



*representative photo*

## *Offering Memorandum*

### **MODIFIED NNN INVESTMENT SALE (DOLLAR GENERAL)**

201 EMERALD ROAD N, GREENWOOD, SC, 29646



## TRANSACTION TEAM



*Ross Kester*

PARTNER, BROKER  
ross@pintailcre.com  
864.303.7532



*Reynolds Flowe*

BROKER  
reynolds@pintailcre.com  
864.980.8951

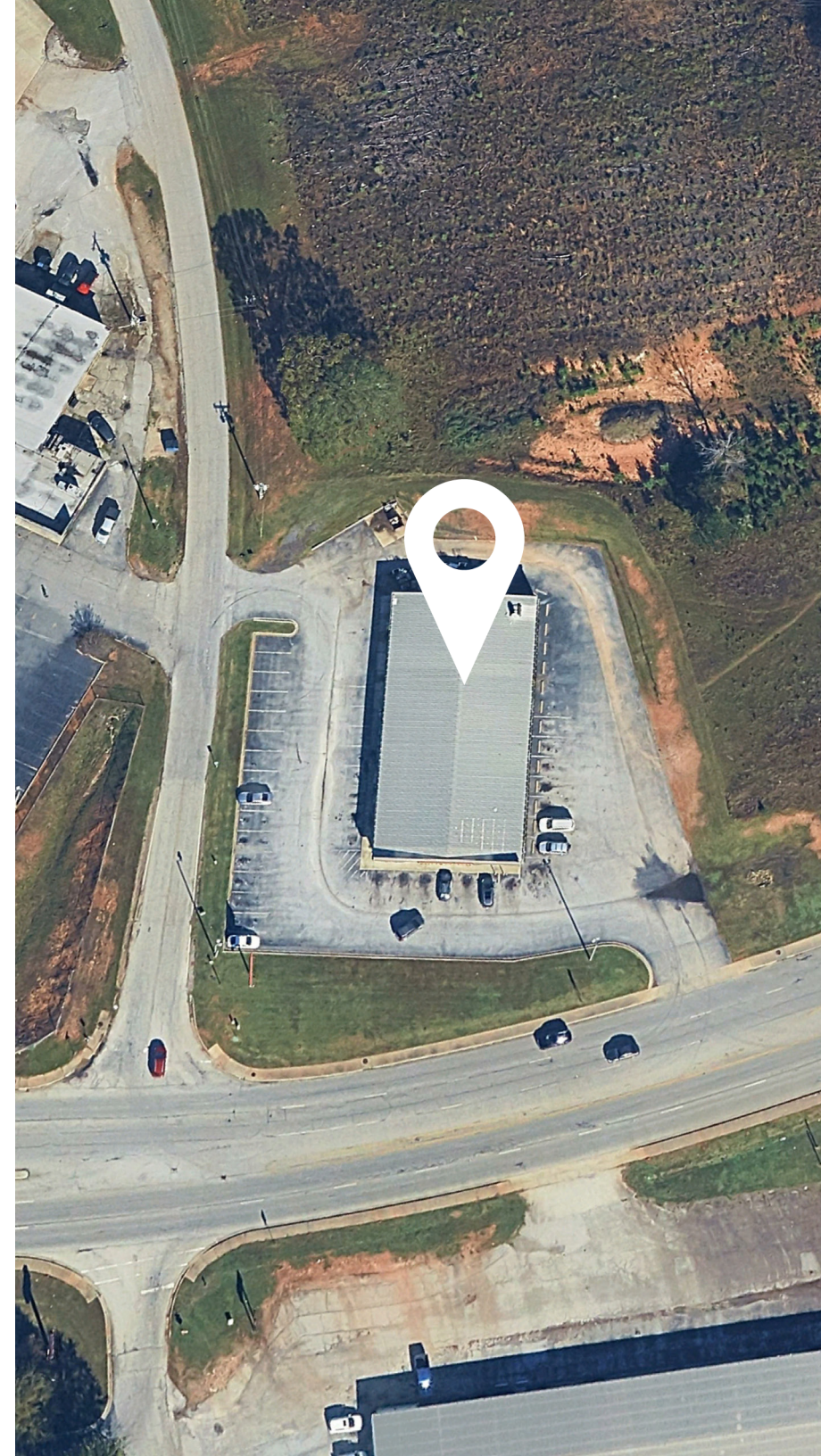
## CONFIDENTIALITY STATEMENT

The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed, or implied by anything herein contained or made by agent of the principal relative to the subject property.

The Financial Projections attached are for illustration purposes only. Such projections, which are forward-looking statements, are based upon assumptions which are deemed by the company to be reasonable. However, such assumptions are based upon facts and events over which the company will have no control. There is no assurance that actual events will correspond with the assumptions. Assumptions on which the financial projects are based should be carefully reviewed by each investor or his or her financial advisor.

This submission is confidential. It is the property of Pintail Capital Partners, LLC, and any reproduction of any portion of the enclosed without written consent from an official representative of Pintail Capital Partners, LLC, is strictly prohibited. The information offered here is subject to prior placement and/or withdrawal from the market, cancellation, modification, correction, errors, omissions, price changes, or any other changes without notice.

Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.



