

# OFFERING MEMORANDUM



**DOLLAR  
GENERAL**

**DOLLAR GENERAL**  
EASLEY, SOUTH CAROLINA



**SCHUCHERT**  
RETAIL GROUP





**EXCLUSIVELY LISTED BY:**



**JOE SCHUCHERT**

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172



**JIM SCHUCHERT**

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414

**BRIAN BROCKMAN**  
**BANG REALTY-SOUTH CAROLINA INC.**

BROKER OF RECORD  
sc License #108250







## INVESTMENT SUMMARY



LIST PRICE  
**\$738,000**



CAP RATE  
**7.00%**



BUILDING SIZE  
**9,014 SQ. FT.**



OWNERSHIP  
**FEE SIMPLE**



LEASE TERM REMAINING  
**3 YEARS**



RENEWAL OPTIONS  
**3 - 5 YEAR**



PARKING  
**46 SPACES**



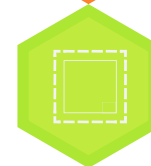
APN  
**5131-02-86-9102**



LOCATION  
**3711 FARRS BRIDGE ROAD  
EASLEY, SC 29640**



ANNUAL RENT  
**\$51,660.00**



LAND AREA  
**0.89 ACRES**



LEASE TYPE  
**NN**



LEASE EXPIRATION  
**01/31/2025**



RENT INCREASES  
**5% AT OPTIONS**



YEAR BUILT  
**2005**



TRAFFIC COUNTS  
**11,148 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- Approximately 3 Years Remaining in the Existing Lease Term
- Three (3) - Five (5) Year Option Periods with 5% Rental Increases

## NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof, Structure, HVAC & Parking Lot
- Tenant is Responsible for All Repairs Less than \$500 Per Occurrence

## STRONG OPERATING HISTORY (2005):

- Dollar General Has Been at this Location For 17+ Years
- Currently in Dollar General's 2nd Option Period

## LOCATION:

- Strategically Located on Farris Bridge Road - Traffic Counts in Excess of 11,148 Vehicles Per Day
- Less Than 6 Miles from Greenville-Pickens Speedway

## PROXIMITY FROM EASLEY, SOUTH CAROLINA:

- Greenville, SC | 12 Miles
- Athens, GA | 87 Miles
- Columbia, SC | 114 Miles
- Charlotte, NC | 117 Miles
- Atlanta, GA | 138 Miles
- Knoxville, TN | 176 Miles
- Charleston, SC | 224 Miles

## TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 1,001 Residents
- 1-Mile Average Household Income = \$80,974
- 3-Mile Population = 6,843 Residents
- 3-Mile Average Household Income = \$77,068
- 5-Mile Population = 34,216 Residents
- 5-Mile Average Household Income = \$68,309
- 7-Mile Population = 104,012 Residents
- 7-Mile Average Household Income = \$65,420

## TENANT:

- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,000 Stores in 46 States as of November 13, 2021
- Ranked #91 on the Fortune 500 List











