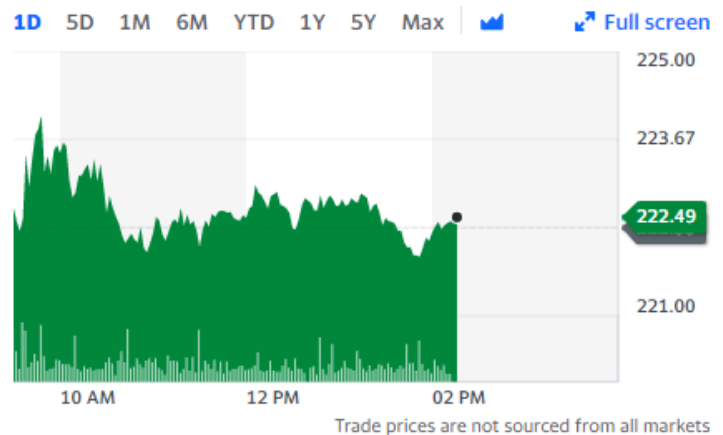
🔍 Visitors trend 2W ↓ 10W ↑ 9M ↑

**222.49** +0.16 (+0.07%)

As of 02:14PM EST. Market open.

Summary Company Outlook 👤 Chart Conversations Statistics Historical Data Profile Financials Analysis Options Hc

Previous Close	222.33	Market Cap	51.552B
Open	222.51	Beta (5Y Monthly)	0.49
Bid	222.05 x 800	PE Ratio (TTM)	21.75
Ask	222.29 x 900	EPS (TTM)	10.23
Day's Range	221.77 - 224.21	Earnings Date	Dec 02, 2021
52 Week Range	173.50 - 239.35	Forward Dividend & Yield	1.68 (0.76%)
Volume	694,481	Ex-Dividend Date	Jan 03, 2022
Avg. Volume	1,449,777	1y Target Est	248.96



As of: 12/10/2021 - Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html>  
<https://finance.yahoo.com/quote/DG?p=DG>

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