



Dollar General Store

Charleston, South Carolina (Ladson)



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Company Overview

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States.

With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

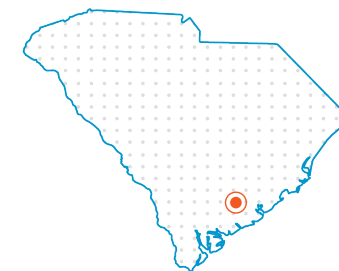
The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Investment Overview

HIGHLIGHTS

- 15 YR NNN Dollar General Store expires 8/31/2026
- Relocation store showing commitment to the area
- Corporate Guaranty by Dolgencorp, LLC
- Excellent location with strong traffic count 15,600 VPD on Hwy 78
- Established location/strong renewal probability
- Dollar General has over 18,000 stores in 47 states
- S&P BBB Investment Grade Credit \$34.2 billion in sales in fiscal 2022
- Perfect 1031 exchange property

Property Highlights



PROPERTY

Dollar General Store

LOCATION

10216 Hwy 78, Ladson, SC 29456

COUNTY

Berkeley

ZONING

Commercial

CONSTRUCTION

2011 Construction; Split-face block front entry w/ standing seam metal roof

INFORMATION

This Dollar General store is located on one of the busy thoroughfare's that runs through the N. Charleston/Ladson and Summerville areas. The Charleston Fairgrounds is within a few miles of the store and the Summerville community is within minutes with thousands of households in the immediate area.



