For Sale

2822 Edgefield Rd, Trenton SC 29847

Dollar General Store

NNN

OMNI VEST

COMMERCIAL AND INVESTMENT REAL ESTATE BROKERAGE
MULTIFAMILY & COMMERCIAL ASSET ADVISORS

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Dollar General

2822 Edgefield Road
Trenton SC 29847

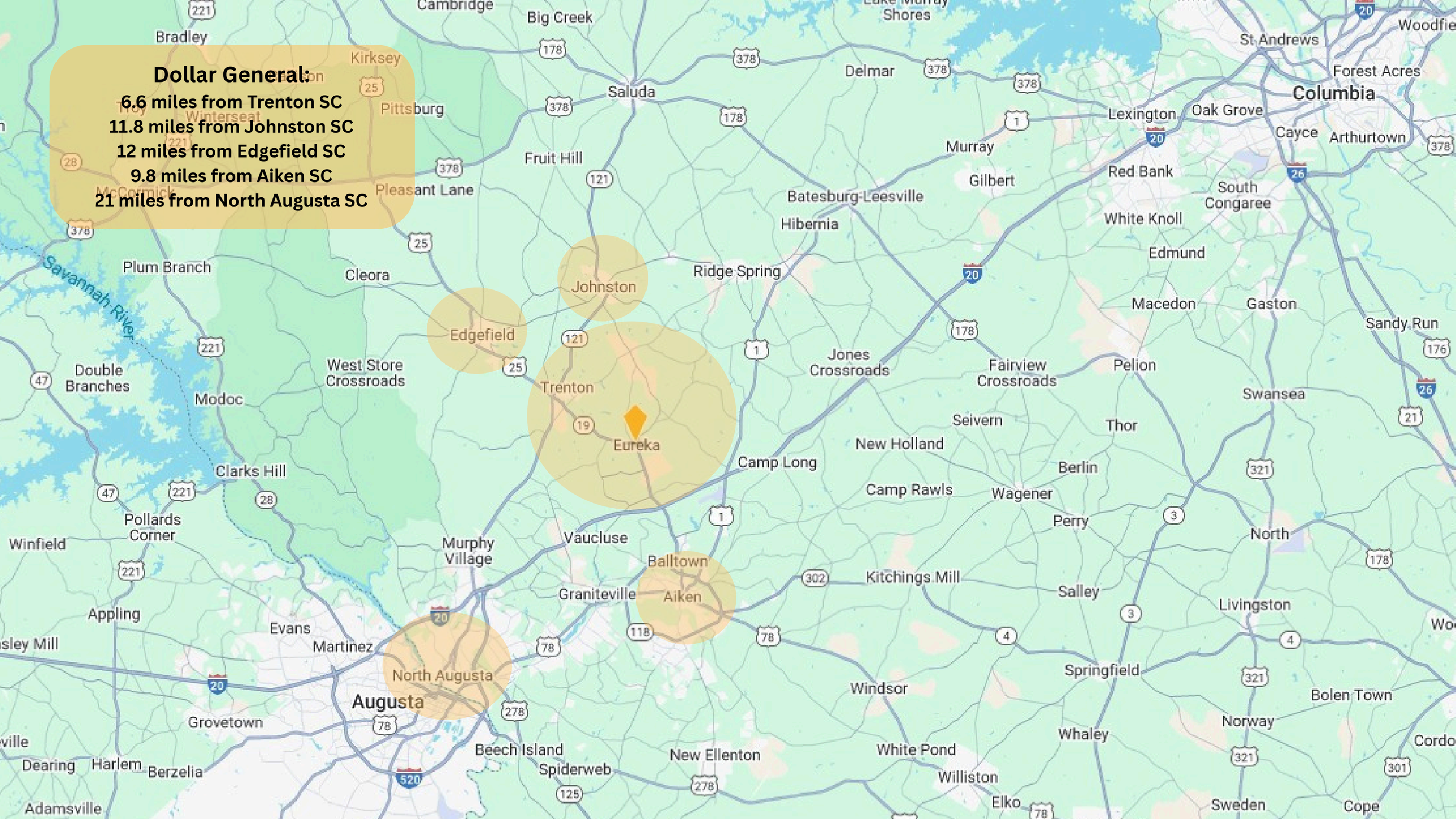
- **Sales Price: $1,030,800.00**
- **Cap Rate: 7%**
- **Year Built: 2018**
- **Acres: 2.01**
- **Building Sq Ft: 7489**
- **32 Parking Spaces**
- **NOI $72,156.00**
- **NNN Lease Term: June 2018 to June 2033**
- **Remaining Term: 8 Years**
- **5/5 Year Renewals with Rare 10% Increases**
- **Aiken County SC**
- **Annual Property Taxes Reimbursed by Tenant to Landlord**
- **High Traffic Intersection**
- **Location: Aiken Triangle**
- **Located at the intersection of Edgefield Hwy & Johnston Hwy**