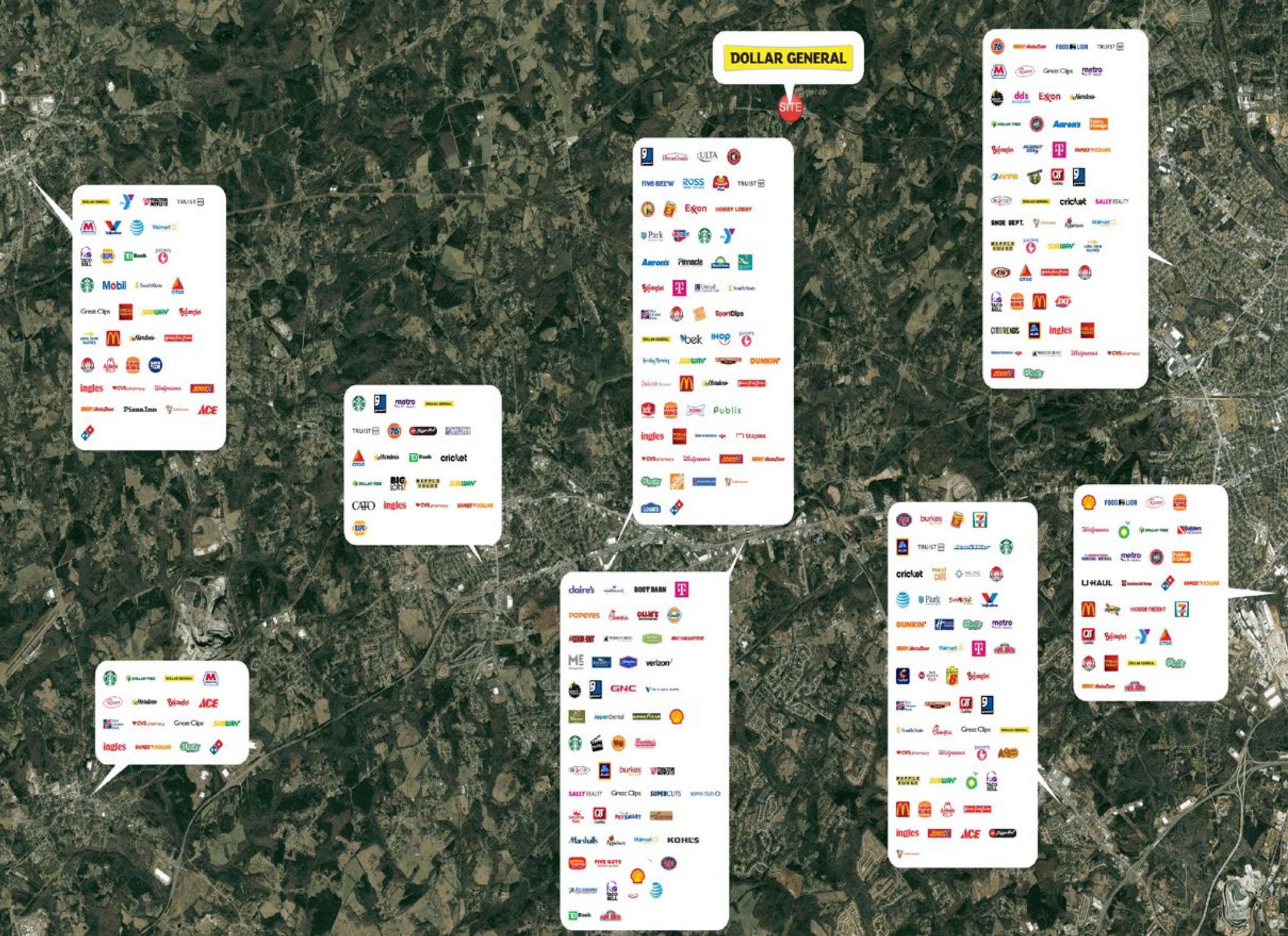












DOLLAR GENERAL

SITE

- Walmart, Target, Kroger, Truist, Dollar General, CVS Pharmacy, Walgreens, Ace Hardware, Home Depot, Lowe's, Menards, Harbor Freight, Rockwell Automation, and many others.

- Starbucks, Truist, 76, Exon, Mobil, Shell, and many others.

- Five Below, Ross, Truist, Exon, Hobby Lobby, Park, Starbucks, Aaron's, Pinnacle, and many others.

- 76, Exon, Great Clips, Metro, dd's, Aaron's, and many others.

