

# DOLLAR GENERAL PICKENS, SC



1275 Table Rock Rd, Pickens, SC 29671

## CORBIN MONTPAS

Sales Associate  
248.833.6108  
corbin@exclusive-realty.com

## STEVE SAGMANI

Chief Executive Officer  
248.833.6601  
steve@exclusive-realty.com

## EXCLUSIVE REALTY

2150 Franklin Road  
Bloomfield Twp, MI 48302  
313.963.7653  
exclusive-realty.com

# DISCLAIMER

## CONFIDENTIALITY AND DISCLAIMER

All materials and information received or derived from Exclusive Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Exclusive Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Exclusive Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Exclusive Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Exclusive Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 Exclusive Realty in compliance with all applicable fair housing and equal opportunity laws.



# INVESTMENT SUMMARY

**SALE PRICE: \$1,418,063**

**CAP RATE: 6.4%**

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Lease Term:	15 Years
NOI:	\$90,756
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking lot:	Tenant Responsibility
Commencement Date:	August 17, 2017
Expiration Date:	September 1, 2032
Term Remaining:	9.5 Years
Options:	5 (5) Year Options
Rent Increases:	10% In Each Option
Tenant Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

## BUILDING INFORMATION

Year Built:	2018
Lot Size:	2.12 Acres
Building Size:	9,100 SF

## INVESTMENT HIGHLIGHTS

Price:	\$1,418,063
Cap Rate:	6.4%
Lease Type:	NNN
Landlord Responsibilities:	None
Lease Term Remaining:	9.5+ Years
Options:	5 (5) Year Options
Rent Increases:	10% In Each Option



**DOLLAR  
GENERAL®**

# LOCATION SUMMARY



1275 Table Rock Rd, Pickens, SC 29671

## LOCATION DESCRIPTION

Pickens, South Carolina is a small town located in the beautiful Upstate region of the state, making it an ideal location for real estate investors looking for a peaceful yet convenient area to invest in. Its close proximity to major urban centers and natural attractions make it a highly attractive investment opportunity. One of the key attractions of Pickens is its location near Table Rock State Park, which attracts over 300,000 visitors annually. The park offers a range of outdoor activities, including hiking, fishing, and camping, and its scenic beauty makes it a popular destination for tourists and locals alike. Additionally, the city is less than 45 minutes away from Clemson University, one of the top-ranked universities in the country. This makes Pickens an attractive location for real estate investors looking to cater to the university's student population or capitalize on the university's economic impact on the surrounding area. It is worth noting that the nearest Dollar store is 10 miles away from the subject property. This could be a consideration for investors looking to attract renters or buyers who prioritize convenience in their daily lives. Overall, Pickens, South Carolina offers a unique combination of natural beauty, urban convenience, and proximity to major educational institutions, making it an ideal location for real estate investment. Its peaceful small-town atmosphere, combined with its access to Table Rock State Park, Clemson University, and other attractions, make it a highly desirable destination for both residents and tourists.



# TENANT PROFILE



## TENANT HIGHLIGHTS

- Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee.
- As of January 2023, Dollar General operates 18,362 stores in the continental United States.
- Dollar General was ranked #354 as America's Best Employer by State in Forbes 2020.
- The company has over 143,000 employees.
- Dollar General was ranked #179 as America's Largest Public Company in Forbes 2021.
- The company has launched a new retail concept, Popshelf, which is designed to appeal to consumers with more disposable income.

1275 Table Rock Rd, Pickens, SC 29671

## TENANT OVERVIEW

<b>Company:</b>	Dollar General
<b>Founded:</b>	1939
<b>Locations:</b>	19,000+
<b>Total Revenue:</b>	\$34.22 Billion
<b>Net Income:</b>	\$2.4 Billion
<b>Net Worth:</b>	\$46.69 Billion
<b>Headquarters:</b>	Goodlettsville, TN
<b>Website:</b>	<a href="http://www.DollarGeneral.com">www.DollarGeneral.com</a>

## RENT SCHEDULE

OPTIONS	ANNUAL RENT	BUMP
Option #1	\$99,828	10%
Option #2	\$109,812	10%
Option #3	\$120,792	10%
Option #4	\$132,876	10%
Option #5	\$146,160	10%

## OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2022, Dollar General operates 17,426 stores in the continental United States. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2022 reached #116. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$33.7 billion in 2021.