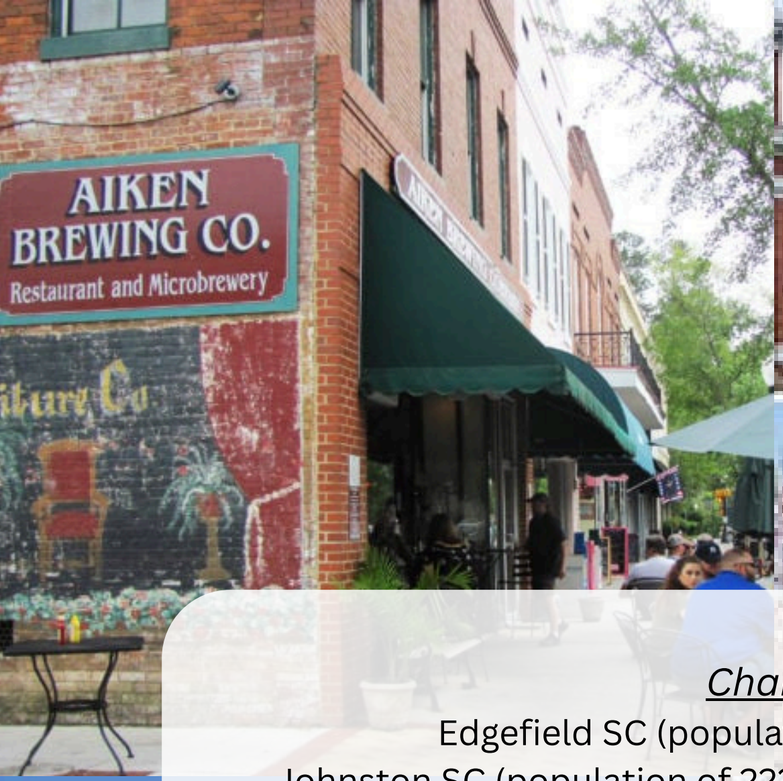
Dollar General

Dollar General Corporation is an American chain of discount stores headquartered in Goodlettsville, TN.

- **Founded: October 1939; 85 years ago (as J.L. Turner and Son)**
- **June 1955; 70 years ago (as Dollar General)**
- **Traded as: NYSE: DG**
- **Headquarters: Goodlettsville, Tennessee**
- **Divisions: Dollar General Market, DGX**
- **Dollar General Net Worth: $24.74B (8-25-25)**

As of January 8th, 2024, Dollar General operated 19,643 stores in the contiguous United States and Mexico.


