



REPRESENTATIVE PHOTO

Dollar General Store

Laurens, South Carolina



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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 90 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.

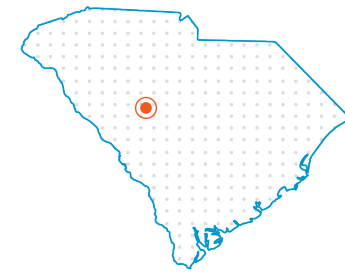
The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property 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

- 10 YR NNN Lease Dollar General Store
- Early Lease Renewal Showing Commitment to the Area
- Strong Growth Area in the Upstate of South Carolina
- Accross from Laurens High School
- Located Along the Area's Primary Thoroughfare with 8,600 VPD on W. Main Street
- Corporate Guaranty by Dolgencorp, LLC
- Dollar General has over 20,000 Stores in 48 States; 31 Distribution Centers
- S&P BBB Investment Grade Credit \$38.7 Billion in Sales in Fiscal 2023
- Perfect 1031 Exchange Property
- DG Ranked #108 on Fortune 500 List

Property Highlights



PROPERTY	Dollar General Store
LOCATION	1503 W. Main Street, Laurens, SC 29360
COUNTY	Laurens
ZONING	Commercial
CONSTRUCTION	2011 Construction; Split-block Front with double door front entry w/ standing seam metal roof

INFORMATION

This Dollar General store is located on the main thoroughfare through Laurens on Main St. It is close to downtown Laurens situated in a residential area between Laurens High School and Middle School. Surrounding retailers include: Founders Credit Union, Subway, Shell Convenience Store and a retail strip center anchored by Edward Jones Investments.



