

PRICE REDUCED

Investment Offering

Dollar General/Burnette's Cleaners

619 & 623 Beltline Blvd, Columbia, SC 29205

\$1,375,000

**DOLLAR GENERAL
ONLY**

\$875,000



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Burnette's Cleaners | Lease Abstract



Tenant:	Burnette's Cleaners, Inc
Address:	623 Beltline Blvd Columbia, SC 29205
Premises:	±2,500 SF
Lease Expiration:	April 30, 2022
Lease Structure:	NNN
Annual Rent:	\$39,600
Rent/SF:	\$15.84 PSF
Rent Increases:	N/A
Taxes:	Tenant responsible. Tenant shall reimburse Landlord within forty five (45) days after receipt of Landlord's paid receipt or other proof of payment.
Insurance:	Tenant responsible.
Common Area Maintenance:	Tenant responsible, including roof, building, and parking lot
Utilities:	Tenant responsible
Landlord Responsibilities:	None

Dollar General | Lease Abstract



Tenant:	Dolgenercorp, LLC; d/b/a Dollar General
Guarantor:	Dollar General Corporation
Address:	619 Beltline Blvd Columbia, SC 29205
Premises:	±8,500 SF
Lease Expiration:	April 30, 2021
Lease Structure:	NN
Annual Rent:	\$60,350
Rent/SF:	\$7.14 PSF
Rent Increases:	N/A
Taxes:	Tenant responsible. Tenant shall reimburse Landlord within thirty (30) days after receipt of Landlord's paid receipt or other proof of payment.
Insurance:	Tenant responsible.
HVAC:	Landlord responsible for replacement and minor repairs above \$1,000.00. Tenant to maintain HVAC contract. Two Bryant 7.5 ton units installed in 2017
Landlord Responsibilities:	Exterior of the premises, including, but not limited to, the roof, all paved areas, foundation, floors, walls, all exterior utility lines and pipes, and all structural portions of the building.

Investment Offering



The Offering

Dollar General Corporation
(NASDAQ: DG)
www.dollargeneral.com

- Approximately 8,500 square foot Dollar General store leased through April 30, 2021