9,100

Square Feet
9,100 +/- SF



1.2

1.2 +/- Acres



32

Parking Spaces



Sales Summary

PURCHASE PRICE
\$1,188,000

CAP RATE
7.9%

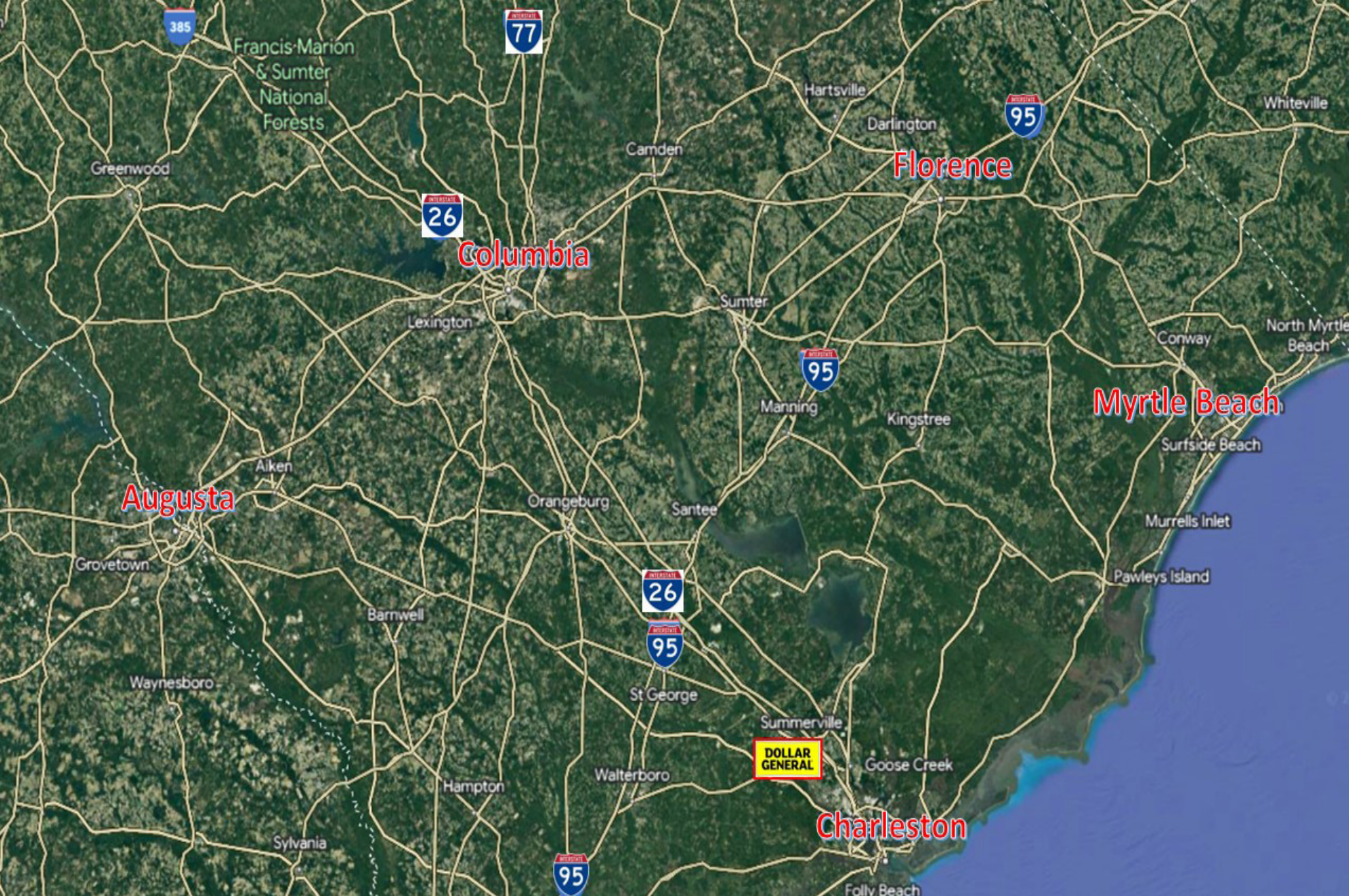
Lease Information

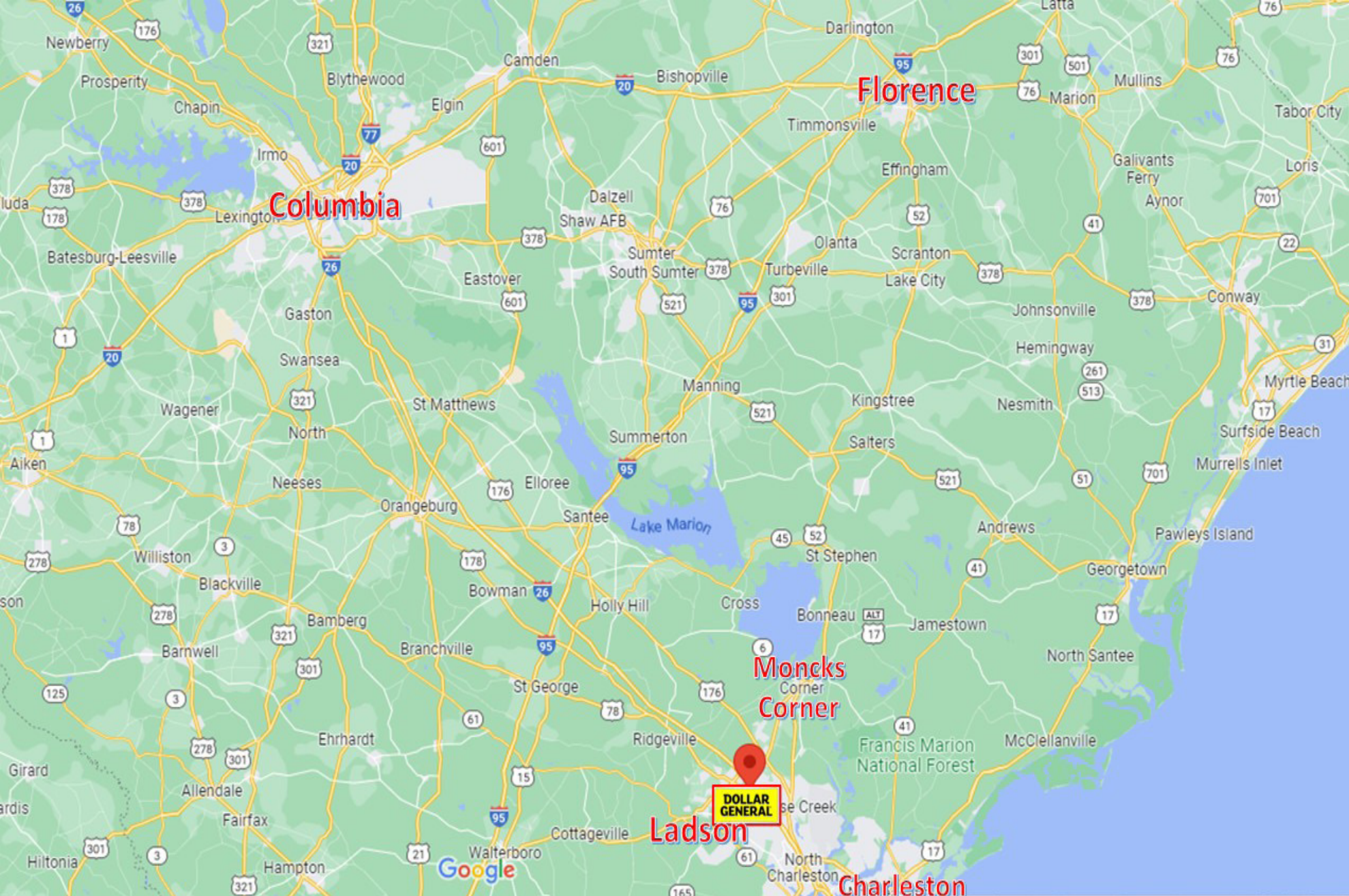
TENANT	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
ANNUAL RENT	\$94,000
RENT START DATE	August 24, 2011
LEASE EXPIRATION DATE	August 31, 2026
ORIGINAL LEASE TERM	Fifteen (15) Years
RENEWAL OPTIONS	Five (5), Five (5) Yr Options with 10% increases
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None (Taxes reimbursed upon paid tax receipt)

