

FOR SALE

Dollar General Anchored Shopping Center

300-302 S. Main St. | Abbeville, SC 29620



TENANTS, LEASES & LOCATION

- All current tenants pay for their prorated share of taxes, insurance, and CAM charges based on square footage, through reimbursements
- 61% of rental income comes from national investment grade credit tenants, in the Fortune 150 and the Top 50 of Forbes' Best Banks in America
- Anchor Dollar General, w/17,000 locations nationwide, has been at this location for over 16 yrs. & has an extension w/increase
- South State Bank (NASDAQ: SSB, \$289.1M revenues, S.C.'s largest commercial bank) leased ATM island, renews in 5 yr. intervals
- Theo's Deli & Seafood, with 3 locations, will be leasing their 17th upcoming year at this location and has a 5 yr. ext. w/increase
- Theo's also leases the 4500 SF end cap M2M creating an opportunity for a stable tenant with a long term lease, or divide for multiple tenants
- Local Finance and Tax Services, with 56 locations in 3 states, renews annually or for 2 years, and will be going into their 13th yr. at this location
- Dollar General Corp. (S&P BBB, Moody's Baa2, N.Y.S.E.: DG) net sales increased 27% and same-store sales increased 21% from last year
- A one-time forgiveness of \$1000 (Theo's Dry Storage) is the only COVID related rent shortfall or reduction
- Over 6500 V.P.D. at the intersection of Walnut St. @ S. Main St. and Greenwood St. carries 10,900 V.P.D.
- Over 32,300 people in over 14,000 households with an avg. HH income of \$53,000/yr. live within 2 miles

FINANCIAL SUMMARY

Asking Price:	\$ 1,573,778
Asking Price / SF:	\$ 77/ft.
Cap Rate:	7.3 %
NOI (Actual):	\$ 114,886
Rental Income:	\$ 118,848
Occupancy:	100 %
GLA:	± 20,420 SF
Parcel Size:	± 2.0 Acres
Number of Tenants:	4



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

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INFORMATION

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