# GREENWOOD, SC

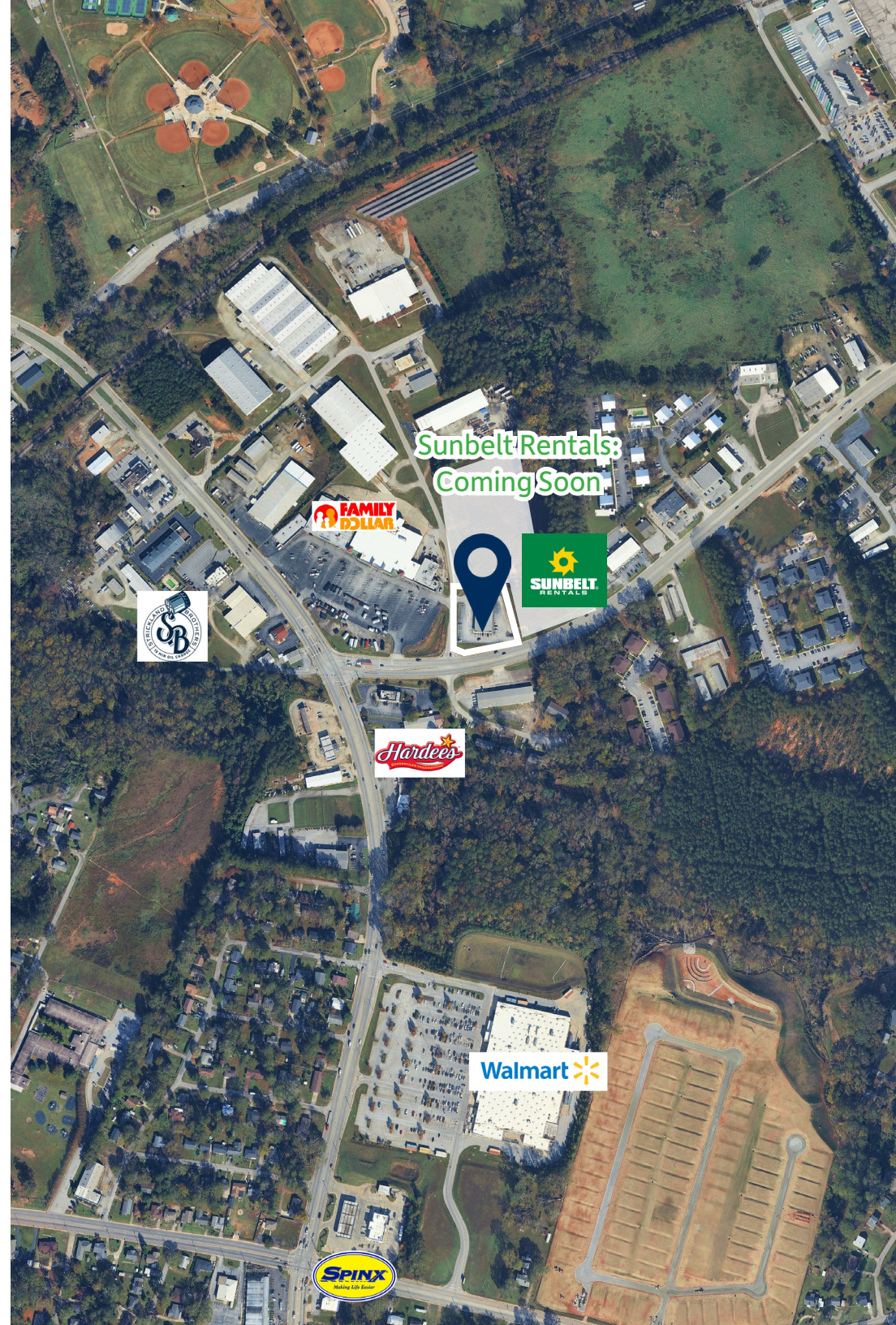
*201 Emerald Road N, Greenwood, SC 29646*

## PROPERTY DETAILS

Tax Map: 6856-749-406-000  
County: Greenwood  
Building Size: ±9,020 SF  
Lot Size: ± 0.96 AC  
Ideal Location: Adjacent to new Sunbelt Rentals  
Year Built: 2004

## DRIVING DISTANCE

Greenville ~60 miles  
Augusta ~60 miles  
Spartanburg ~60 miles  
Columbia ~80 miles  
Charlotte ~120 miles  
Atlanta ~150 miles



# GREENWOOD, SC

*201 Emerald Road N, Greenwood, SC 29646*

## TENANT OVERVIEW

**Dollar General** is one of the largest and fastest-growing dollar store chains in the United States, offering deep discounts on a wide array of products. From a net lease perspective, Dollar General is appealing due to its low price points, consistent sales record, and aggressive corporate expansion strategy in a growing market segment. The company's extensive network and strong brand recognition make it a stable and attractive tenant for net lease investors.

A significant advantage of investing in Dollar General properties is their location strategy. Approximately 70% of the stores are situated in towns with populations of 20,000 or fewer, ensuring a strong local customer base and reduced competition from larger retail chains. This focus on smaller markets has been a key driver of Dollar General's sustained growth and market penetration.



## LEASE DETAILS

Tenant	Dollar General
Lease Type	Modified NNN
NOI	\$60,480
Committed Term Left	±3.1 Years
	Expires December 31, 2028
Lease Extensions	(2) 5-year options remaining
Escalations	10% in each option period

---

*Cap Rate*  
**7.6%**

*Sales Price*  
**\$795,789**



# DOLLAR GENERAL®



For more information on this property, please contact:



*Ross Kester*  
PARTNER, BROKER  
ross@pintailcre.com  
864.303.7532

*Reynolds Flowe*  
BROKER  
reynolds@pintailcre.com  
864.980.8951