

12920 HIGHWAY 76

GRAY COURT, SC

REPRESENTATIVE PHOTO



DOLLAR GENERAL®

 **CUSHMAN &
WAKEFIELD**

OFFERING MEMORANDUM

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Investment Highlights

1 TENANT

- Dollar General Corporation is the largest retailer in the U.S. by store count
- S&P rated “BBB” (Investment Grade)
- Ranked #112 on the Fortune 500 List with over 195,000 employees and \$40.6B in sales revenue

2 LEASE

- Dollar General recently renewed its lease for five years and has operated out of this location for 20 years
- Three 5-year lease option periods remaining with +/- 5% rent increases
- Limited landlord responsibilities

3 LOCATION

- Situated near the main signalized intersection of a rural community
- 20 minutes from the Walmart Distribution Center and I-385
- Excellent discount retail fundamentals



Investment Overview



\$660,000
PRICE



6.89%
CAP RATE



±9,014 SF
GLA



1.1 ACRES
LOT SIZE



2005
YEAR BUILT



TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Type	NN+
Landlord Responsibilities	Roof, Structure, Utility Lines, Paved & Grass Areas
Lease Expiration Date	2/28/2030
Term Remaining on Lease	± 4.25 Years
Options	Three, 5-Year Options

FINANCIAL SUMMARY

Date	Monthly Rent	Annual Rent	Increase	Cap Rate
Current - 2/28/2030	\$3,790.00	\$45,480.00		6.89%
Option 1	\$3,980.00	\$47,760.00	5.01%	7.24%
Option 2	\$4,178.00	\$50,136.00	4.97%	7.60%
Option 3	\$4,387.00	\$52,644.00	5.00%	7.98%

Tenant Overview

Company Overview

Founded in 1939 and headquartered in Goodlettsville, Tennessee, Dollar General Corporation is the largest dollar store retailer in the U.S. by sales revenue and one of the largest by store count, with over 20,700 stores across 48 states. The company's mission is to deliver everyday essentials at affordable prices to millions of cost-conscious consumers.

Strategic Advantage

Dollar General's small-box format offers unmatched convenience and value, positioning it as a preferred alternative to big-box retailers like Walmart and Costco. This model has demonstrated resilience and growth, particularly during economic downturns.

Product Portfolio

The company generates most of its revenue from consumables, including food and household necessities. Recent expansion into alcohol and tobacco has further diversified its offerings and enhanced profitability.

Growth Initiatives

In fiscal year 2025, Dollar General plans to:

- Open approximately **575 new stores** in the U.S.
- Remodel **4,250 existing locations**
- Relocate **45 stores** to improve accessibility and customer experience

These initiatives reflect a strong commitment to expanding market presence and operational efficiency.



Headquarters:
Goodlettsville, Tennessee



Year Founded:
1939



of Employees:
195,000+



Market Cap:
\$22.32B
(as of 10/2/2025)



Sales Revenue:
\$40.6B
(2024 Fiscal Year)



Stores:
20,700+

BBB

S&P Rated
(Investment Grade)

#112

Fortune 500 List
(May 2025)

OUTLOOK

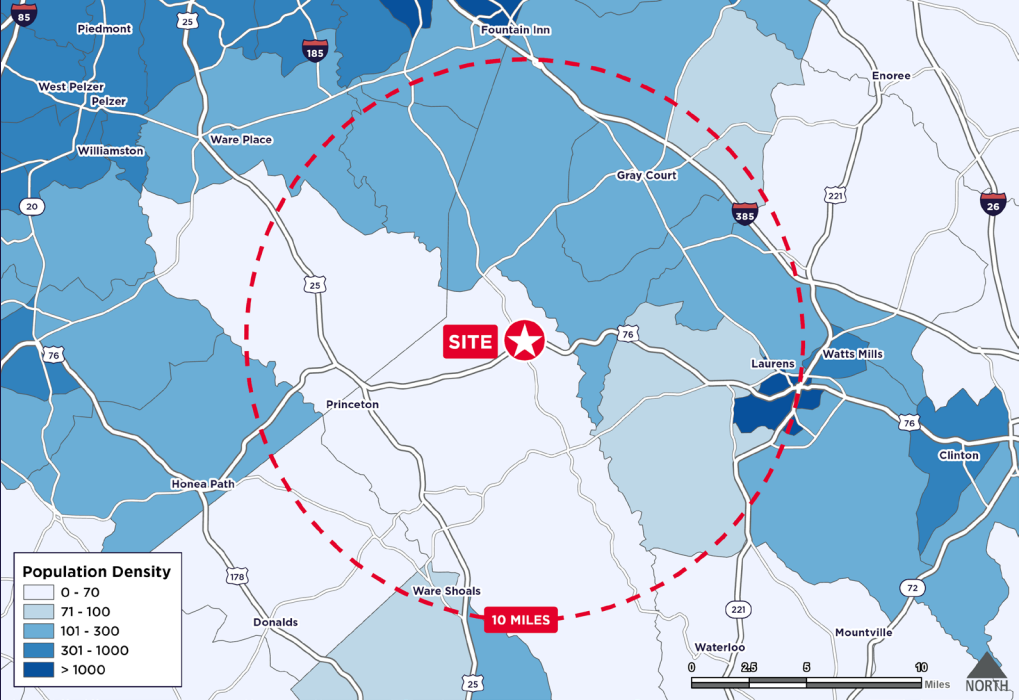
With a focus on innovation and strategic expansion, Dollar General continues to strengthen its leadership in small-box retail and remains a trusted destination for affordable everyday essentials.