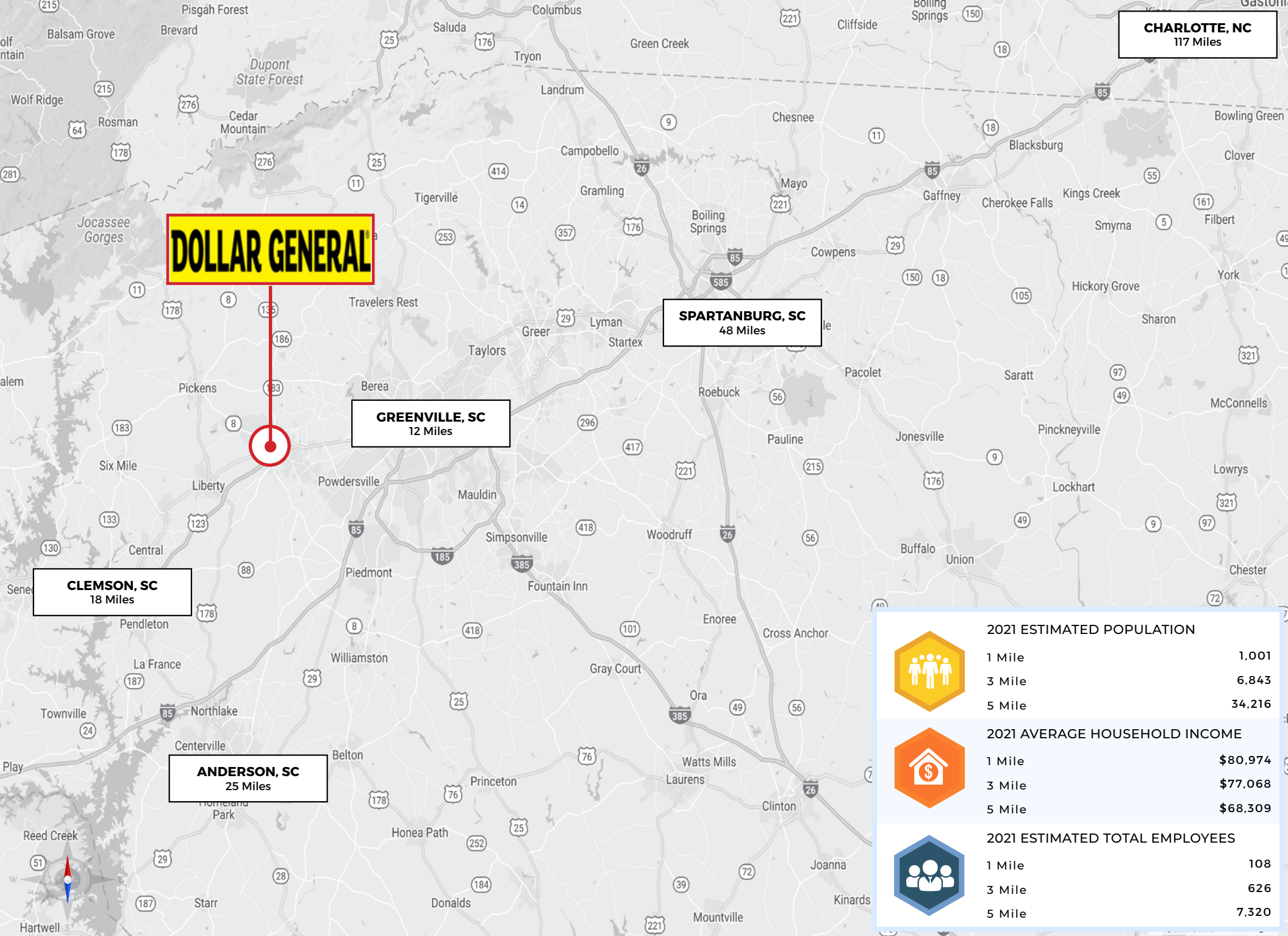
- Starbucks, Dollar General, Walgreens, Ace Hardware, CVS Pharmacy, Great Clips, and many others.

- Clair's, Body Barn, Popeyes, Ollie's, and many others.

- Burkes, Truist, Starbucks, Dunkin', and many others.

- Food Lion, Walgreens, and many others.







# AREA DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILE	5 MILE
2021 Population	1,001	6,843	34,216
2026 Projected Population	1,072	7,342	36,836
2010 Census Population	933	6,518	31,631
Annual Growth Rate: 2021 to 2026	1.41%	1.45%	1.53%



## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2021 Households	381	2,610	13,462
2026 Projected Households	394	2,702	13,966
2010 Census Households	347	2,443	12,250
Annual Growth Rate: 2021 to 2026	0.69%	0.70%	0.74%
Average Household Size	2.62	2.61	2.52