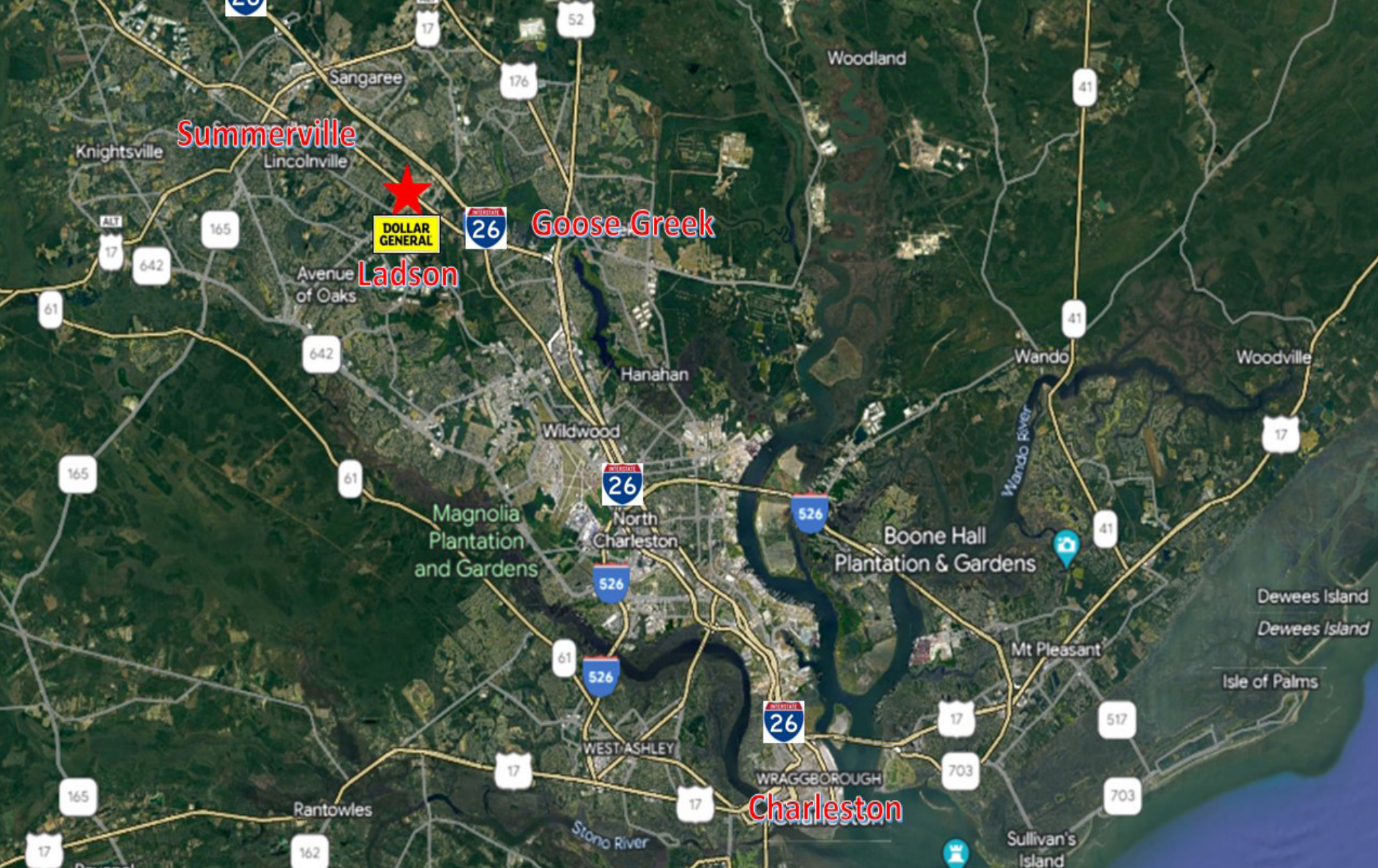
Rent Schedule

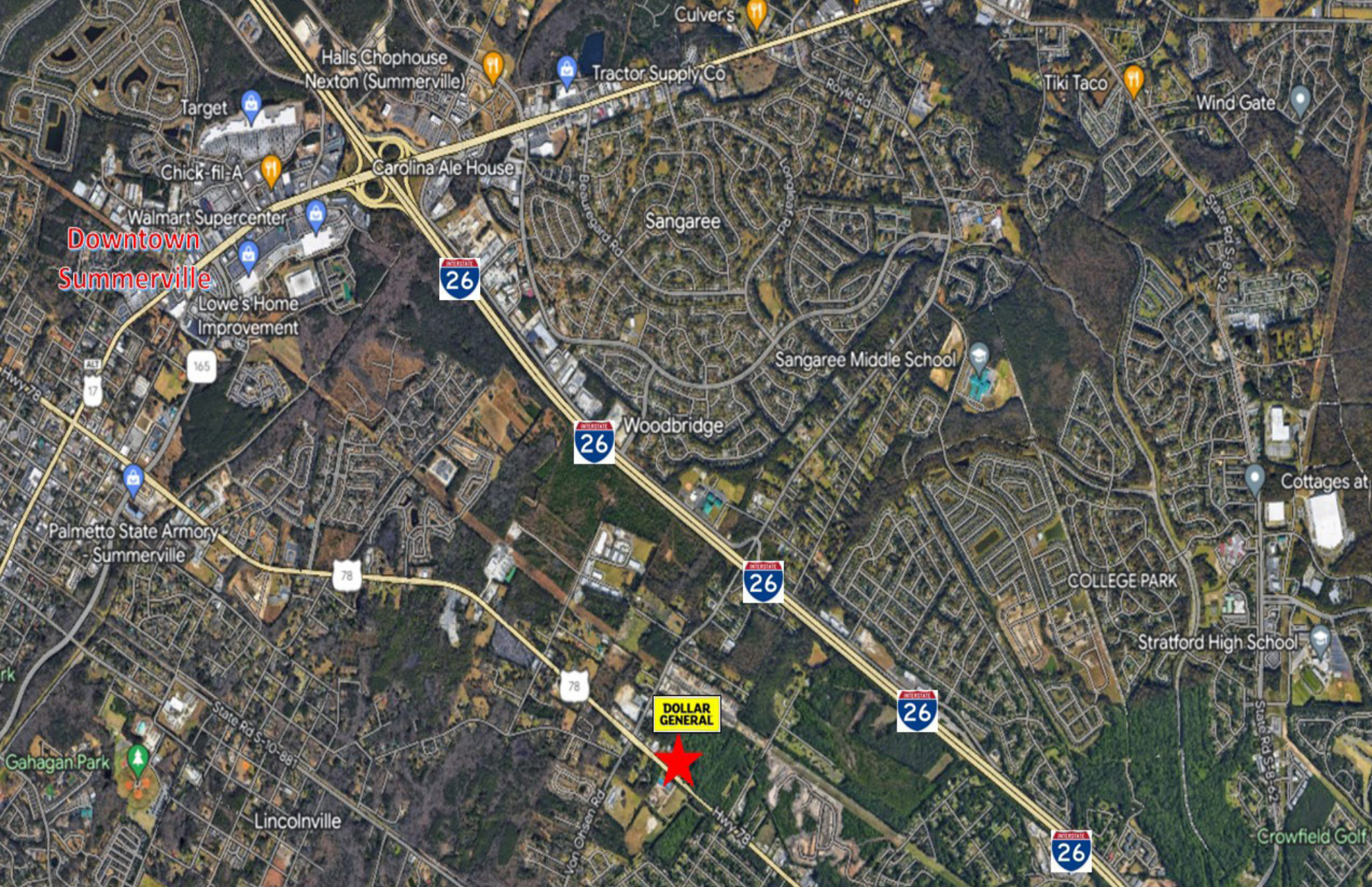
LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-15	8/24/2011	8/31/2026	\$94,000	
OPTION 1	9/1/2026	8/31/2031	\$103,400	10%
OPTION 2	9/1/2031	8/31/2036	\$113,740	10%
OPTION 3	9/1/2036	8/31/2041	\$125,114	10%
OPTION 4	9/1/2041	8/31/2046	\$137,625	10%
OPTION 5	9/1/2046	8/31/2051	\$151,387	10%

