



**DOLLAR GENERAL®**

**ANDREWS, SOUTH CAROLINA**  
CONFIDENTIAL OFFERING MEMORANDUM

# TABLE OF CONTENTS

## Investment Overview

03 Executive Summary

## Property Overview

04 Regional Map

05 Market Map

06 Submarket Map

07 Site Map

08 Property Photos

09 Site Aerial

## Tenant Overview

10 Lease Summary & Rent Schedule

11 Tenant Summary

## Market Overview

12 Market Analysis

13 Demographics

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## PROPERTY SUMMARY

Address	307 E Main Street Andrews, SC 29510
Ownership	Fee Simple
Total GLA	9,026 SF
Parcel Size	1.73 Acres
Parking	34 Spaces
Year Constructed	2015

## INVESTMENT SUMMARY

List Price	\$1,113,000
Cap Rate	7.50%
NOI	\$83,406
Lease Type	Absolute Net
Remaining Lease Term	±5.5 Years
Rent Increases	10% Each Option
Remaining Options	(5) 5 - Year

## PROPERTY HIGHLIGHTS

- **Top Visited Location:** This store ranks as the #1 most visited DG within 15 miles of Andrews and in the 82nd percentile in all of South Carolina, based on data from Placer.ai.
- **Strong Location:** Located in the heart of downtown Andrews surrounded by traffic drivers such as Andrews High School, Food Lion, McDonalds, Burger King, O'Reilly's, and many more.
- **Limited Landlord Responsibilities:** Absolute NNN lease offers investors a true hassle free investment opportunity.
- **Corporate Guaranteed Lease:** Over 20,000 locations in 48 states and Mexico, and revenues in excess of \$38.7 billion, and ranked #111 in the Fortune 500.
- **Investment Grade Tenant:** Dollar General holds an S&P BBB credit rating, solidifying its strength as a credit worthy tenant.
- **Attractive State for Investment:** South Carolina has experienced huge economic and population growth over the past 10 years due to its political & economic policies, low cost of living & taxes, right-to-work mindset, an educated & well-trained employee base, and access to logistical infrastructure.