Dollar General:
6.6 miles from Trenton SC
11.8 miles from Johnston SC
12 miles from Edgefield SC
9.8 miles from Aiken SC
21 miles from North Augusta SC
Cambridge
Big Creek
Lake Murray Shores
Bradley
Kirksey
Saluda
Delmar
St Andrews
Forest Acres
Columbia
Pittsburg
Winterseat
Lexington
Oak Grove
Cayce
Arthurtown
Fruit Hill
Murray
Red Bank
Pleasant Lane
Gilbert
South Congaree
Batesburg-Leesville
White Knoll
Hibernia
Edmund
Plum Branch
Cleora
Ridge Spring
Johnston
Macedon
Gaston
Sandy Run
Savannah River
Edgefield
Jones Crossroads
Fairview Crossroads
Pelion
Double Branches
West Store Crossroads
Trenton
Modoc
Swansea
Seivern
Thor
Eureka
New Holland
Camp Long
Berlin
Clarks Hill
Camp Rawls
Wagener
Pollards Corner
Perry
North
Winfield
Vaucluse
Murphy Village
Balltown
Kitchings Mill
Graniteville
Aiken
Salley
Appling
Livingston
Evans
Martinez
North Augusta
Springfield
Windsor
Augusta
Bolen Town
Grovetown
Norway
Whaley
Beech Island
New Ellenton
White Pond
Dearing
Harlem
Berzelia
Spiderweb
Williston
Elko
Sweden
Cope
Adamsville



Charming Communities in Edgefield and Aiken County SC

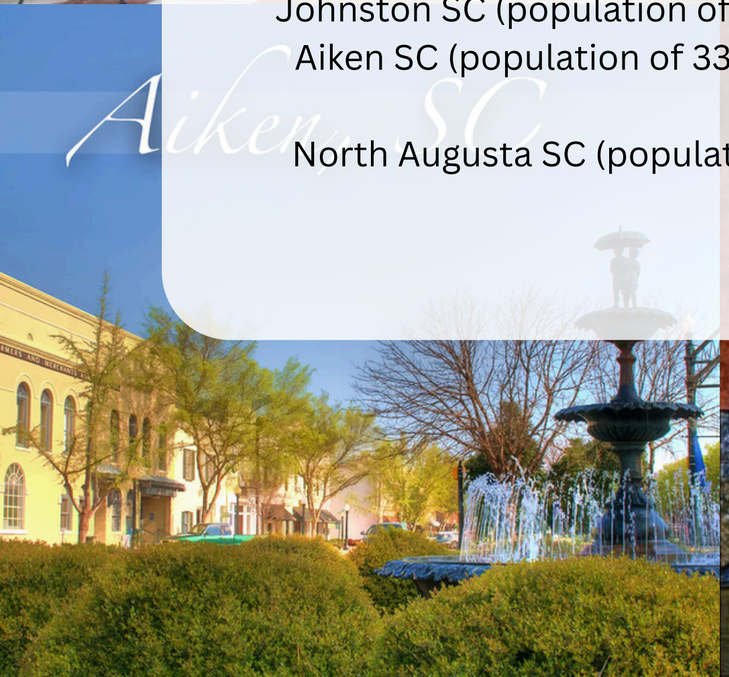
Edgefield SC (population of 4051) is the county seat of Edgefield County (population of 29,455).

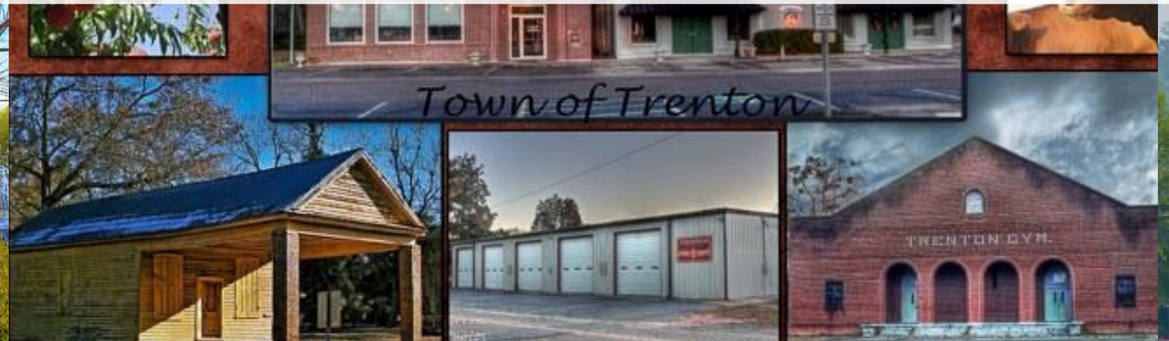
Johnston SC (population of 2224) is located in Edgefield County and is considered the “Peach Capital of the World”.