## INCOME

	1 MILE	3 MILE	5 MILE
2021 Average Household Income	\$80,974	\$77,068	\$68,309
2021 Median Household Income	\$74,245	\$71,881	\$57,524
2021 Per Capita Income	\$30,805	\$29,420	\$26,929



## HOUSING

	1 MILE	3 MILE	5 MILE
2021 Housing Units	381	2,610	13,462
2021 Owner-Occupied Units	328	2,213	9,503
2021 Renter Occupied Housing Units	53	397	3,959



## PLACE OF WORK

	1 MILE	3 MILE	5 MILE
2021 Businesses	15	82	799
2021 Employees	108	626	7,320

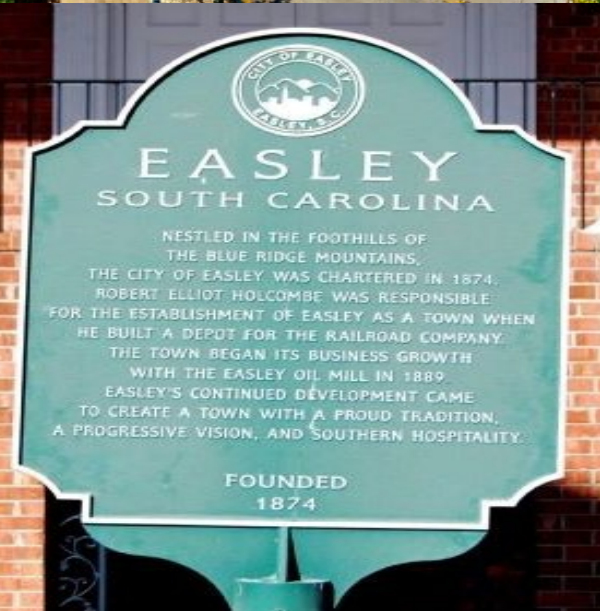


# AREA OVERVIEW



## EASLEY, SOUTH CAROLINA

Easley is a city in Pickens County (with parts extending into Anderson County) in the State of South Carolina. Most of the city lies in Pickens County, with a small portion of the city in Anderson County. Pickens County is located in the northwest part of the U.S. state of South Carolina. As of the 2010 census, its population was 119,224. Its county seat is Pickens. The county was created in 1826. It is part of the Greenville-Anderson-Mauldin, SC Metropolitan Statistical Area.





# TENANT OVERVIEW

# DOLLAR GENERAL®



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$49 Billion



**FORTUNE 500**  
#91



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
18,000



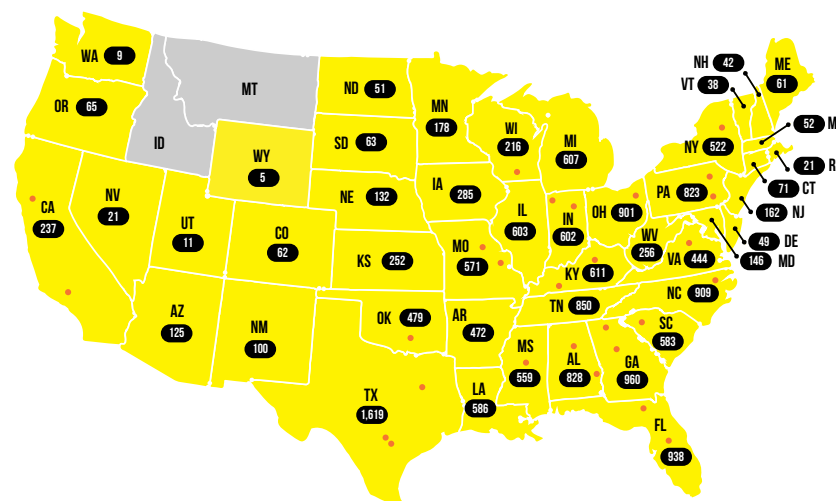
**NO. EMPLOYEES**  
157,000

## ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 18,000 stores in 46 states as of November 13, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

**18,000 STORES** | **IN 46 STATES** |  
AS OF 11/13/2021

● STORES  
● DISTRIBUTION CENTER





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 3711 Farris Bridge Road, Easley, SC 29640 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.





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