Offering Price: \$875,000

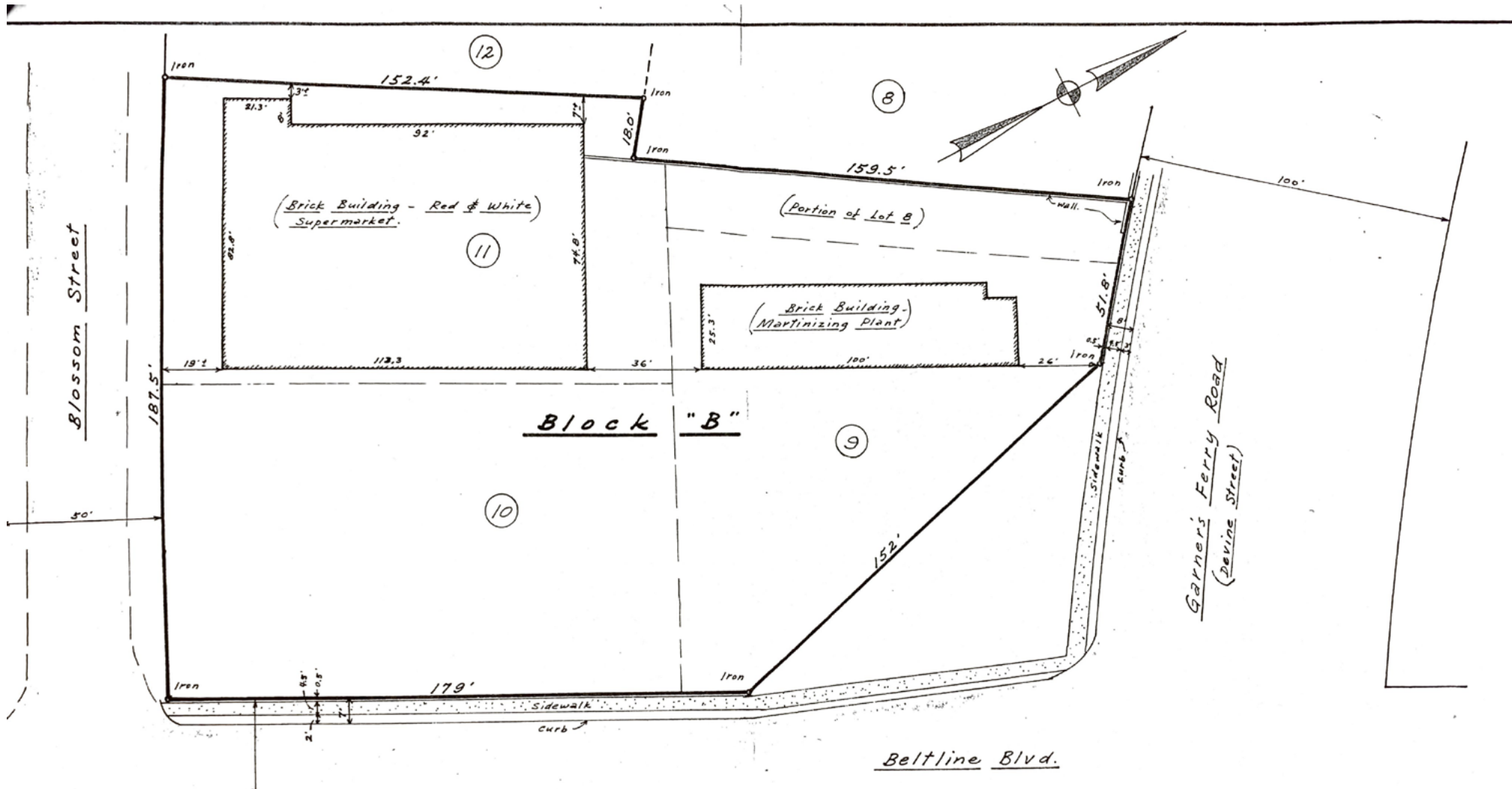
DOLLAR GENERAL

Tenant | Lease

- Dollar General is one of the largest dollar store chains in the US, offering significant discounts on a wide array of merchandise such as consumables, seasonal, home products, and apparel.
- The company operates approximately 15,000 stores across 44 states and generated twelve month revenues of \$25.6 Billion, gross profits of \$7.8 Billion and possessed stockholders equity of \$6.4 Billion
- S&P rated "BBB" investment grade credit rating