# PROPERTY OVERVIEW

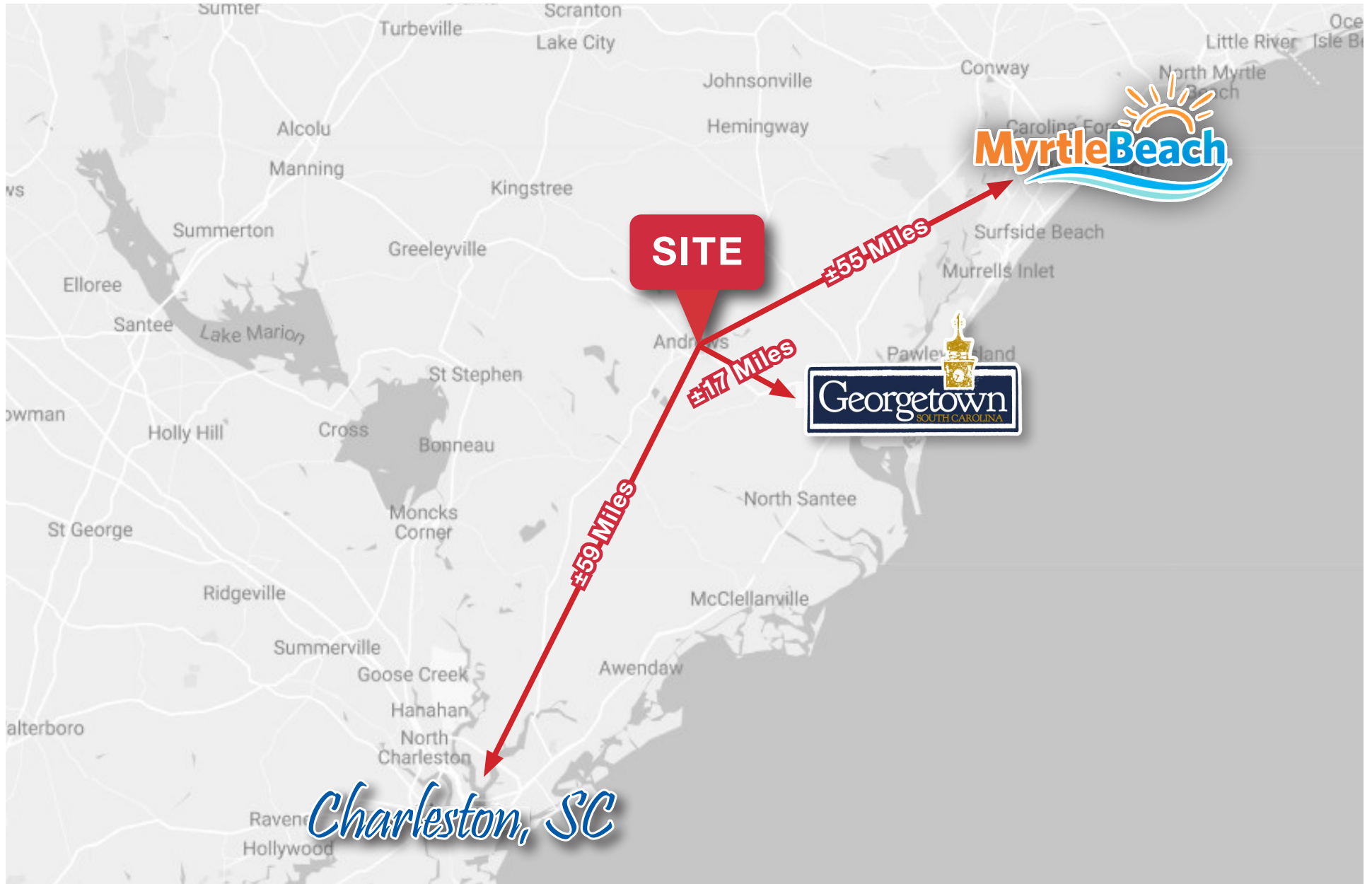
Regional Map



# PROPERTY OVERVIEW

Market Map

DG





# PROPERTY OVERVIEW

Submarket Map





# PROPERTY OVERVIEW

Site Map





# PROPERTY OVERVIEW

Property Photos





# PROPERTY OVERVIEW

Site Aerial





# INVESTMENT OVERVIEW

Lease Summary & Rent Schedule



## LEASE SUMMARY

Tenant Trade Name	Dollar General
Tenant	Dolgenercorp, LLC
Lease Type	Absolute Net
Building Size	9,026 SF
Original Lease Term	15 Years
Rent Commencement Date	6/16/2015
Lease Expiration Date	6/30/2030
Lease Term Remaining	±5.5 Years
Options	(5) 5 Year
Increases	10% Each Option
Property Taxes	Tenant Responsible
Insurance	Tenant Responsible
Repairs and Maintenance	Tenant Responsible
HVAC Repairs and Replacement	Tenant Responsible
Roof & Structure	Tenant Responsible
Parking Lot Repair & Replacement	Tenant Responsible

## RENT SCHEDULE

Current Term	Monthly	Annual	Rent/SF
6/16/15 - 6/30/30	\$6,950.50	\$83,406.00	\$9.24
<b>1st Option Term</b>			
7/1/30 - 6/30/35	\$7,645.55	\$91,746.60	\$10.16
<b>2nd Option Term</b>			
7/1/35 - 6/30/40	\$8,410.11	\$100,921.26	\$11.18
<b>3rd Option Term</b>			
7/1/40 - 6/30/45	\$9,251.12	\$111,013.39	\$12.30
<b>4th Option Term</b>			
7/1/45 - 6/30/50	\$10,176.23	\$122,114.72	\$13.53
<b>5th Option Term</b>			
7/1/50 - 6/30/55	\$11,193.85	\$134,326.20	\$14.88





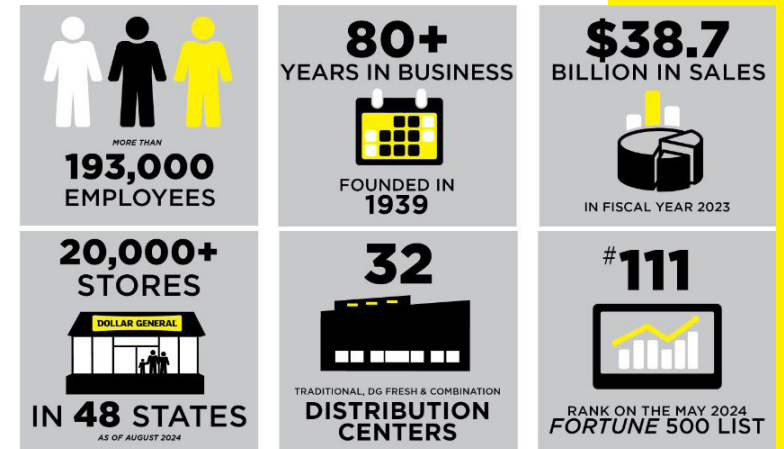
## DOLLAR GENERAL®

- Headquarters: **Goodlettsville, TN**
- **\$38.7 billion** in sales in fiscal 2023
- **20,000+ retail locations** in 48 states and Mexico as of August 2024
- **32** distribution centers in 16 states
- **193,000+** employees
- Ranked **#111** on Fortune 500 list (2024)
- Fortune's **World's Most Admired Companies** List (2023, 2022, 2020)
- #17 on the National Retail Federation's **Top 100 Retailers** List (2023)
- #22 on **Brand Finance's Retail Report** (2023)
- Top 50 **Fastest-Growing Retailer** by Total Retail (2022)
- **Most Trusted Brand** List for Retailers by Morning Consult (2022, 2021)
- Axios Harris Poll **100 Most Reputable Companies** (2021)

Dollar General (NYSE: DG) is a chain of over 20,000+ discount stores spread throughout 48 states and Mexico. With 193,000+ employees, Dollar General concentrates the bulk of its business in the South, East, Midwest, and Southwest of the US, where it offers basic household items such as cleaning supplies, health and beauty aids, apparel, and food. They target low, middle, and fixed-income shoppers. One of Dollar General's main advantages is that it offers prices as low, or lower than, Walmart, but in more convenient locations. Dollar General was recognized in spot #111 in 2024's Fortune 500 list, and it has steadily grown to become one of the most profitable stores in the rural United States with revenues reaching around \$38.7 billion in 2023.

