



REPRESENTATIVE PHOTO

Dollar General "Market" Store

Johnston, South Carolina



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Company Overview

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States.

With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

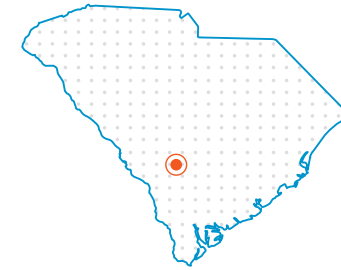
The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Investment Overview

HIGHLIGHTS

- NEW DG "Market" Store opened January 2025
- Rent Increases 5% every 5 Yrs in Primary Term plus options
- 15 YR NNN Lease w/ Corporate Guaranty by Dolgencorp, LLC
- 7,100 VPD on Lee St. & 3,600 VPD on Calhoun St.
- Located 20 miles from Aiken and 50 miles to Columbia
- Dollar General has over 20,500 Stores in 48 States; 34 Distribution Centers
- S&P BBB Investment Grade Credit \$40.6 Billion in Sales in Fiscal 2024
- Perfect 1031 Exchange Property
- DG Ranked #112 on Fortune 500 List

Property Highlights



PROPERTY	Dollar General "MARKET" Store
LOCATION	424 Lee Street, Johnston, SC 29832
COUNTY	Edgefield
ZONING	Commercial
CONSTRUCTION	2024 Construction; Metal front entry building w/standing seam metal roof

INFORMATION

This Dollar General "Market" store is located in the heart of town on the main thoroughfare that runs through Johnston. This store is the "Market" prototype concept size which is a larger store with added cooler/freezer space to accommodate the growing demand for fresh meat and vegetables. There is no national chain grocery store in Johnston which will make this DG Market a thriving place to support the local grocery needs.