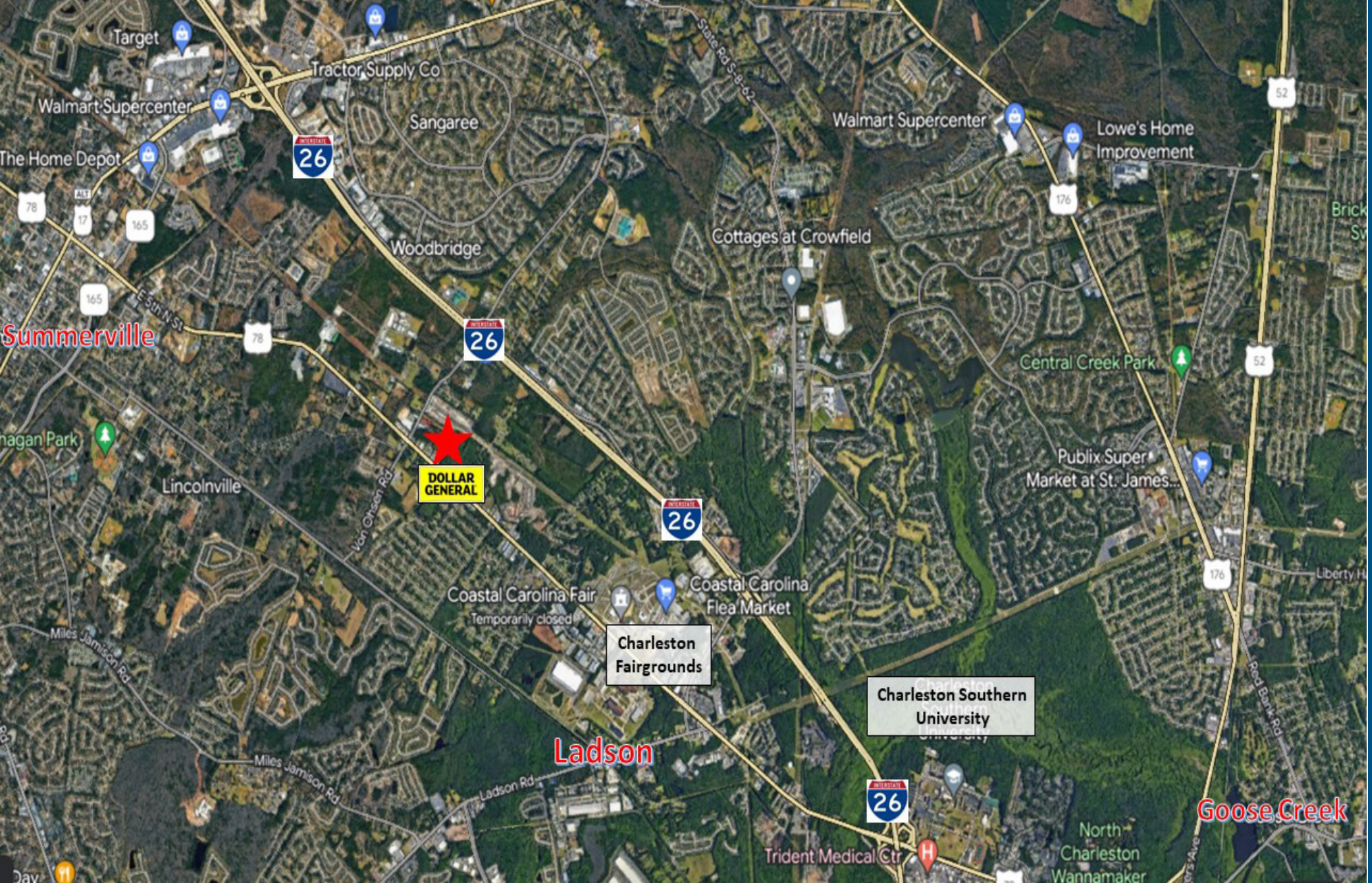
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