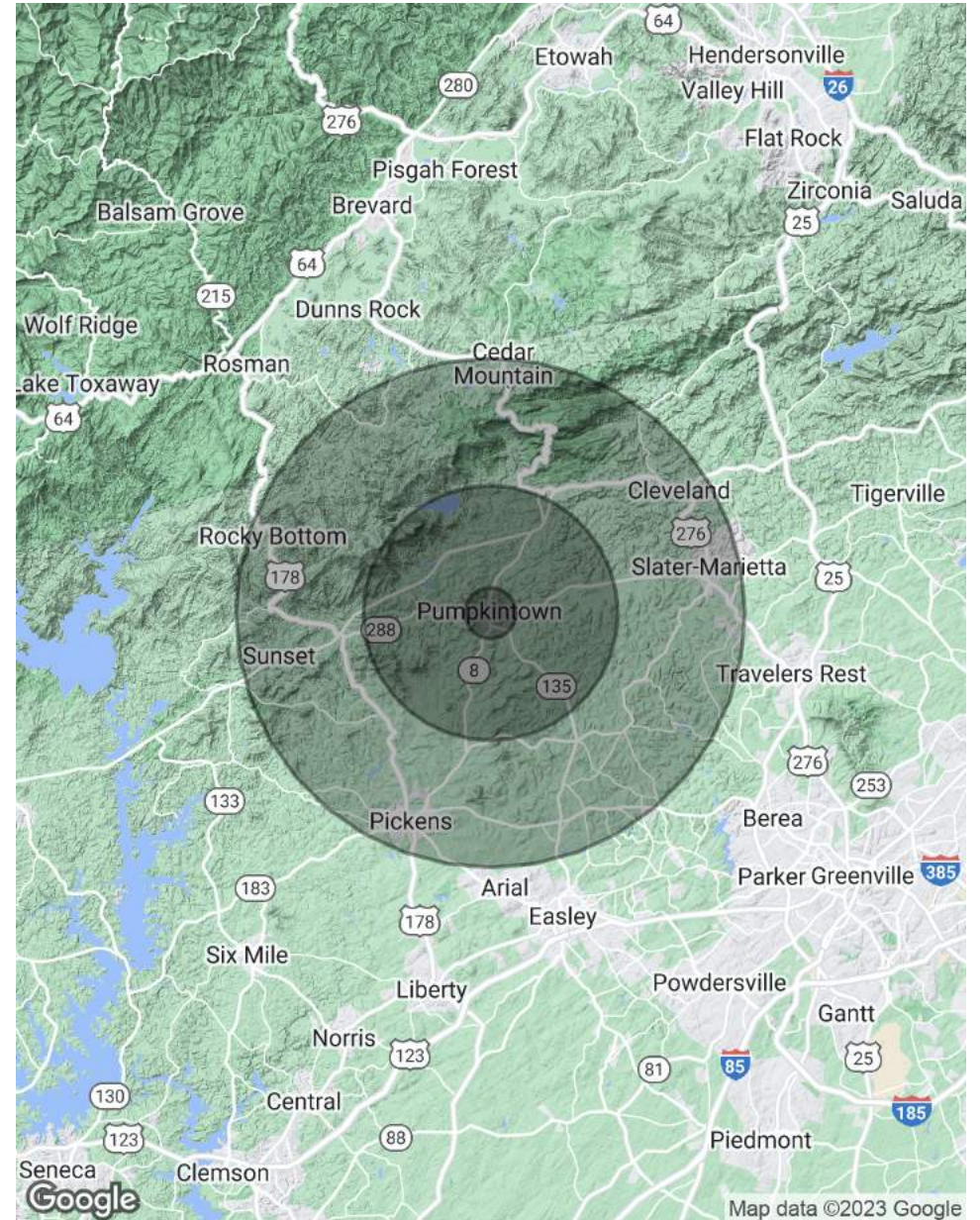
# DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	181	4,710	29,608
Average Age	51.9	51.4	44.6
Average Age (Male)	51.0	49.3	42.8
Average Age (Female)	53.1	53.1	45.5

