Dollar General

240 8th Avenue | Aynor, SC 29511

<u>FOR SALE</u>: NNN RETAIL PROPERTY

EXECUTIVE SUMMARY:

Investment Summary:

Sale Price: \$385,000 10% Cap Rate: 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** \$6.26 psf Lease Rate: CAM: \$2.21 psf 1/31/2024 Term Expiration: 3.5 Years Remaining Term: **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



Graham Mullikin (864)-704-4490

Graham@stoneandcompany.net

Renewal Options Remaining:

1100A Rutherford Rd. Greenville, SC 29609

(Ground Lease Info Available Upon Request***)

2 Five-Year w/ Rent Increases



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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 8th and 9th Avenue: 2,120 Vehicles per Day .05 Miles from High School: 2,972 Vehicles per Day

Strong Demographics:

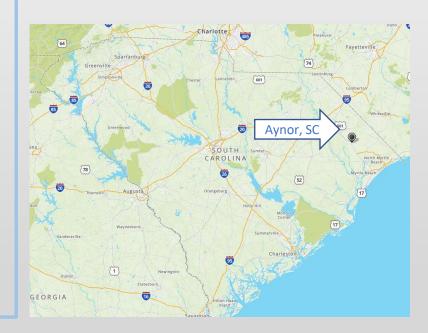
(Within 3 Miles of Property)

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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