9,100

Square Feet
9,100 +/- SF



1.75

Acres



34

Parking Spaces



Sales Summary

PURCHASE PRICE

\$1,375,000

CAP RATE

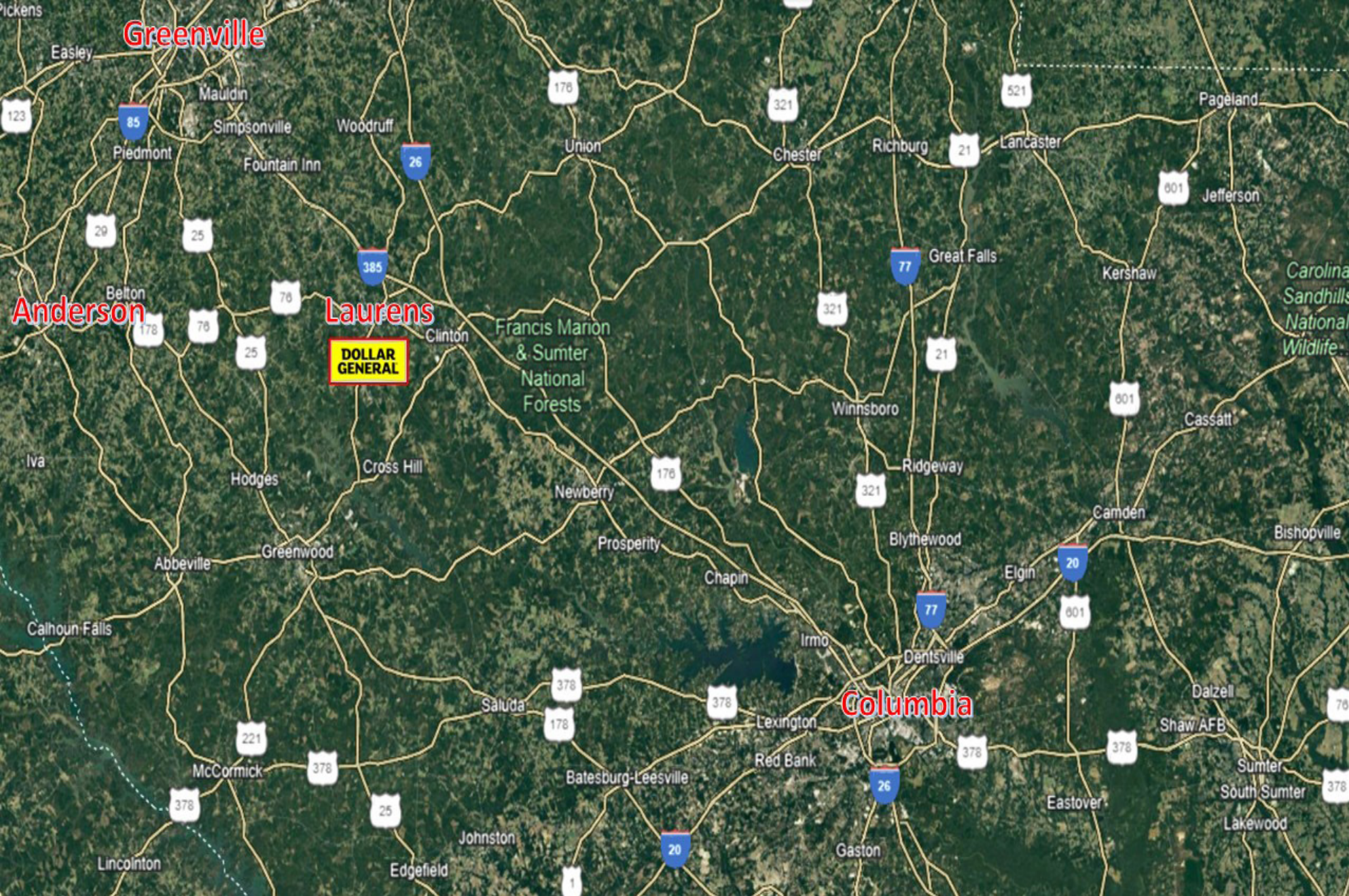
6.83%

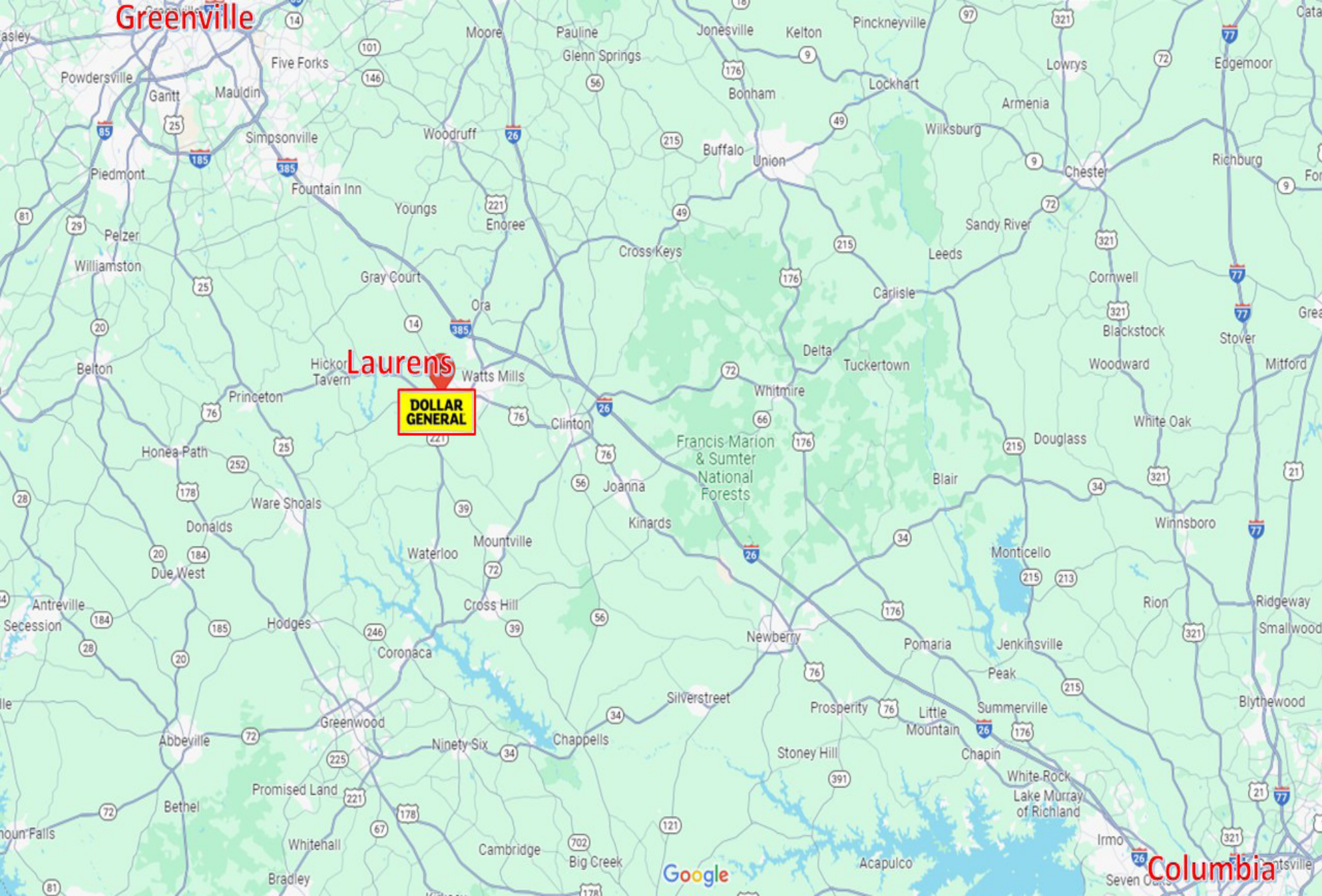
