

NET LEASE INVESTMENT OFFERING

HARRISON  
CAPITAL ADVISORS



# DOLLAR GENERAL STORE

Conway, South Carolina (Red Hill Community/Myrtle Beach MSA)

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# HARRISON

## CAPITAL ADVISORS

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# COMPANY OVERVIEW

## About Harrison Capital Advisors

Harrison Capital Advisors is an independent commercial real estate investment advisory firm specializing in assisting buyers and sellers in the acquisition and disposition of income producing properties throughout the Carolinas and Southeastern United States. Founded by two experienced partners with a combined track record exceeding \$800 million in closed transactions, the firm delivers institutional level expertise with direct partner access on every engagement

Our team combines deep market expertise with detailed property analysis to guide clients through sophisticated investment property decisions across all asset classes including single-tenant net leased and multi-tenant properties. We specialize in advising on 1031 exchanges, all cash acquisitions, debt placement and investment property analysis.

## Our Approach

We built this firm on a straightforward belief: that every client deserves direct access to experienced partners who know the market, understand their goals and are committed to helping our clients achieve maximum returns on their commercial real estate investments.

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## CAPITAL ADVISORS

# 42+ YEARS

## COMBINED COMMERCIAL REAL ESTATE EXPERIENCE

# \$850M+

## IN CLOSED TRANSACTIONS

# 75+

## NATIONAL TENANT BRANDS REPRESENTED

# INVESTMENT OVERVIEW

|          |   |
|----------|---|
| PROPERTY | DOLLAR GENERAL STORE                      |
| ADDRESS  | 2101 WILDERNESS ROAD,<br>CONWAY, SC 29526 |
| COUNTY   | HORRY                                     |
| ZONING   | COMMERCIAL                                |

## HIGHLIGHTS

- New Dollar General Store
- Explosive Growth w/ New Residential Subdivisions
- 15 YR NNN Lease w/ Corporate Guaranty by Dolgencorp, LLC
- Horry County ranked 44th fastest growth county in the US
- 10,500 VPD on Highway SC-90
- Near Coastal Carolina University w/ 12,000+ Students
- Dollar General has over 20,893 Stores in 48 States; 34 Distribution Centers
- S&P BBB Investment Grade Credit \$42.7 Billion in Sales in Fiscal 2025
- Perfect 1031 Exchange Property
- DG Ranked #111 on Fortune 500 List

# PROPERTY HIGHLIGHTS

10,640  
SQUARE FEET

3.63  
ACRES

36  
PARKING SPACES



## CONSTRUCTION

2025 construction; Metal Over Steel Frame Bldg. w/Masonry Trim Accents

## INFORMATION

This Dollar General store is located on Highway SC-90 which is a main throughfare in Conway. It is close to Myrtle Beach and Hwy 501, the main artery between Conway and Myrtle. This store sits in the immediate vicinity of high growth with new retail, residential, and golf courses all around. Coastal Carolina University is within close proximity of this location.

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# LEASE INFORMATION

|                           |   |
|---------------------------|---|
| TENANT                    | DOLGENCORP, LLC W/ DOLLAR GENERAL CORPORATE GUARANTY      |
| ANNUAL RENT               | \$169,080   |
| CURRENT RENT START DATE   | 11/1/2025   |
| LEASE EXPIRATION DATE     | 10/31/2040  |
| ORIGINAL LEASE TERM       | FIFTEEN (15) YEARS; 5% RENT INCREASE EVERY FIVE (5) YEARS |
| RENEWAL OPTIONS           | FIVE (5), FIVE (5) YR OPTIONS WITH 5% INCREASES           |
| LEASE TYPE                | NNN   |
| LANDLORD RESPONSIBILITIES | NONE (TAXES REIMBURSED UPON PAID TAX RECEIPT)             |