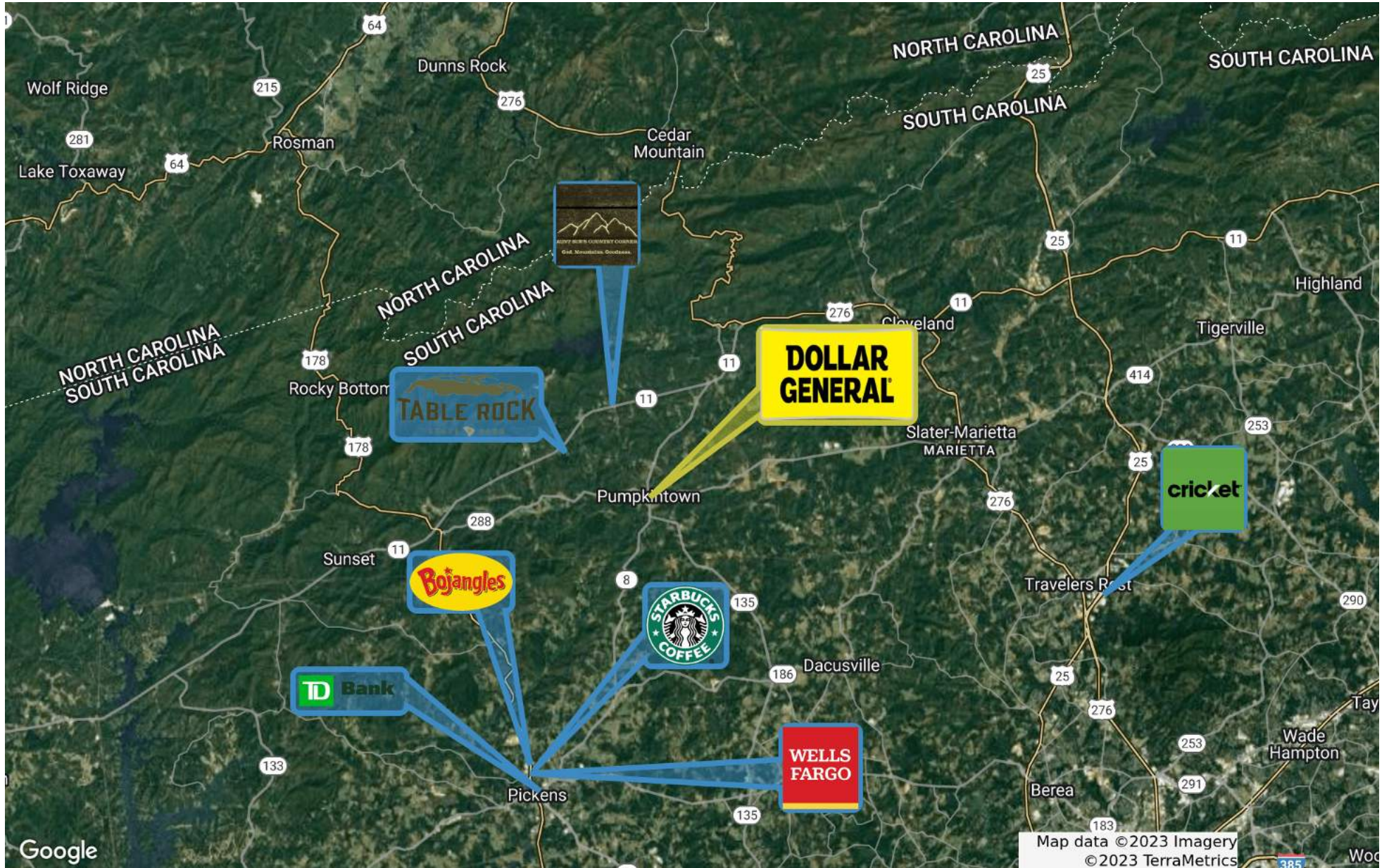
  

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	92	2,405	14,014
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$53,143	\$50,651	\$52,629
Average House Value	\$195,212	\$181,033	\$166,444