Lease Information

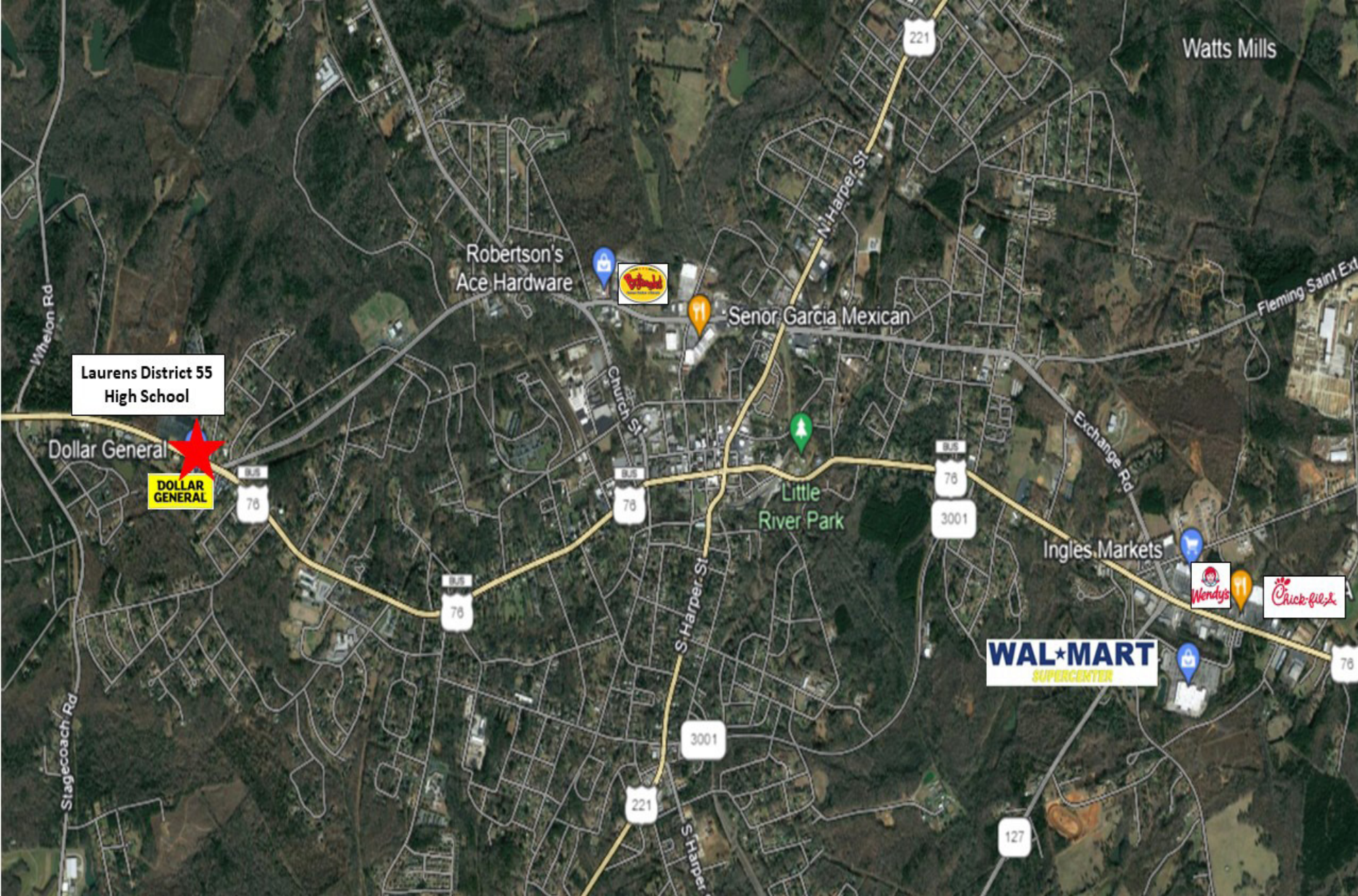
TENANT	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
ANNUAL RENT	\$94,012
RENT START DATE	August 1, 2011
LEASE EXPIRATION DATE	(Early renewal November 2023) October 31, 2033
ORIGINAL LEASE TERM	Fifteen (15) Years
RENEWAL OPTIONS	Five (5), Five (5) Yr Options with 10% increases
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None (Taxes reimbursed upon paid tax receipt)