**\$2,601,231**

PURCHASE PRICE | 6.5% CAP RATE

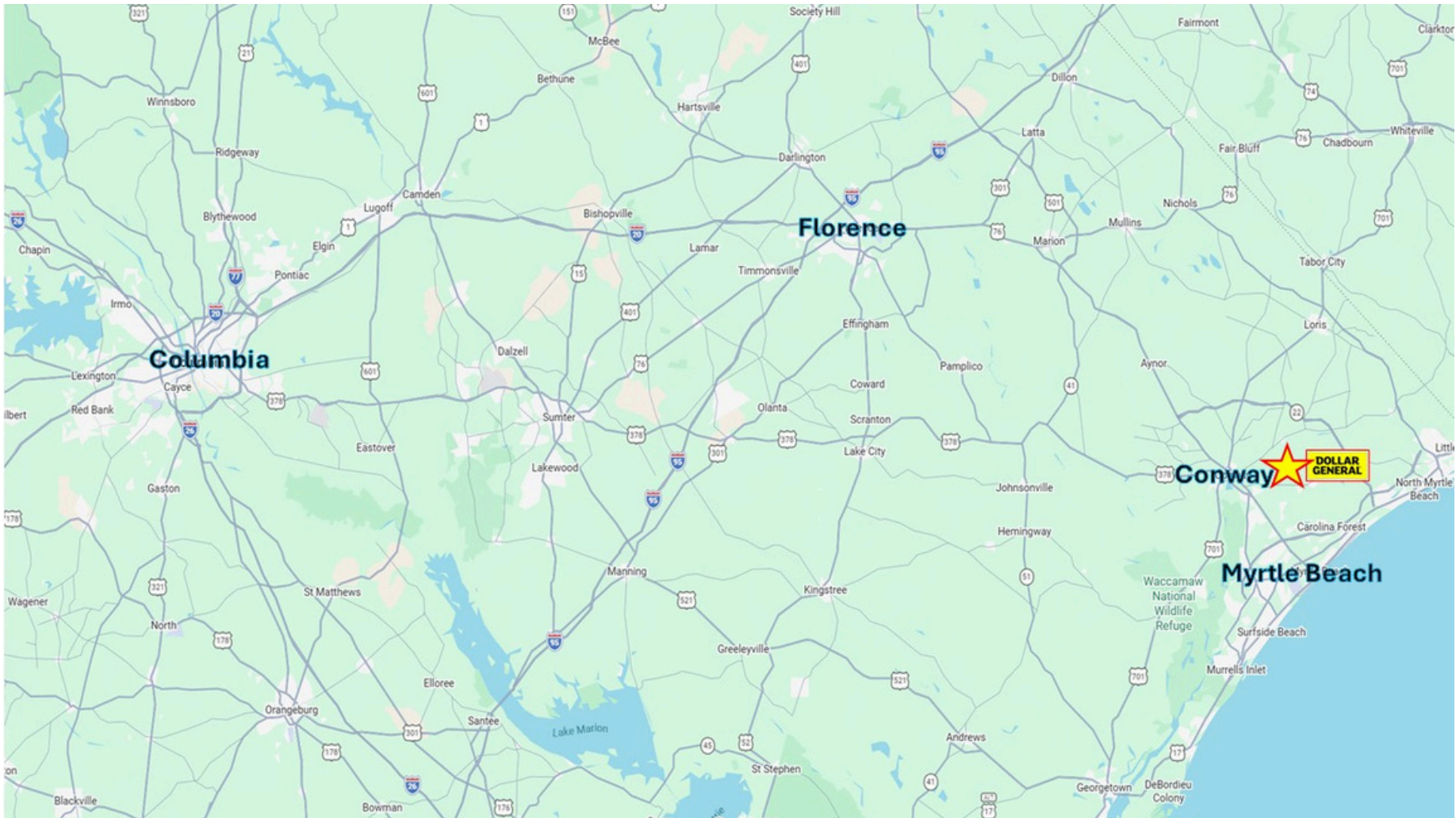


## RENT SCHEDULE

| LEASE YEAR  | START     | END        | ANNUAL RENT | % INCREASE |
|-------------|-----------|------------|-------------|------------|
| YEARS 1-5   | 11/1/2025 | 10/31/2030 | \$169,080   |            |
| YEARS 6-10  | 11/1/2030 | 10/31/2035 | \$177,534   | 5%         |
| YEARS 11-15 | 11/1/2035 | 10/31/2040 | \$186,410   | 5%         |
| OPTION 1    | 11/1/2040 | 10/31/2045 | \$195,731   | 5%         |
| OPTION 2    | 11/1/2045 | 10/31/2050 | \$205,518   | 5%         |
| OPTION 3    | 11/1/2050 | 10/31/2055 | \$215,793   | 5%         |
| OPTION 4    | 11/1/2055 | 10/31/2060 | \$226,583   | 5%         |
| OPTION 5    | 11/1/2060 | 10/31/2065 | \$237,912   | 5%         |