12,687

Square Feet
12,687 +/- SF



1.39

1.39 +/- Acres



38

Parking Spaces



Sales Summary

PURCHASE PRICE
\$2,697,777

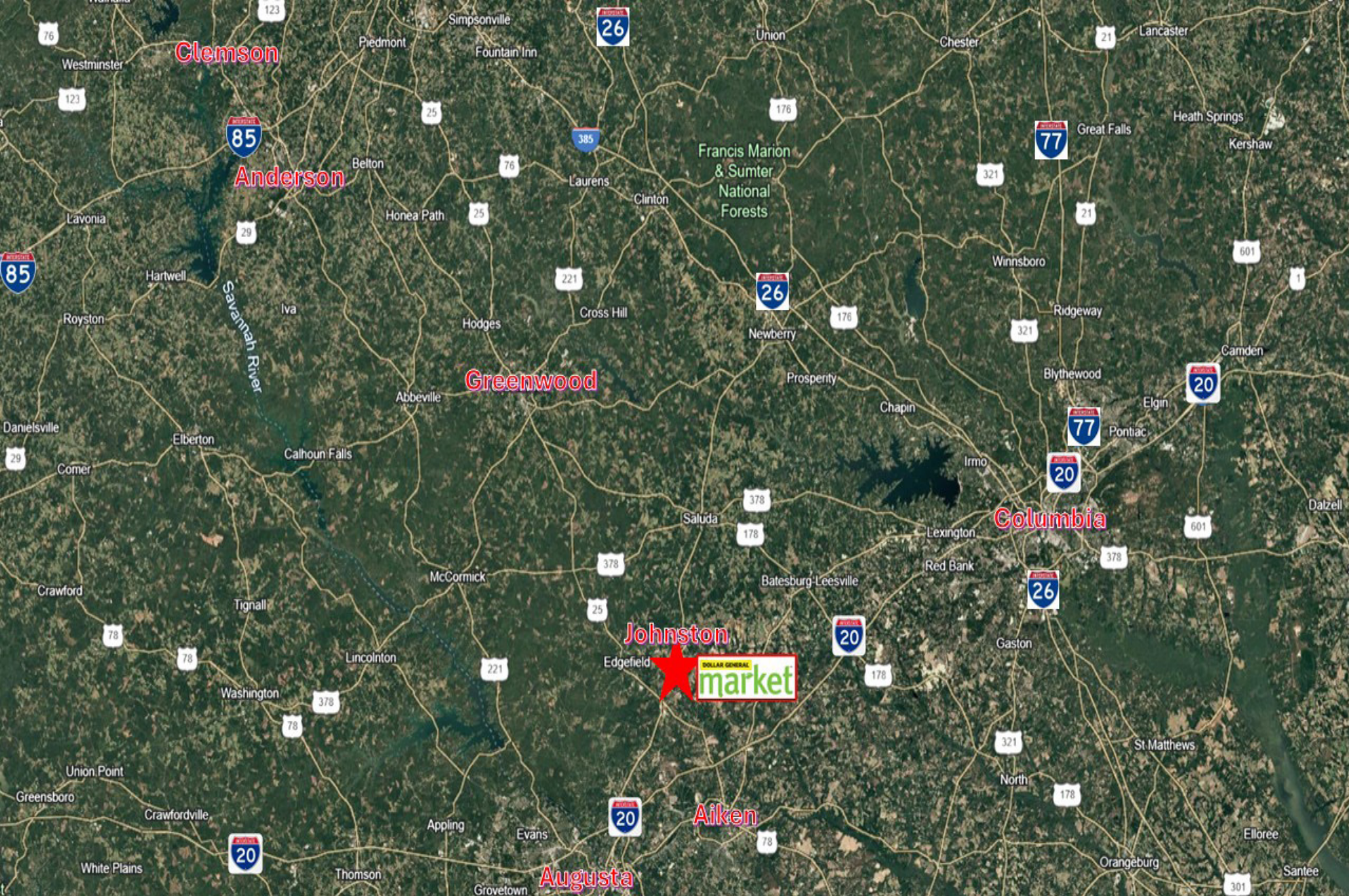
CAP RATE
6.75%

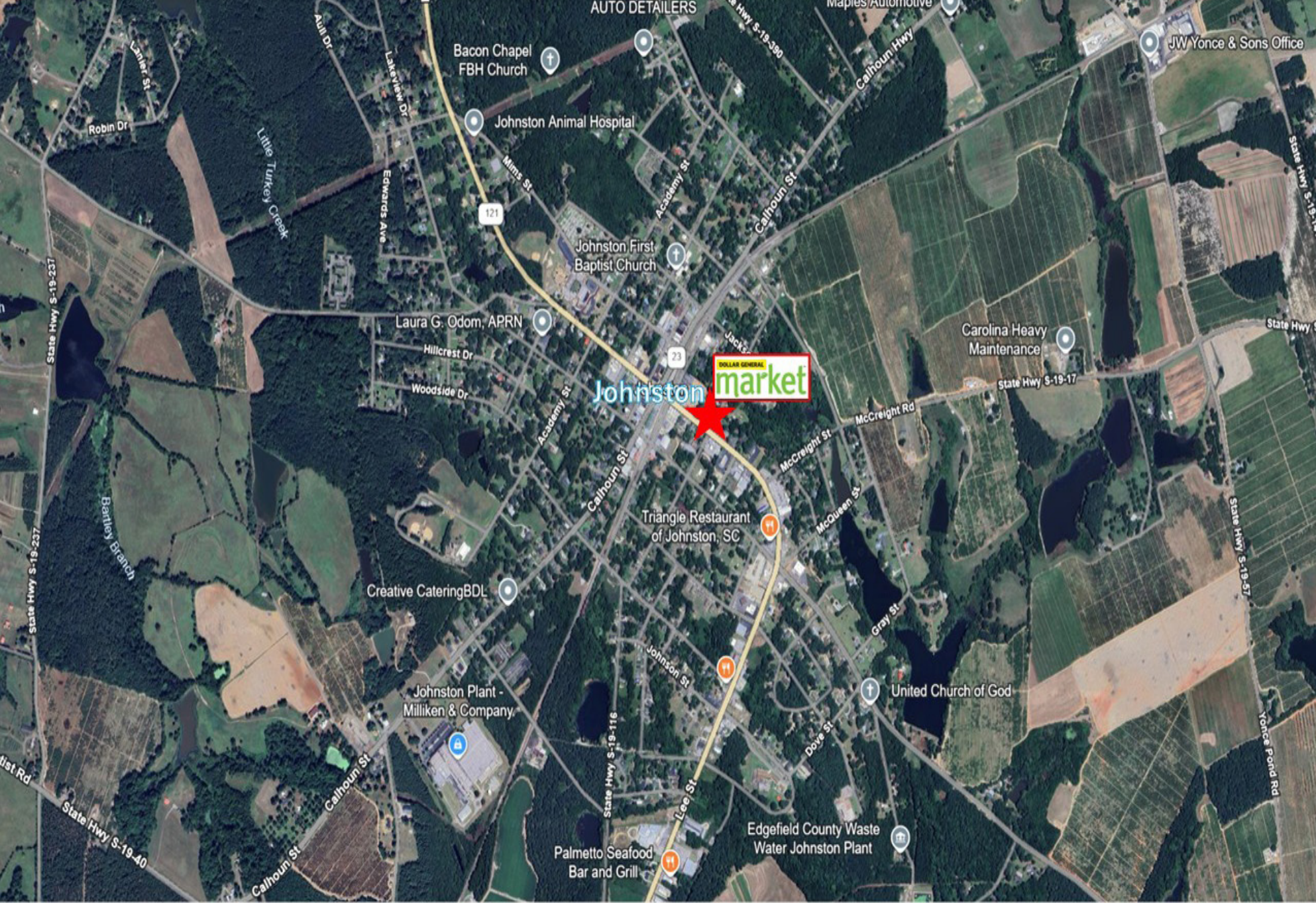
Lease Information

TENANT	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
ANNUAL RENT	\$182,100
RENT START DATE	1/1/2025
LEASE EXPIRATION DATE	12/31/2039
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)

Rent Schedule

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-5	1/1/2025	12/31/2029	\$182,100	
YEARS 6-10	1/1/2029	12/31/2034	\$191,205	5%
YEARS 11-15	1/1/2034	12/31/2039	\$200,765	5%
OPTION 1	1/1/2040	12/31/2044	\$210,803	5%
OPTION 2	1/1/2045	12/31/2049	\$221,144	5%
OPTION 3	1/1/2049	12/31/2054	\$232,411	5%
OPTION 4	1/1/2054	12/31/2059	\$244,031	5%
OPTION 5	1/1/2059	12/31/2064	\$256,233	5%







Johnston

SOUTH CAROLINA

Johnston is a town in Edgefield County, South Carolina. It is part of the Augusta, Georgia, metropolitan area. Johnston is called The Hub of the Ridge because it is located at the meeting place of the three river systems which flow away from the Ridge, a fertile plateau about 30 miles long between clay hills to the north and sand hills to the south. In the early 1900s, the peach industry became successful in this area. Today, the Ridge produces about 60 percent of South Carolina's peaches. Johnston is proclaimed to be the "Peach Capitol of the World."