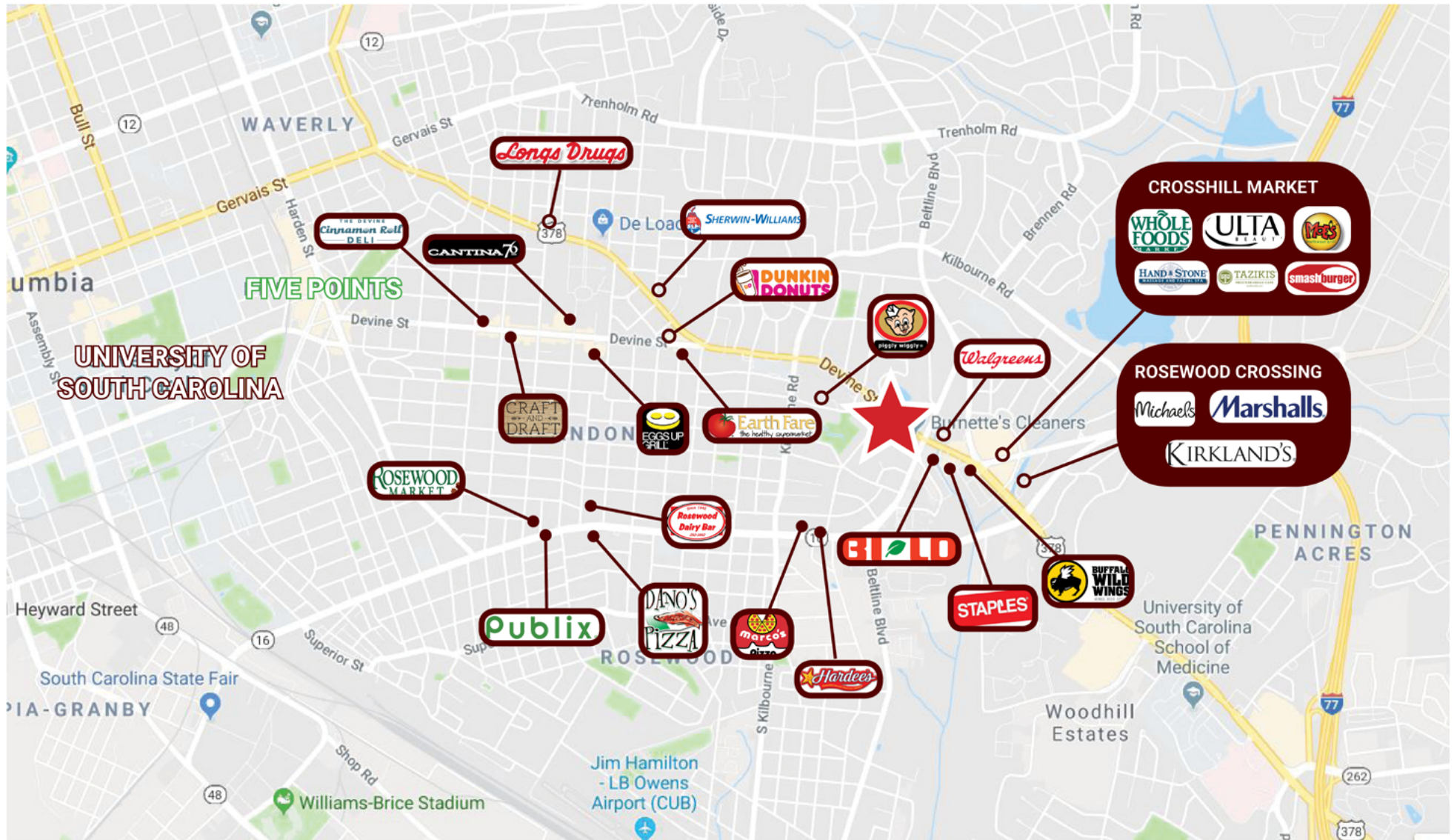
Site Plan



Aerial



Location Overview



Demographics



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	9,357	75,404	148,697
Households	4,665	29,671	56,553
Families	2,124	13,837	28,535
Average Household Size	2.00	2.12	2.22
Owner Occupied Housing Units	2,479	15,552	29,117
Renter Occupied Housing Units	2,186	14,119	27,436
Median Age	35.6	28.3	28.9
2018 Summary			
Population	9,892	78,977	157,600
Households	4,891	31,382	60,816
Families	2,142	14,098	29,481
Average Household Size	2.02	2.13	2.22
Owner Occupied Housing Units	2,454	15,465	29,115
Renter Occupied Housing Units	2,438	15,917	31,700
Median Age	37.1	29.6	30.1
Median Household Income	\$54,244	\$49,627	\$43,795
Average Household Income	\$88,926	\$82,014	\$70,185
2023 Summary			
Population	10,251	81,697	164,422
Households	5,065	32,641	63,959
Families	2,187	14,455	30,464
Average Household Size	2.02	2.13	2.21
Owner Occupied Housing Units	2,563	16,055	30,375
Renter Occupied Housing Units	2,502	16,586	33,584
Median Age	38.1	30.4	30.8
Median Household Income	\$60,729	\$55,333	\$49,739
Average Household Income	\$99,065	\$90,733	\$78,169
Trends: 2018-2023 Annual Rate			
Population	0.72%	0.68%	0.85%
Households	0.70%	0.79%	1.01%
Families	0.42%	0.50%	0.66%
Owner Households	0.87%	0.75%	0.85%
Median Household Income	2.28%	2.20%	2.58%

Source: ESRI Business Analyst Online