Rent Schedule

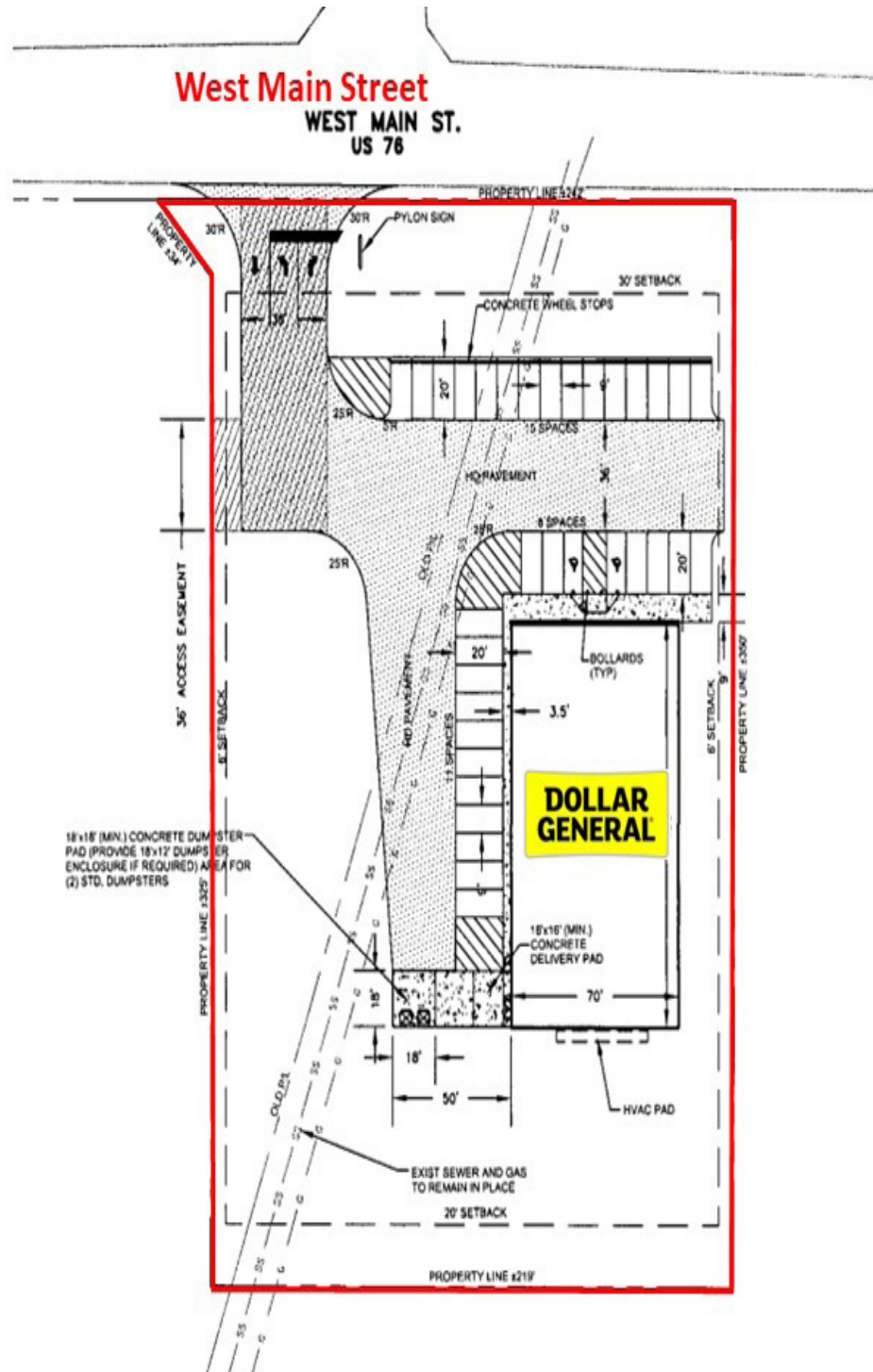
LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-10	11/1/2023	10/31/2033	\$94,012	
OPTION 1	11/1/2033	10/31/2038	\$103,413	10%
OPTION 2	11/1/2038	10/31/2043	\$113,754	10%
OPTION 3	11/1/2043	10/31/2048	\$125,130	10%
OPTION 4	11/1/2048	10/31/2053	\$137,643	10%
OPTION 5	11/1/2053	10/31/2058	\$151,407	10%













Laurens South Carolina

Laurens

SOUTH CAROLINA

Laurens is a city located in Laurens, South Carolina. It is located in upstate South Carolina. The city of Laurens is named after Henry Laurens, a South Carolina merchant and rice planter who was one of America's wealthiest slave traders. He was a delegate to and second president of the Continental Congress and served as a diplomat. It is part of the Greenville–Mauldin–Easley Metropolitan Statistical Area. It is located 38 miles to Greenville and 4 miles to I-385.



