



Dollar General Store

Loris, 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 Dollar General Store
- 15 YR NNN Lease w/ Corporate Guaranty by Dolgencorp, LLC
- Rent Increases 5% every 5 Yrs in Primary Term
- Horry County- One of South Carolina's fastest growing counties
- Close Proximity to North Myrtle Beach
- 5,600 VPD on Red Bluff Rd.
- 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



PROPERTY	Dollar General Store
LOCATION	1376 Red Bluff Road, Loris, SC 29569
COUNTY	Horry
ZONING	Commercial
CONSTRUCTION	2025 construction; metal over steel framed building with masonry trim

INFORMATION

This new Dollar General store is located in an excellent location on Red Bluff Rd. (Hwy 31). This Dollar General is a front entry store with upgraded construction. This store is located 18 miles from Conway and 23 miles from North Myrtle Beach and serves the community area in and around Loris.



10,566

Square Feet
10,566 +/- SF



2

Acres



36

Parking Spaces



Sales Summary

PURCHASE PRICE
\$2,486,031

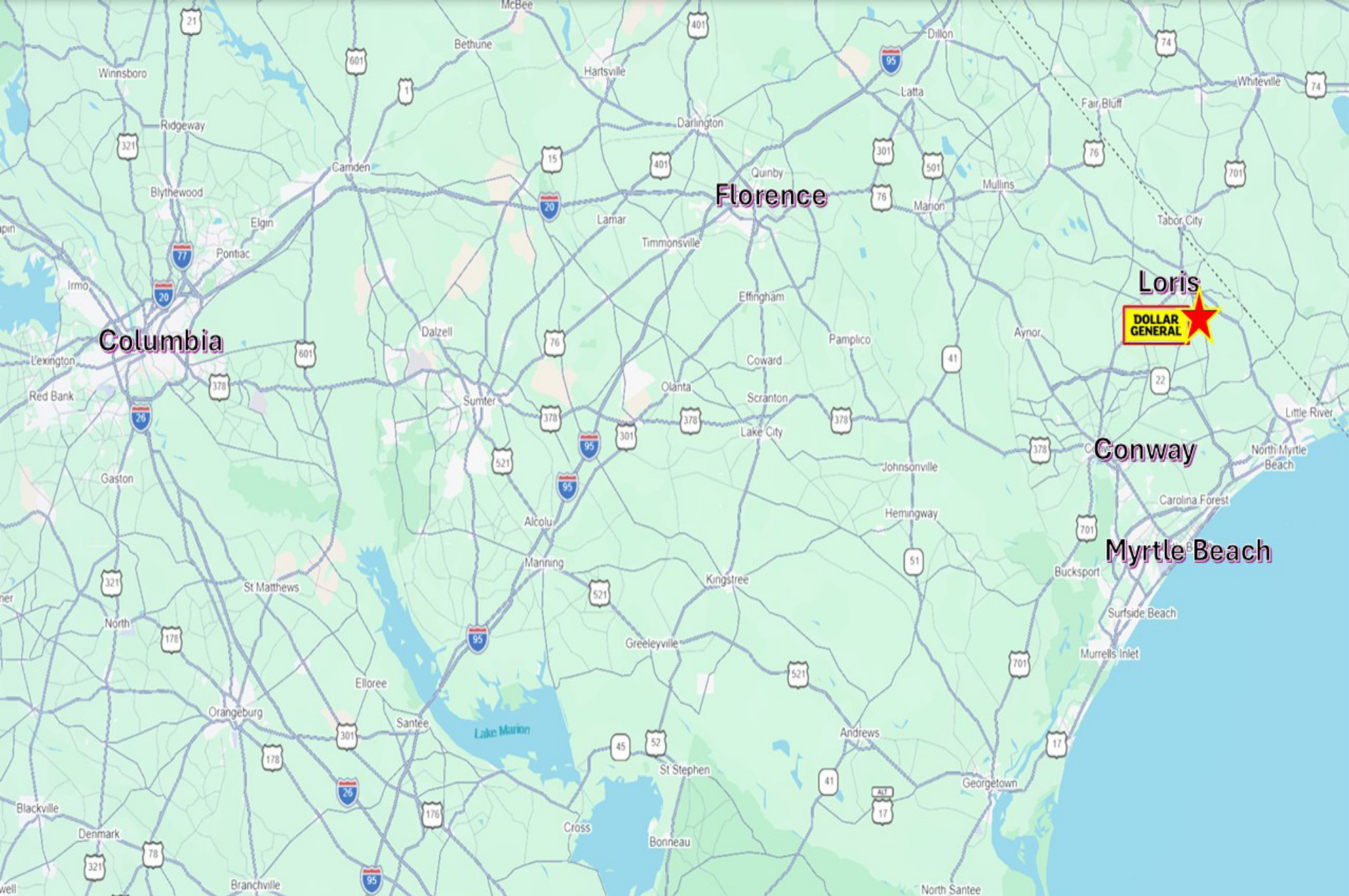
CAP RATE
6.5%

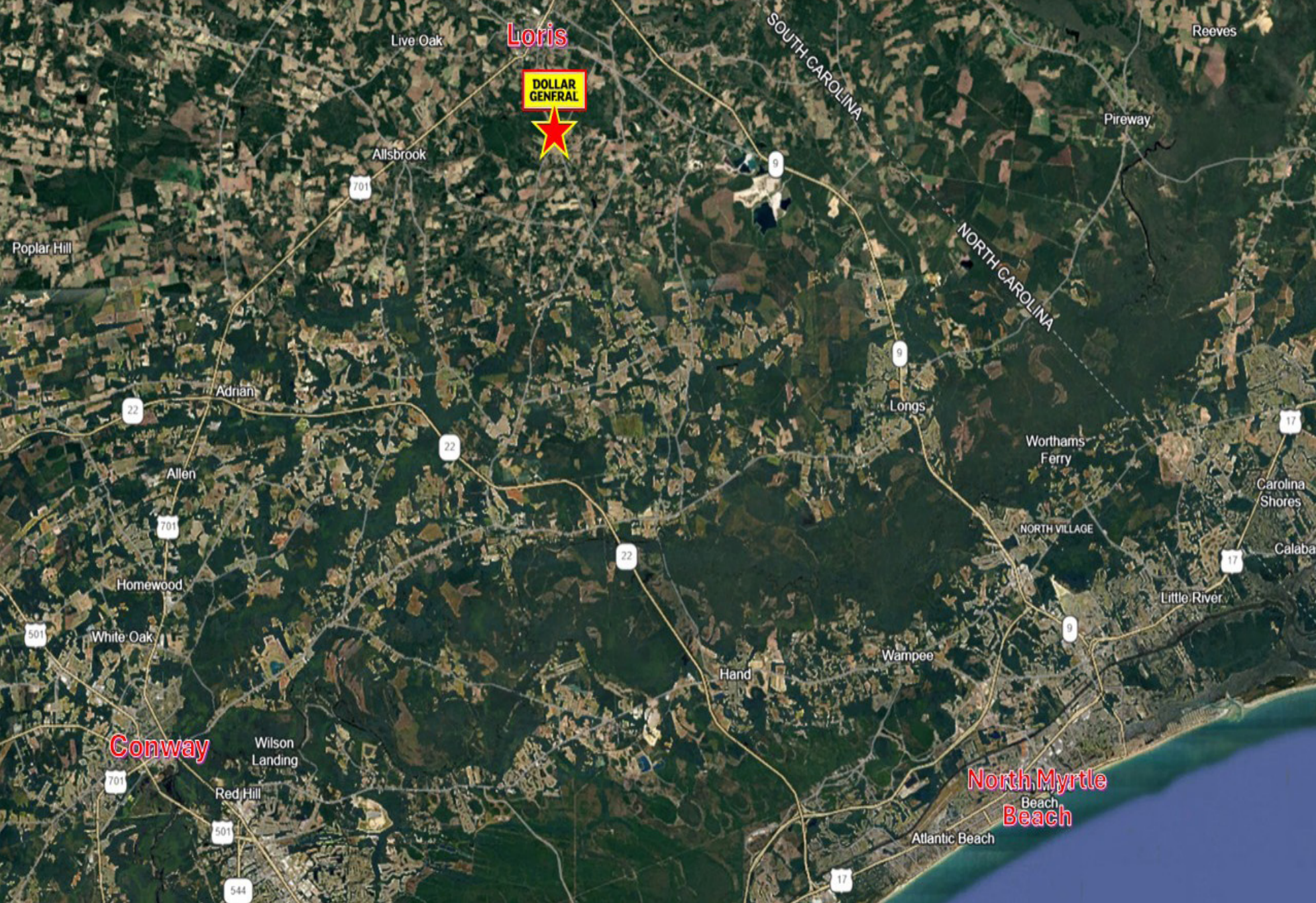
Lease Information

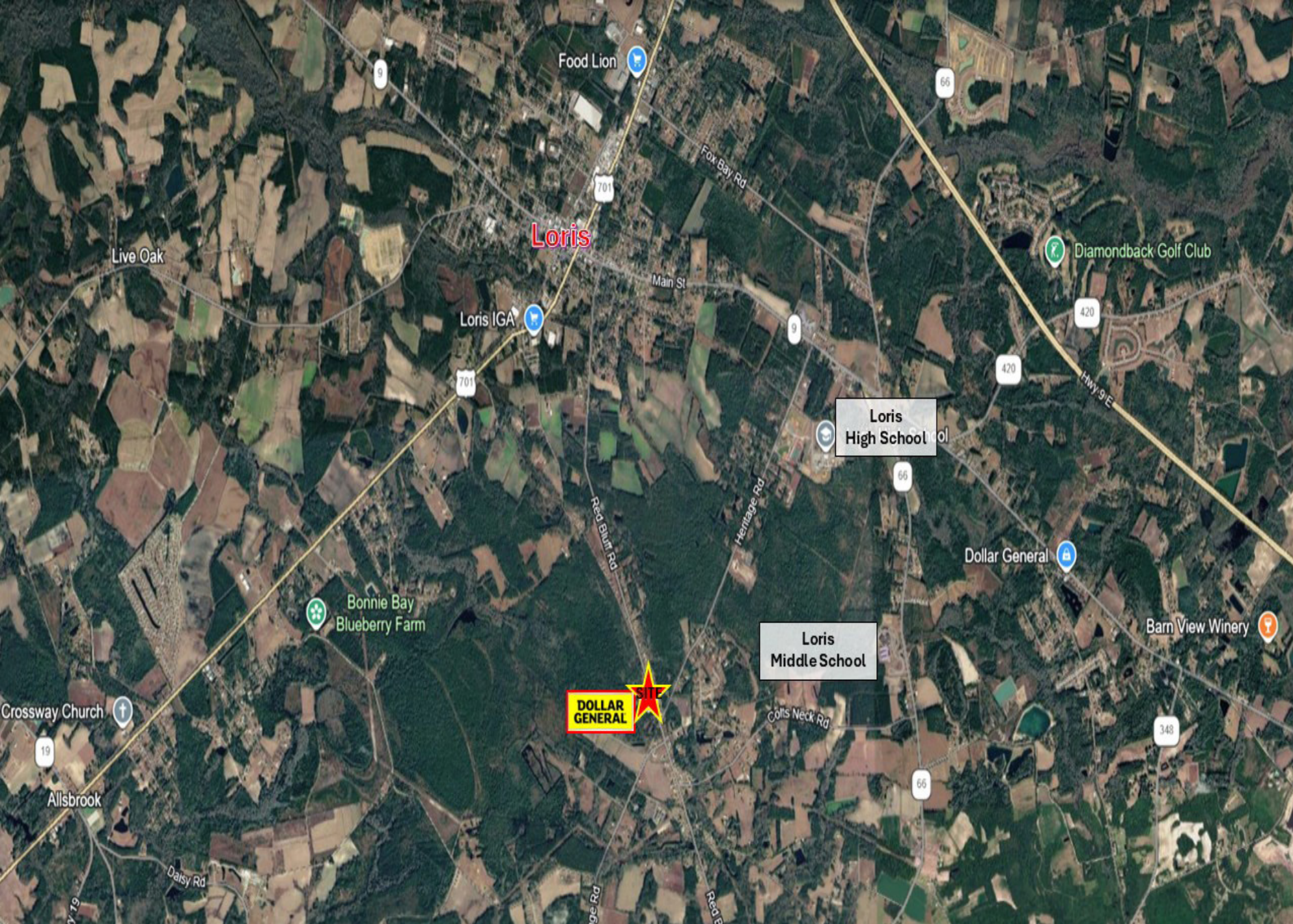
TENANT	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
ANNUAL RENT	\$161,592
RENT START DATE	9/1/2025
LEASE EXPIRATION DATE	8/31/2040
ORIGINAL LEASE TERM	Fifteen (15) Years; 5% rent increase every Five (5) Years
RENEWAL OPTIONS	Five (5), Five (5) Yr Options with 5% increases
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None (Taxes reimbursed upon paid tax receipt)

Rent Schedule

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-5	9/1/2025	8/31/2030	\$161,592	
YEARS 6-10	9/1/2030	8/31/2035	\$169,671	5%
YEARS 11-15	9/1/2035	8/31/2040	\$178,155	5%
OPTION 1	9/1/2040	8/31/2045	\$187,063	5%
OPTION 2	9/1/2045	8/31/2050	\$196,416	5%
OPTION 3	9/1/2050	8/31/2055	\$206,237	5%
OPTION 4	9/1/2055	8/31/2060	\$216,548	5%
OPTION 5	9/1/2060	8/31/2065	\$227,376	5%