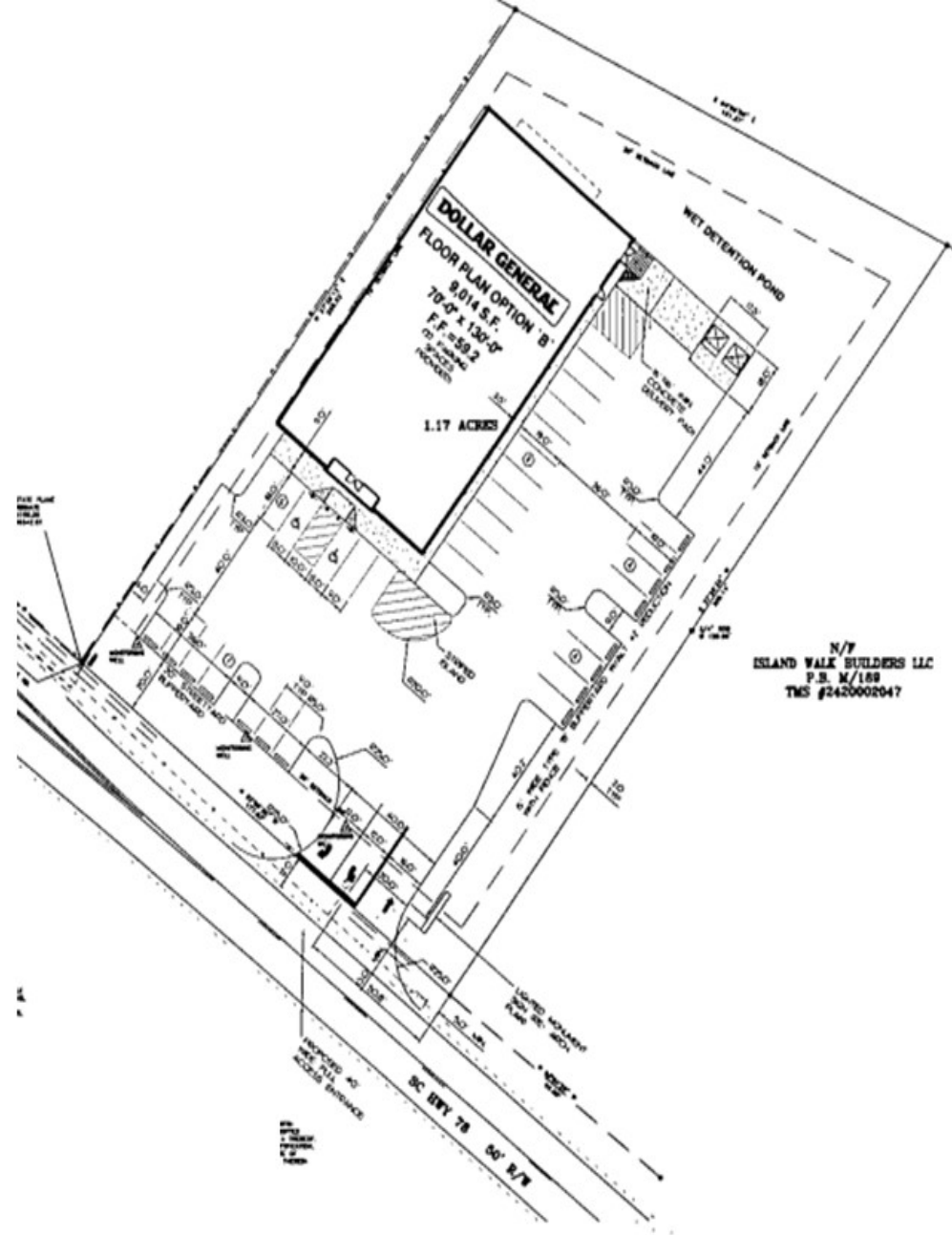