Small-Town Charm



Convenient Location



Family Friendly

Demographics

Population

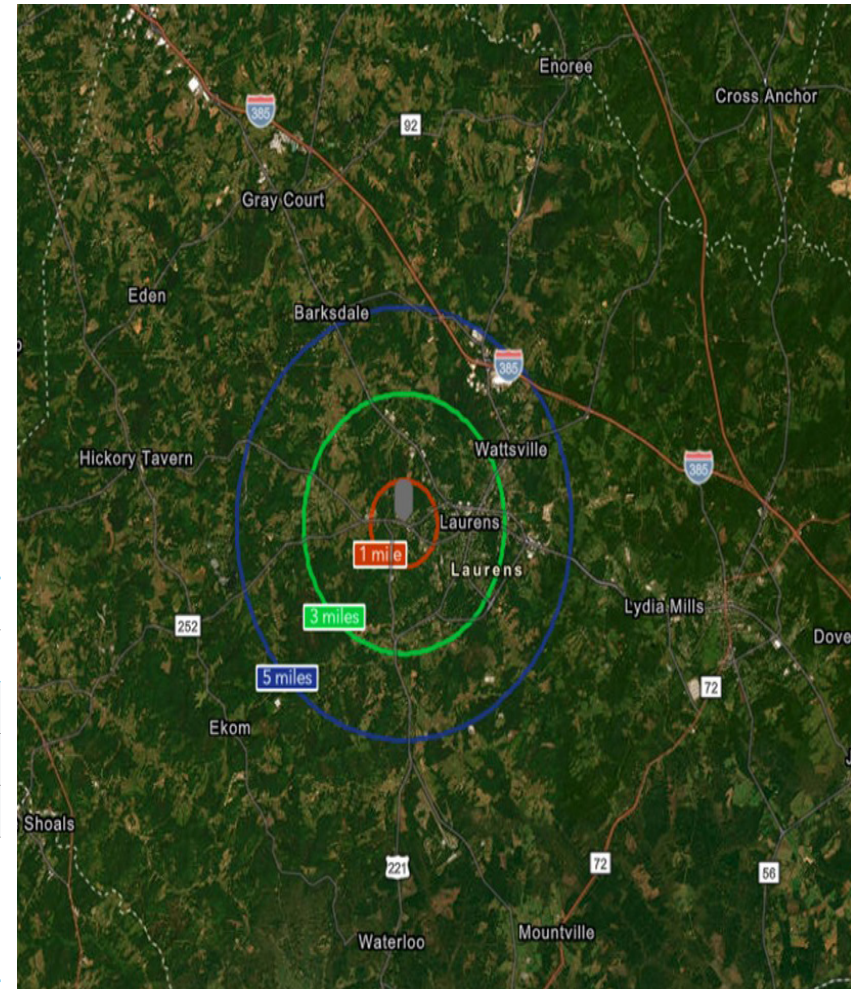
POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	1,527	11,272	17,405
2023 Population	1,490	11,233	17,362
2020 Population	1,452	11,167	17,254
2010 Population	1,344	10,945	16,974
Growth Rate 2010-2020	0.78%	0.20%	0.16%
Growth Rate 2020-2023	0.80%	0.18%	0.19%
Growth Rate 2023-2028	0.49%	0.07%	0.05%

Households

2023 Total Households	627	4,593	7,112
2028 Projected Total Households	645	4,642	7,182
2010-2020 Annual Rate	0.34%	0.24%	0.28%
2020-2023 Annual Rate	0.95%	0.49%	0.52%
2023-2028 Annual Rate	0.57%	0.21%	0.20%

Average Income

2023 Median Household Income	\$57,843	\$52,999	\$52,068
2023 Average Household Income	\$73,283	\$69,244	\$70,124





Tenant Summary

Dollar General is a 80+ year old company and is the nation's largest small-box discount retailer with more than 20,000 stores located in 48 states with 31 Distribution Centers and 185,000 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.

2023 FAST FACTS:

- \$38.7 billion in sales in fiscal 2023 an increase of 2.2% over 2022
- Operating profit was \$2.4 billion in fiscal 2023
- Company reported net income of \$1.7 billion and diluted earnings per share \$7.55
- Over 20,000 retail stores as of March 2024
- 31 distribution centers throughout United States
- Ranked #108 on the Fortune 500 list as of May 2023
- Included in Fortune's 2023 list of most admired companies



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