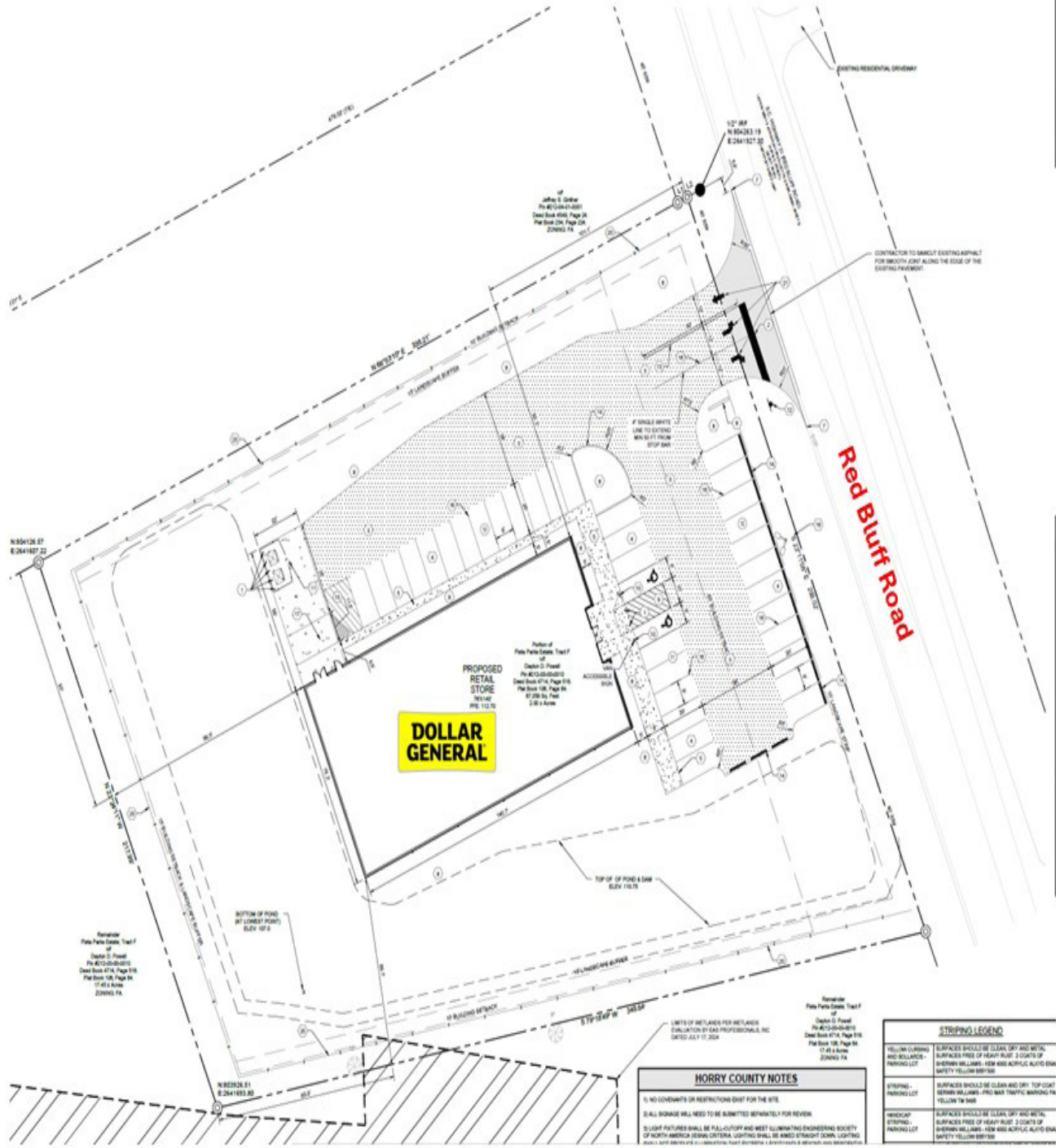








REV	REVISION	DATE
1.0	ISSUE FOR PERMIT	07/17/2024
1.1	REVISIONS	07/17/2024





LORIS

SOUTH CAROLINA

Loris is in northern Horry County on the Atlantic coastal plain in South Carolina. Highways include U.S. Route 701, and SC Highway 9 Business (Main Street) which is a 260 mile major state highway. Loris is located 23 miles from North Myrtle Beach, 18 miles to Conway and 43 miles from Interstate 95.



Small-Town
Charm



Convenient
Location



Family
Friendly

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.



Demographics

Population

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	469	7,649	14,317
2025 Population	407	6,684	12,470
2020 Population	370	5,908	11,007
2010 Population	330	5,515	10,197
Growth Rate 2010-2020	1.15%	0.69%	0.77%
Growth Rate 2020-2025	1.83%	2.38%	2.41%
Growth Rate 2025-2030	2.88%	2.73%	2.80%

Households

2025 Total Households	170	2,744	5,124
2030 Projected Total Households	199	3,183	5,964
2010-2020 Annual Rate	1.46%	1.10%	1.18%
2020-2025 Annual Rate	1.65%	2.65%	3.00%
2025-2030 Annual Rate	3.20%	3.01%	3.08%

Average Income

2025 Median Household Income	\$63,189	\$56,178	\$60,345
2025 Average Household Income	\$88,247	\$81,339	\$78,994



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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