# REGIONAL MAP

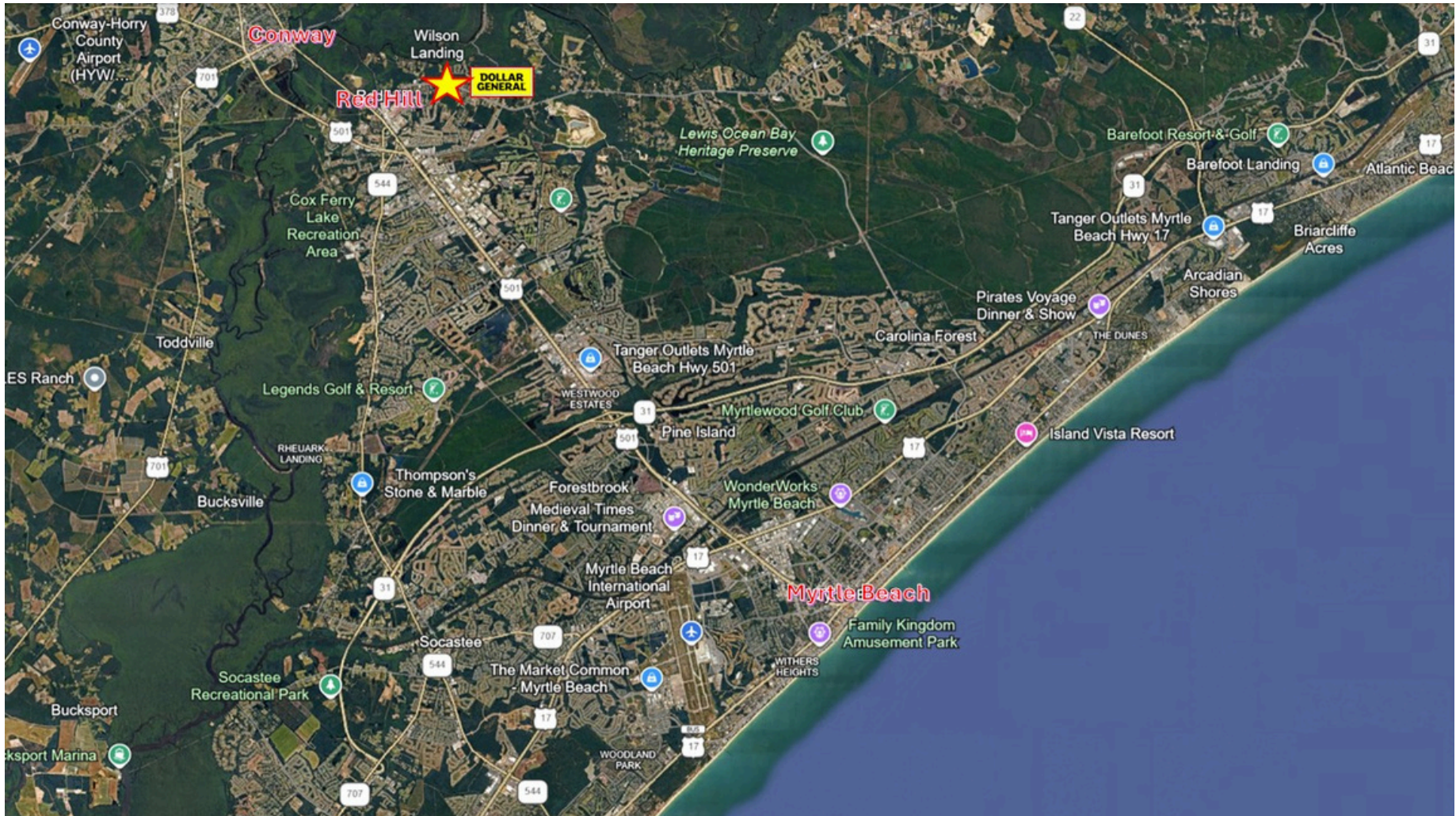
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# LOCAL AERIAL MAP