Dollar General has 32 distribution centers across 16 states, and since 2017, they have expanded their markets to include the states of North Dakota, Wyoming, Washington, and Idaho, making Alaska and Hawaii the only two states their markets have yet to include. DG demonstrates continued growth with plans to open 800 new stores in 2024.

[www.dollargeneral.com](http://www.dollargeneral.com)



AS OF Q2 2024 EARNINGS REPORTED ON AUGUST 29, 2024 UNLESS OTHERWISE NOTED





Nestled on South Carolina's scenic coast, **Georgetown is a nearly 300-year-old city brimming with Lowcountry charm and historic character.** As the **county seat of Georgetown County**, it features well-preserved 18th and 19th-century architecture and a thriving downtown with boutique shopping, chef-driven restaurants, and a vibrant arts and culture scene. Its walkable waterfront lifestyle adds to its appeal as a top destination.



**Downtown Georgetown**, located within the city's original **37-block historic district**, is a vibrant waterfront destination anchored by Front Street's colorful shops and historic brick facades. Its scenic, handicapped-accessible Harborwalk offers stunning views of the harbor, while locally owned businesses provide a unique shopping experience free of chain stores. Visitors can enjoy waterfront dining, boating, fishing, historic and ghost tours, as well as lively festivals, parades, and concerts, making it a **standout Lowcountry destination.**



Georgetown provides excellent **connectivity by air and sea.** Just five miles from downtown, the **Georgetown Airport (KGGE)** accommodates private aircraft with its well-equipped runways, while **Charleston International (CHS)** and **Myrtle Beach International (MYR)** airports offer convenient commercial flight options. The **Port of Georgetown**, operated by the SC Ports Authority, serves as a vital hub for efficient and safe maritime trade and transportation.



Georgetown offers excellent educational opportunities through **Coastal Carolina University (CCU)** and **Horry-Georgetown Technical College.** CCU's downtown satellite location focuses on marine science studies and serves as the home port for its research vessels. Horry-Georgetown Technical College's local campus offers a range of programs and training to support academic and career development.



### GEORGETOWN, SOUTH CAROLINA ACCOLADES

- ✓ **#2 Best Small Town in South Carolina**  
*Southern Living, 2023*
- ✓ **Towns in South Carolina That Were Ranked Among US Favorites**  
*WorldAtlas 2024*
- ✓ **#3 Best Coastal Small Town**  
*USA TODAY, 2022*

Located where five major rivers meet Winyah Bay, Georgetown is home to pristine natural treasures like the North Inlet National Estuarine Research Reserve. The **city's position along Highway 17 offers easy access to Charleston and Wilmington**, with Highway 521 connecting to I-95. **Tourism is a major industry**, driven by attractions including beaches, museums, shopping, dining, nature trails, and golf courses. The local economy also benefits from **growing sectors like advanced manufacturing, chemical production, and technology**, blending modern innovation with its rich heritage.

[www.georgetownsc.gov](http://www.georgetownsc.gov) | [www.historicgeorgetownsc.com](http://www.historicgeorgetownsc.com) | [seegeorgetown.com](http://seegeorgetown.com) | [discovergeorgetownsc.com](http://discovergeorgetownsc.com)





### 1 MILE RADIUS

Summary	2024	2029
Population	2,281	2,259
Households	896	901
Families	596	598
Average Household Size	2.55	2.51
Owner Occupied Housing Units	558	592
Renter Occupied Housing Units	338	310
Median Age	40.1	41.0
Average Household Income	\$68,555	\$82,396

### 3 MILE RADIUS

Summary	2024	2029
Population	4,631	4,568
Households	1,899	1,911
Families	1,291	1,295
Average Household Size	2.44	2.39
Owner Occupied Housing Units	1,270	1,334
Renter Occupied Housing Units	629	577
Median Age	40.9	41.5
Average Household Income	\$65,599	\$76,286

### 5 MILE RADIUS

Summary	2024	2029
Population	6,740	6,661
Households	2,789	2,820
Families	1,896	1,911
Average Household Size	2.41	2.36
Owner Occupied Housing Units	2,020	2,114
Renter Occupied Housing Units	769	706
Median Age	42.2	42.8
Average Household Income	\$65,254	\$76,040

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 307 E Main St, Andrews, South Carolina 29510 (“Property”). It has been prepared by Furman Capital Advisors (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.





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