\* Demographic data derived from 2020 ACS - US Census



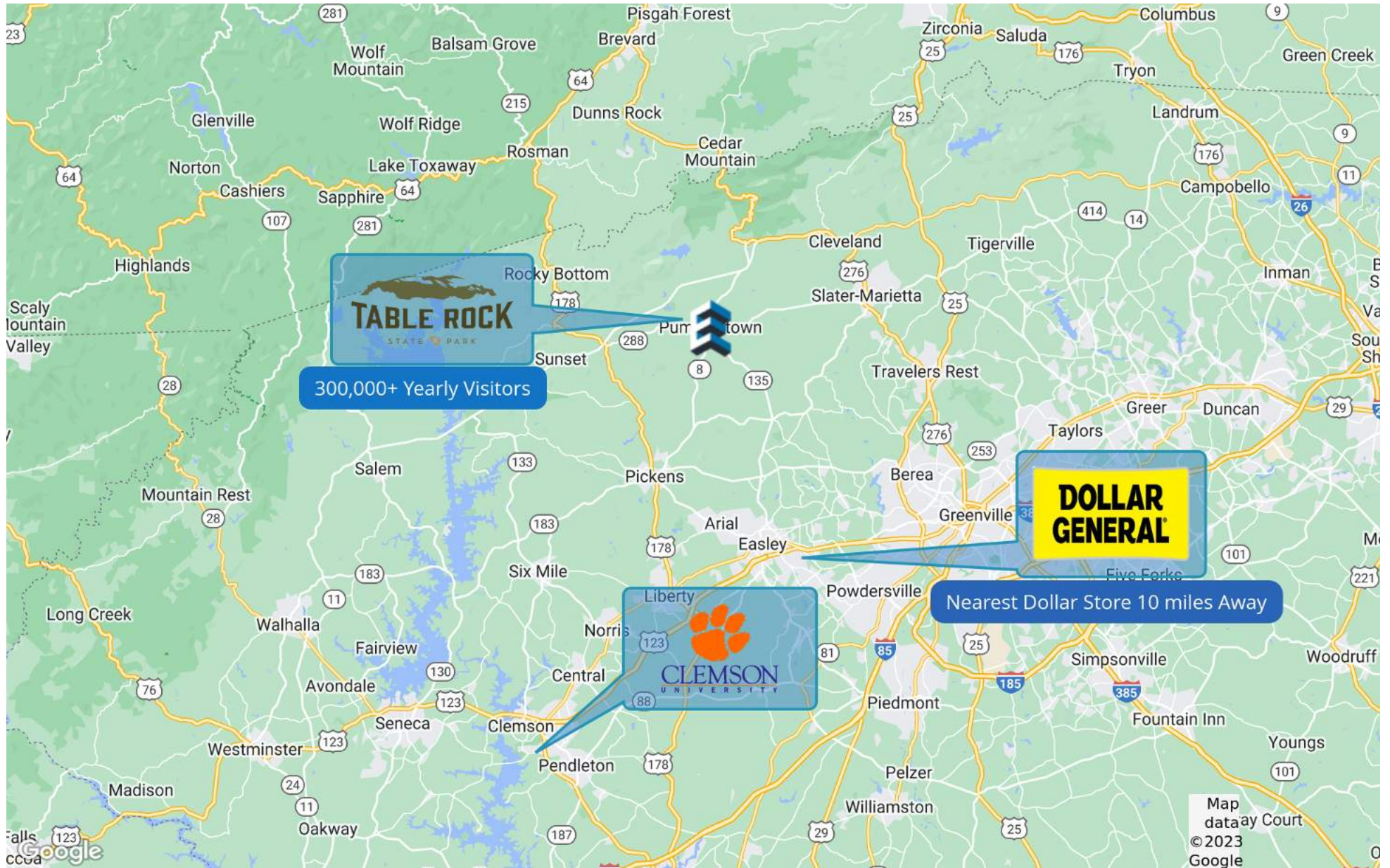
# RETAILER MAP



1275 Table Rock Rd, Pickens, SC 29671



# AERIAL MAP



1275 Table Rock Rd, Pickens, SC 29671



# PARCEL



Google

Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey

1275 Table Rock Rd, Pickens, SC 29671



# MEET THE TEAM



**CORBIN MONTPAS**

Sales Associate

**D:** 248.833.6108 | **C:** 586.914.7735  
corbin@exclusive-realty.com



**STEVE SAGMANI**

Chief Executive Officer

**D:** 248.833.6601 | **C:** 248.819.8077  
steve@exclusive-realty.com

