

# Dollar General

240 8<sup>th</sup> Avenue | Aynor, SC 29511

**FOR SALE:**  
**NNN RETAIL PROPERTY**

## EXECUTIVE SUMMARY:

### Investment Summary:

Sale Price:	\$385,000
Cap Rate:	10%
NOI (After Ground Lease Payment):	\$38,089
Building Size:	8,125 SF
Price/SF:	\$47.38
Ground Lease Term Remaining:	33 Years
Lot Size:	1.84 Acres
Year Built:	2003

### Lease Summary:

Lease Type:	Triple Net
Lease Rate:	\$6.26 psf
CAM:	\$2.21 psf
Term Expiration:	1/31/2024
Remaining Term:	3.5 Years
Gurantor:	Corporate
Original Start Date:	4/7/2003
Original Lease Term:	10 Years
Current Extension Start Date:	2/1/2019
Current Lease Term:	5 Year Extension
Renewal Options Remaining:	2 Five-Year w/ Rent Increases



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1100A Rutherford Rd.

Greenville, SC 29609

(Ground Lease Info Available Upon Request\*\*\*)



**STONE & COMPANY**

— Real Estate —

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## INVESTMENT HIGHLIGHTS:

### General:

- Minimal Landlord Responsibilities
- Below Market In-Place Rent psf
- Situated next to multiple restaurants, a gas station, and a high school

### Superb Location:

- One Block from Highway 501: 19,357 Vehicles Per Day
- Located between 8<sup>th</sup> and 9<sup>th</sup> Avenue: 2,120 Vehicles per Day
- .05 Miles from High School: 2,972 Vehicles per Day

### Strong Demographics: (Within 3 Miles of Property)

- Population: 4,155
- Expected Population Growth ('20-25): 13.96%
- Median Household Income: \$43,903

### Horry County Retail Submarket Fundamentals:

- Avg Rent psf: \$12.86 psf
- Retail Vacancy Rate: 2.5%
- Avg Market Sale Price psf: \$130 psf

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