Charleston

SOUTH CAROLINA

Ladson is located in southwestern Berkeley County, northern Charleston County, and southeastern Dorchester County. It is bordered to the southwest by the town of Summerville, to the south by the city of North Charleston, to the east by the city of Goose Creek, and to the northwest by Sangaree. It has a growing population of approximately 15,000 residents who appreciate its easy access to I26 and Rte. 78. Ladson's Exchange Park, a large events center that consistently draws crowds from all three counties and beyond, hosts the annual Coastal Carolina Fair each year. (Source: www.charleston.com)

Charleston is the largest city in the state of South Carolina and the principal city in the Charleston–North Charleston metropolitan area. Known for its strong tourism industry, in 2016 Travel + Leisure Magazine ranked Charleston as the best city in the world. North Charleston is now the third most populated city in South Carolina. It also resides in 3 counties: Charleston, Berkeley and Dorchester.



Small-Town
Charm



Convenient
Location



Family
Friendly

Demographics

Population

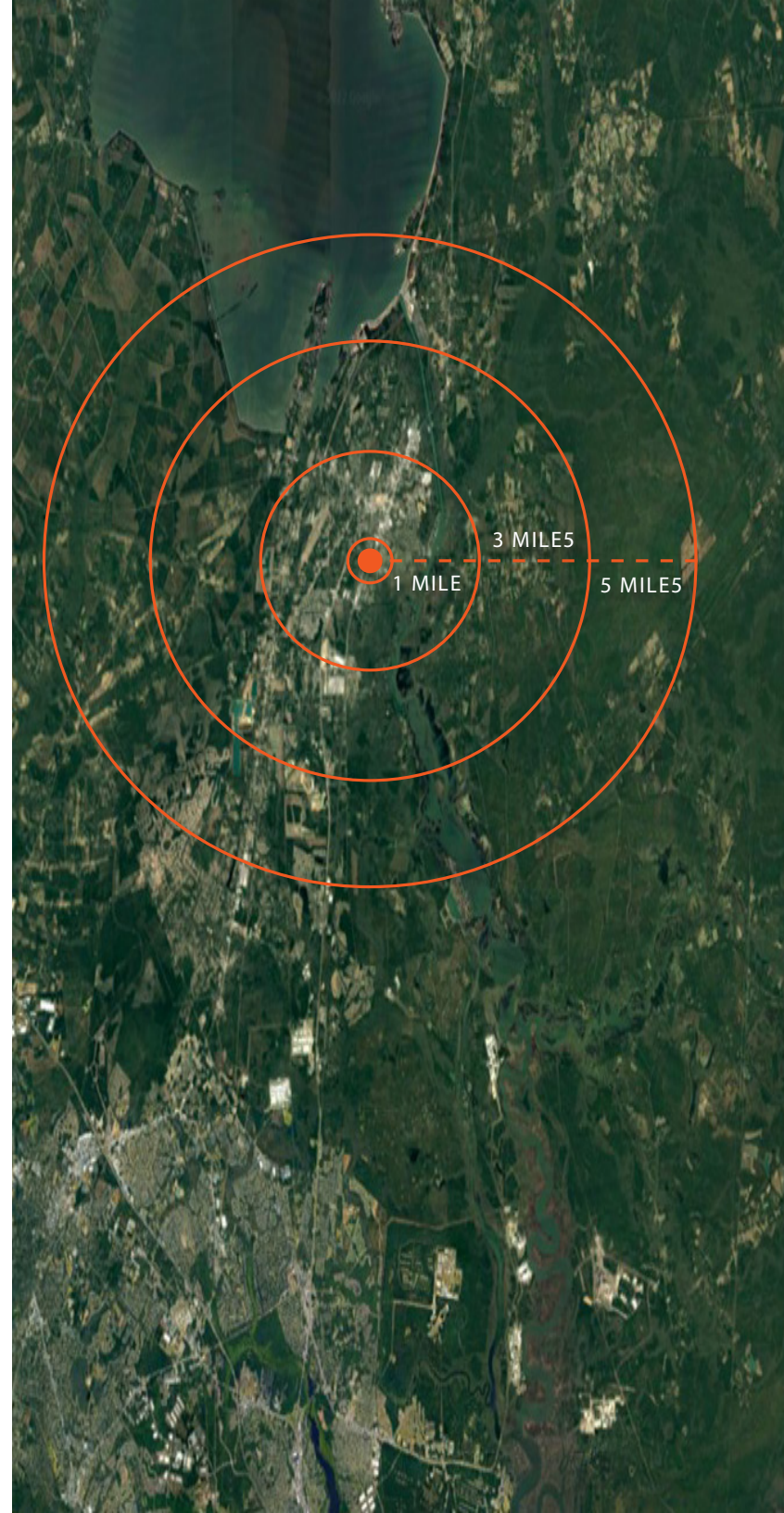
POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	4,998	69,344	172,180
2022 Population	4,595	64,421	162,572
2020 Population	4,214	60,603	153,566
2010 Population	3,658	51,326	129,635
Growth Rate 2010-2020	1.43%	1.68%	1.71%
Growth Rate 2020-2022	3.92%	2.75%	2.57%
Growth Rate 2022-2027	1.70%	1.48%	1.16%

Households

2022 Total Households	1,699	24,577	62,626
2027 Projected Total Households	1,856	26,496	66,478
2010-2020 Annual Rate	1.76%	2.12%	2.07%
2020-2022 Annual Rate	4.19%	2.77%	2.66%
2022-2027 Annual Rate	1.78%	1.52%	1.20%

Average Income

2022 Median Household Income	\$63,373	\$70,318	\$73,572
2022 Average Household Income	\$81,795	\$88,341	\$92,437





Tenant Summary

Dollar General is a 80+ year old company and is the nation's largest small-box discount retailer with more than 18,000 stores located in 47 states with 28 Distribution Centers and 164,000 plus employees. Dollar General helps shoppers Save Time. Save Money. Every Day.® by offering national branded items that are frequently used and replenished such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores. Dollar General is among the largest retailers of top-quality products made by America's most trusted manufacturers such as Procter and Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, and Fruit of the Loom. On October 15, 2015, Standard & Poor's rating services upgraded its rating of DG from BBB- to BBB. In June 2016, Moody's upgrades DG to Baa2. For more detailed information, see the company's web site at www.dollargeneral.com.

2022 FAST FACTS:

- \$34.2 billion in sales in fiscal 2021 an increase of 1.4% over 2020
- Operating profit was \$3.2 billion in fiscal 2021
- Company reported net income of \$2.4 billion and diluted earnings per share \$10.17
- Over 18,000 retail stores as of May 1, 2022
- 28 distribution centers throughout United States
- Ranked #106 on the Fortune 500 list as of May 2022
- Awarded Mass Market Retailer's Retailer of the Year award in January 2020