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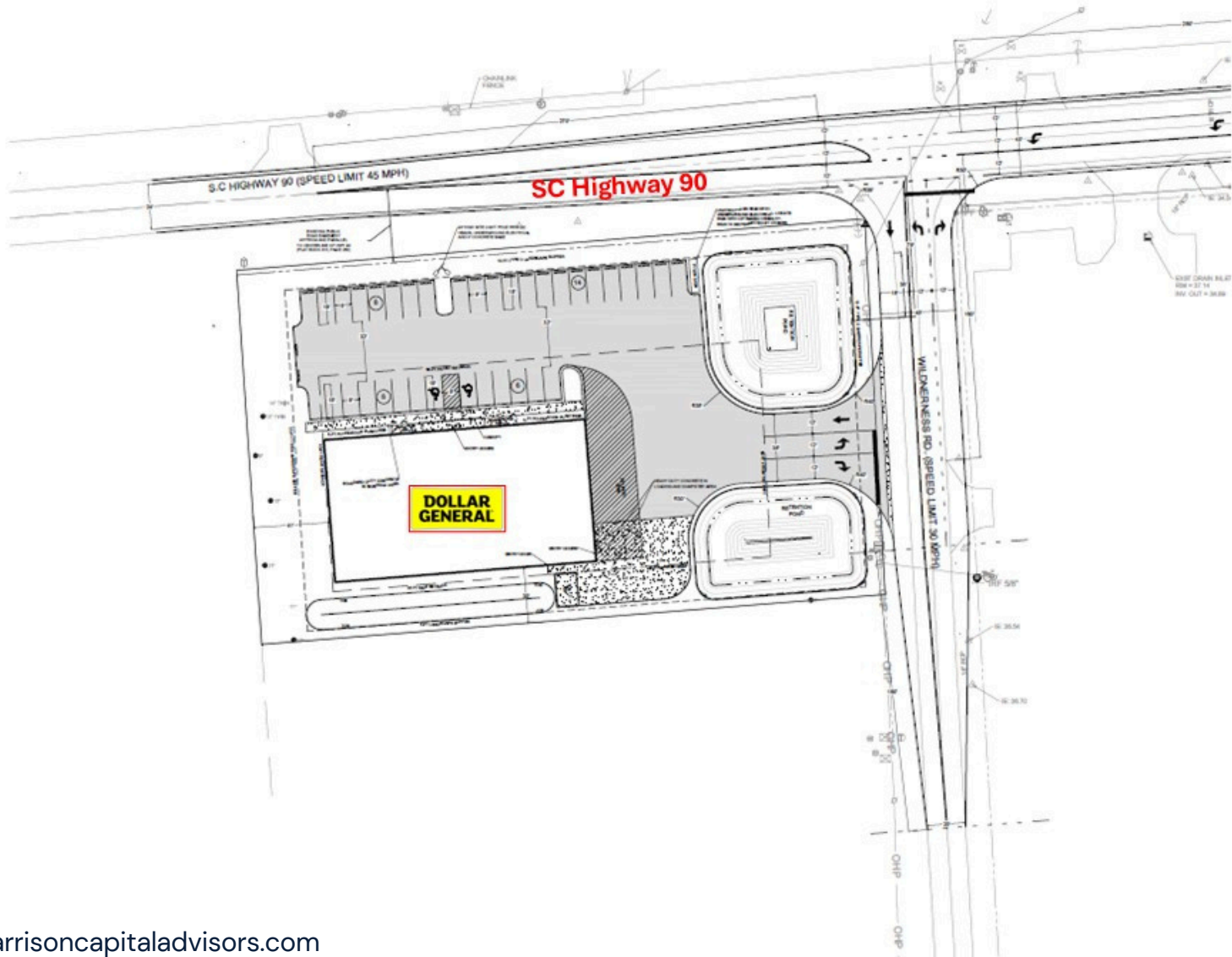




# SITE AERIAL



# SITE PLAN



# CONWAY, SOUTH CAROLINA

Conway is a city in Horry County, South Carolina and is part of the Myrtle Beach MSA. It is home of Coastal Carolina University with over 12,000 students. Conway is situated on the South Carolina Coastal plain on the Western banks of the Waccamaw River and is 14 miles from the Atlantic Ocean. U.S. Route 701, U.S. Route 501 and U.S. Route 378 pass through Conway.