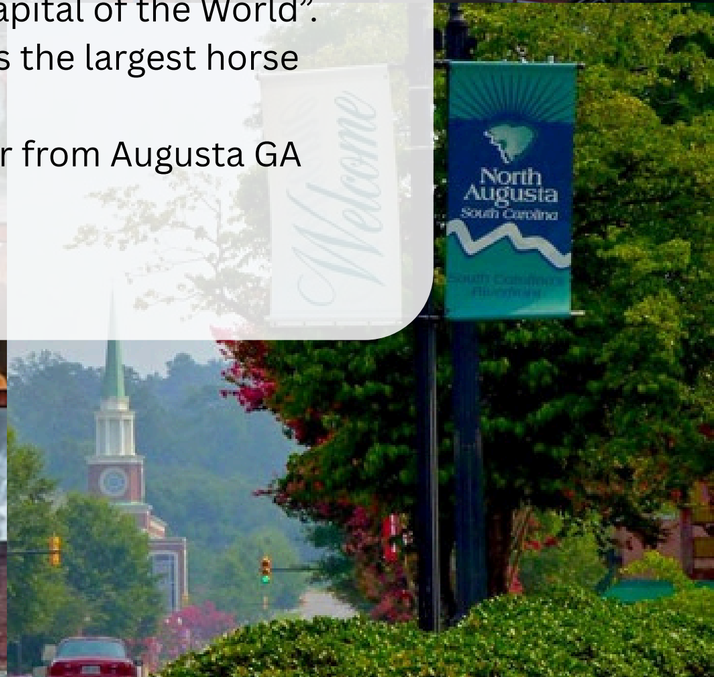
Aiken SC (population of 33,485), located in Aiken County. Home to Aiken Equine Rescue which is the largest horse rescue center in the southeastern United States.

North Augusta SC (population 26,827). Located in Aiken and Edgefield Counties. Across the river from Augusta GA and located on the north bank of the Savannah River.

Trenton SC (population 216) located in Edgefield County SC.







Aerial Image
2822 Edgefield Rd, Trenton SC 29847
Dollar General

Demographics

Population Trenton SC: 425 (2025)
Median Household Income: $34,199.00
Average Household Income: $63,177.00
Owner Occupied Housing: 77.85%
Renter Occupied: 22.15%

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by OmniVest, LLC in compliance with all applicable fair housing and equal opportunity laws.

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Advisor Bio

Professional Background

Anita Risberg, CCIM has been recognized by her peers for her service and professionalism. Having successfully negotiated all types of commercial and investment real estate since 1987, much of Anita's brokerage practice over the last twenty-five years has been centered on multifamily and investment property acquisitions and dispositions. Her completed transactions total over $995,000,000.00. Serving local, regional and national clients across the Pacific Northwest.

She has worked on a wide range of projects that include valuations for attorneys, dispositions for banks, assemblages, development and redevelopment of existing properties. Anita has cultivated a strong regional network of relationships and exclusive partnerships and is an active liaison with other top brokers/agents. One of Anita's greatest strengths is her ability to prospect for off-market opportunities.

Memberships & Affiliations

Served as the 2017 Regional Vice President for Region 1 through the CCIM Institute. She is a member of CCIM Institute and the National Association of Realtors. 2010 Chapter President Oregon/SW Washington CCIM Chapter. WVCR 2009 Realtor of the year. 2017 Graduate of the JWL leadership training through the CCIM Institute in Chicago. CCIM Designation June 2000.

Education

Bachelors Degree in Business from Mankato State University and Western Oregon University. CCIM Designation, CCIM Institute Chicago, Ill.

2017 Graduate of the JWL leadership training through the CCIM Institute.