Small-Town
Charm



Convenient
Location



Family
Friendly

Demographics

Population

POPULATION	3 MILES	5 MILES	7 MILES
2029 Projection	1,710	2,958	4,595
2024 Population	1,745	3,021	4,660
2020 Population	1,755	3,093	4,720
2010 Population	2,017	3,551	5,305
Growth Rate 2010-2020	-1.38%	-1.37%	-1.16%
Growth Rate 2020-2024	-0.13%	-0.55%	-0.30%
Growth Rate 2024-2029	-0.40%	-0.42%	-0.28%

Households

2024 Total Households	850	1,359	2,027
2029 Projected Total Households	852	1,362	2,048
2010-2020 Annual Rate	-0.40%	-0.43%	-0.37%
2020-2024 Annual Rate	-0.06%	-0.07%	0.01%
2024-2029 Annual Rate	0.05%	0.04%	0.21%

Average Income

2024 Median Household Income	\$44,426	\$44,665	\$54,005
2024 Average Household Income	\$72,344	\$71,057	\$75,486



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 31, 2025, the Company's 20,594 Dollar General, DG Market, DGX and pOps shelf 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.

2024 FAST FACTS:

- \$40.6 billion in sales in fiscal 2024 an increase of 1.4% over 2023
- Operating profit was \$1.7 billion in fiscal 2024
- Company reported net income of \$1.1 billion and diluted earnings per share \$5.11
- Over 20,500 retail stores as of January 2025
- 34 distribution centers throughout United States
- Ranked #112 on the Fortune 500 list as of June 2025
- Included in Fortune's 2025 list of most admired companies



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