Area Overview

Hickory Tavern is a small, unincorporated community located in Laurens County, South Carolina. Nestled at the intersection of U.S. Route 76 and South Carolina Highway 101, this rural community is known for its quiet charm and historical roots. The community is believed to have been named after a tavern that once stood in a grove of hickory trees, possibly operated by Henry Burrows around 1800. Today, Hickory Tavern is a growing area with local businesses, churches, and a school, serving as a hub for northern Laurens County.

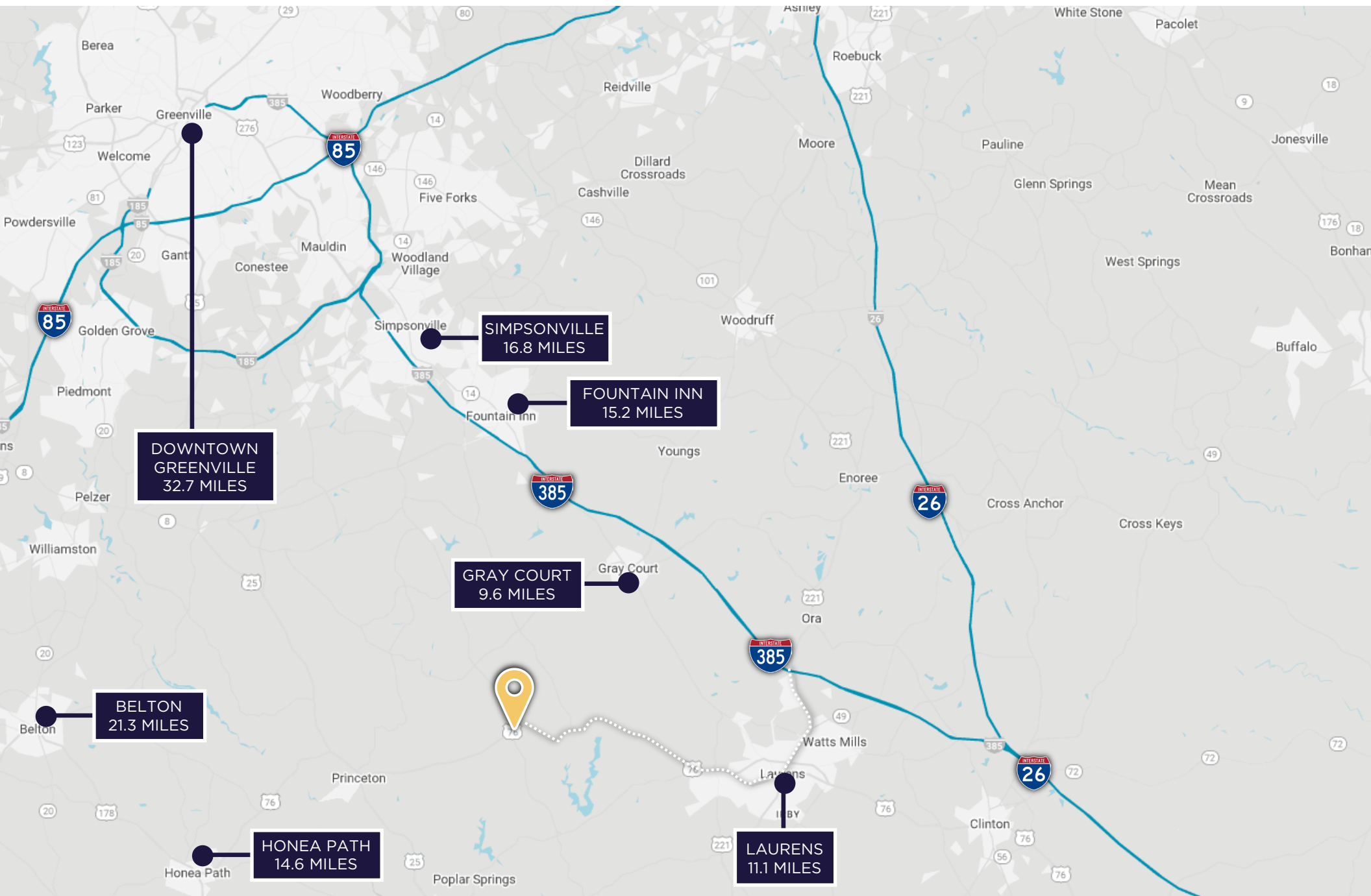
DEMOGRAPHICS			
Population	3-Mile	5-Mile	10-Mile
2020 Census	2,281	6,381	32,736
2024 Estimate	2,247	6,331	32,826
Five-Year Projection (2029)	2,282	6,459	33,906
2020 – 2024 Growth	-1.5%	-0.8%	0.3%
2024 – 2029 Growth	1.6%	2.0%	3.3%
Households			
2020 Census	909	2,536	13,058
2024 Estimate	896	2,515	13,057
Five-Year Projection (2029)	909	2,564	13,472
2020 – 2024 Growth	-1.4%	-0.8%	0.0%
2024 – 2029 Growth	1.5%	1.9%	3.2%
Income			
Average Household Income	\$73,919	\$73,024	\$72,669



Local Map



Regional Map





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