



Dollar General # 17214, 2222 Hwy 72 W. Greenwood, SC 29649

A BTS Dollar General store with a 15-year abs. NNN corp. guaranteed lease, and (5) five-year options with 10 % rental increases has 7.7 yrs. remaining in the current term. Over 13,200 AADT pass location. Over 50,900 people live within 5 miles of property Dollar General (NYSE: DG; S&P – BBB; Fortune # 91) has 19,300 + locations in 47 states, boasting a \$ 36.5B market cap. In July '23 the store had over 3200 visits by 2700 visitors giving it a 1.20 visitor frequency (Placer.ai) Over 37 % of area households earn < \$ 52,000 / yr. making this an ideal income demographic for a discount store outlet Dollar General's 2022 sales up over 17 % to \$ 8.4B from 2021. Same store sales up over 16 % from 2021. An E-commerce, econ. recession, market crash, credit crisis and COVID proof investment most capable of multi-generational income. Zip code 29649 has a median HH income of \$ 62,000 / yr. and a growth rate of 2 % (Placer.ai / CREXi) The 3 mile ring includes a population of over 19,900 people and 16,700 working employees. Excellent for a 1031 tax deferred exchange replacement property or for a self-funded acquisition preserving a long-term stable income Probably the most affordable investment grade credit tenant in the essential business asset class with a corp. guaranteed abs. NNN lease in the state of S.C.

NOI: \$ 87,024; Cap Rate: 6.50; Parcel: 1.68 AC; Asking: \$ 1,339,000

Edward Wingate – Founding Fiduciary & Managing Broker

Essential Business Assets || Passive Income Investing || Tax Deferred Exchanges

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