Horry County is the easternmost county in the state of South Carolina and is the fourth most populous county in the state.

- Growth rate of 3.64% annually
- Top 44 fastest growth count in the US
- Major residential hub increasing 26.69% since the 2020 census



SMALL TOWN CHARM



CONVENIENT LOCATION



FAMILY FRIENDLY

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# MYRTLE BEACH, SOUTH CAROLINA

Myrtle Beach is a resort city in Horry County, South Carolina. It is located in the center of a long and continuous 60-mile stretch of beach known as the “Grand Strand” in the Northeastern part of the state. Myrtle Beach is one of the major centers of tourism in South Carolina and the United States. The warm climate, miles of beaches, 86+ golf courses and 1,800+ restaurants attract over 20 million visitors every year, making Myrtle Beach one of the most visited destinations in the country.

The Myrtle Beach Metro Area is one of the fastest growing metropolitan areas in the country. Myrtle Beach is the largest principal city of the Myrtle Beach–Conway, SC combined statistical area. Myrtle Beach is also known for all of its shopping malls like Barefoot Landing, Broadway at the Beach, Coastal Grand Mall and The Market Commons. Myrtle Beach is home to the Myrtle Beach Pelicans, which is a Carolina League baseball team and a Chicago Cubs farm franchise.

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# DEMOGRAPHICS

| POPULATION            | 1 MILE | 3 MILES | 5 MILES  |
|-----------------------|--------|---------|----------|
| 2030 PROJECTION       | 3,278  | 21,262  | \$60,215 |
| 2025 POPULATION       | 2,979  | 19,636  | \$54,182 |
| 2020 POPULATION       | 2,898  | 18,176  | \$49,447 |
| 2010 POPULATION       | 2,214  | 12,876  | \$37,394 |
| GROWTH RATE 2010-2020 | 2.73%  | 3.51%   | 2.83%    |
| GROWTH RATE 2020-2025 | 0.53%  | 1.48%   | 1.76%    |
| GROWTH RATE 2025-2030 | 1.93%  | 1.60%   | 2.13%    |

# HOUSEHOLDS

|                                 |       |       |        |
|---------------------------------|-------|-------|--------|
| 2025 TOTAL HOUSEHOLDS           | 1,176 | 5,989 | 20,405 |
| 2030 PROJECTED TOTAL HOUSEHOLDS | 1,313 | 6,753 | 23,218 |
| 2010-2020 ANNUAL RATE           | 2.74% | 1.79% | 2.38%  |
| 2020-2025 ANNUAL RATE           | 0.64% | 1.53% | 2.02%  |
| 2025-2030 ANNUAL RATE           | 2.23% | 2.43% | 2.62%  |

# AVERAGE INCOME

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| 2025 MEDIAN HOUSEHOLD INCOME  | \$56,557 | \$68,612 | \$68,046 |
| 2025 AVERAGE HOUSEHOLD INCOME | \$64,917 | \$82,692 | \$84,535 |

# TENANT SUMMARY

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities.

As of January 30, 2026, the Company's 20,893 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

## 2025 FAST FACTS

- \$42.7 billion in sales in fiscal 2025 an increase of 5.2% over 2024
- Operating profit was \$2.2 billion in fiscal 2025
- Company reported net income of \$1.5 billion and diluted earnings per share \$6.85
- Over 20,893 retail stores as of December 2025
- 34 distribution centers throughout United States
- Ranked #111 on the Fortune 500 list as of 2025
- Included in Fortune's 2023 list of most admired companies

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# EXCLUSIVELY OFFERED BY:

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