

# OFFERING MEMORANDUM



**DOLLAR  
GENERAL**

**DOLLAR GENERAL**  
YEMASSEE, SOUTH CAROLINA

**S**

**SCHUCHERT**  
RETAIL GROUP

In Association with Brian Brockman  
A Licensed South Carolina Broker #108250





**DOLLAR GENERAL**

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# INVESTMENT SUMMARY



LIST PRICE  
**\$688,000**



PROPERTY ADDRESS  
**191 YEMASSEE HWY  
YEMASSEE, SC 29945**



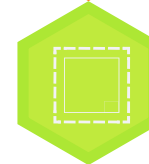
CAP RATE  
**7.50%**



ANNUAL RENT  
**\$51,600.00**



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



LAND AREA  
**1.37 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**NN**



LEASE TERM REMAINING  
**4.75 YEARS**



LEASE EXPIRATION  
**12/31/2029**



RENEWAL OPTIONS  
**2 - 5 YEAR**



RENT INCREASES  
**OPT. 1 = 10%  
OPT. 2 = 15%**



PARKING  
**37 SPACES**



YEAR BUILT  
**2004**



PARCEL NUMBER  
**198-09-01-023**



TRAFFIC COUNTS  
**4,800 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- 4.75 Years Remaining in Existing Term (Lease Exp: 12/31/2029)
- 2004 Build to Suit Construction
- 9,014 SF - 1.37 Acre Parcel
- Two (2) - Five (5) Year Options (Opt 1 = 10% & Opt 2 = 15%)

## LONG TERM OPERATING HISTORY - 20+ YEARS:

- Dollar General Has Been Operating at this Location 20+ Years Since 2004

## NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof, Parking Lot, HVAC & Structure
- Tenant Required to Carry Quarterly Maintenance Service Contract for HVAC
- This Location is Part of Dollar General's National Insurance Program

## COMMON AREA MAINTENANCE CONTRIBUTION:

- Tenant Contributes \$450 Per Month (\$5,400 Annually) for Common Area Maintenance Expenses
- Increases to \$500 Per Month in Option 1 & \$550 Per Month in Option 2

## AULDBRASS PLANTATION - FRANK LLOYD WRIGHT:

- Located 3.5 Miles from the Subject Property
- Designed and Built by Famous Architect Frank Lloyd Wright
- One of the Largest and Most Complex Residential Projects Wright Ever Undertook
- Added to National Register of Historic Places in 1976
- Included a Main House, Guest House, Cabins, Caretaker's Residence, Staff Cabins, Barn Stables, Aviary and Pond with a Floating Dining Barge

## CHEROKEE PLANTATION:

- Located 9.3 Miles from the Subject Property
- A 7,000-Acre Golf and Sporting Club
- Limited to a Maximum of 50 Initial Shareholders/Owners
- Initiation Fee of \$1 Million
- Donald Steel Designed Golf Course

## PROXIMITY FROM YEMASSEE, SOUTH CAROLINA:

- Beaufort, SC | 25 Miles
- Savannah, GA | 51 Miles
- Charleston, SC | 60 Miles
- Augusta, GA | 92 Miles
- Columbia, SC | 105 Miles
- Myrtle Beach, SC | 164 Miles
- Athens, GA | 189 Miles

## TRADE AREA DEMOGRAPHICS:

- 3-Mile: 1,362 Residents; \$68,440 Average Household Income
- 5-Mile: 2,417 Residents; \$63,653 Average Household Income
- 7-Mile: 3,439 Residents; \$64,196 Average Household Income
- 10-Mile: 7,102 Residents; \$76,505 Average Household Income

## TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #111 on the Fortune 500 List

















Loves



Hardees



FAMILY DOLLAR



YEMASSEE MUNICIPAL COMPLEX

YEMASSEE COMMUNITY CENTER

**DOLLAR GENERAL**

FENNELL ELEMENTARY SCHOOL

YEMASSEE AMTRAK

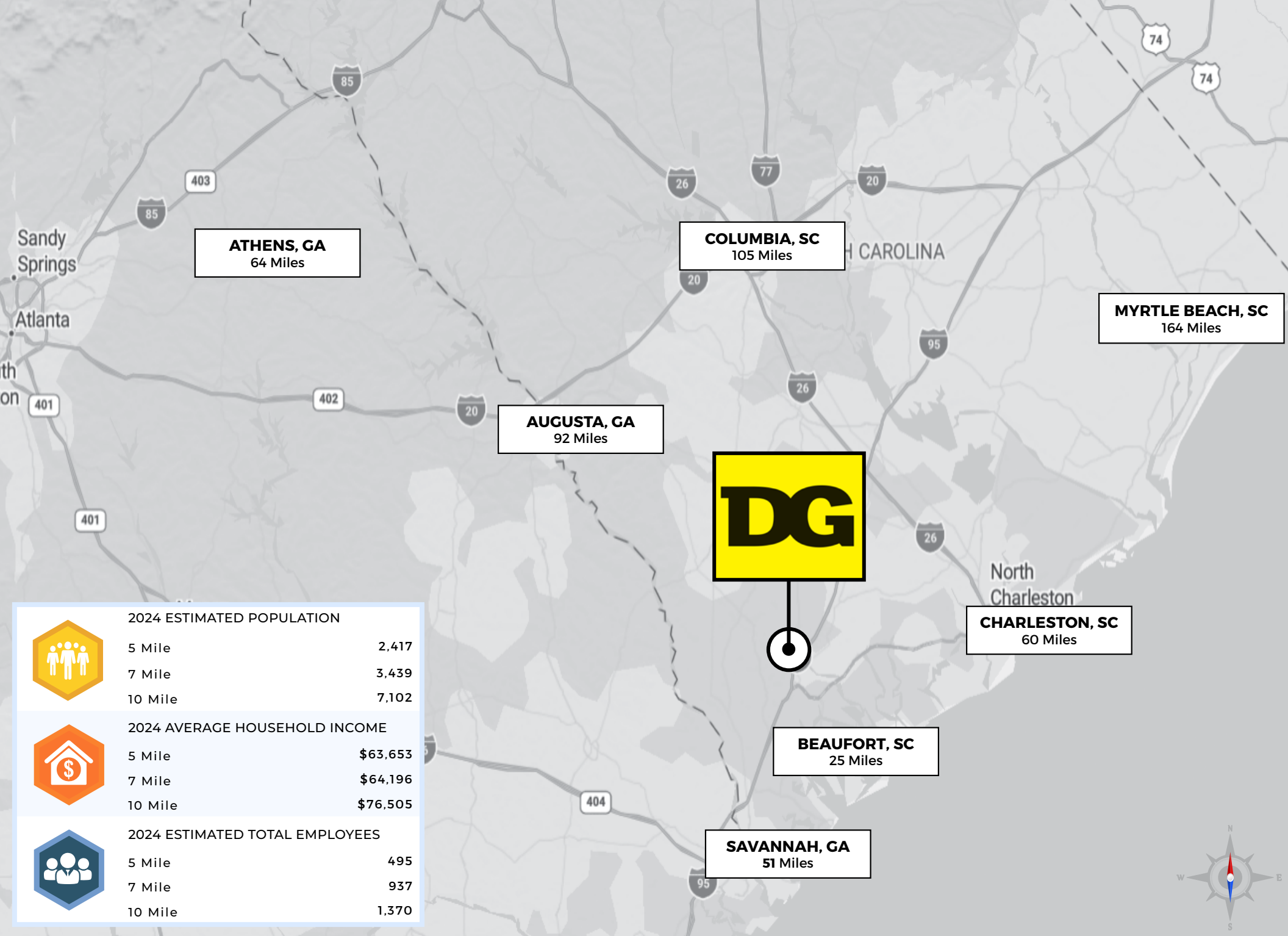
\*vetrostone<sup>™</sup> usa



AULDBRASS PLANTION BY FRANK LLOYD WRIGHT

SITE







# AREA OVERVIEW



## YEMASSEE, SOUTH CAROLINA

Yemassee is a small Lowcountry town in Beaufort and Hampton counties in the U.S. state of South Carolina. Yemassee is near the borders of Colleton and Jasper counties. The town is divided by the county line between Beaufort and Hampton counties, which follows the roadbed of the CSX railroad. Most of the town's population presently lies within Hampton County (as of 2019). As defined by the U.S. Census Bureau, the Beaufort County portion of Yemassee is included within the Hilton Head Island-Bluffton-Beaufort, SC Metropolitan Statistical Area. Yemassee hosts one of the few commercial breeding facilities of non-human primates in the entire United States, Alpha Genesis, Inc., which serves as a major employer for the town. Also, the Frank Lloyd Wright-designed Auldbrass Plantation house and outbuildings lie just outside the town limits of Yemassee.

The town takes its name from the Native American tribe of the same name, the Yamasee, which was the most important Indian ally of South Carolina until the Yamasee War of 1715. The first attack that began the Yamasee War occurred in the Yamasee town of Pocotaligo, today part of the town of Yemassee.

The site of the present town is surrounded by both Revolutionary and Civil War sites. The remains of Civil War field fortifications can be observed along U.S. 21 and 17A between Yemassee and Pocotaligo (that section of highway is now a part of Yemassee, as the town has now greatly expanded into Beaufort County). Within the town limits are three historical plantations including Bindon, Cotton Hall, and Tomotley, with the latter two annexed into the town in 2021.





# AREA DEMOGRAPHICS



POPULATION	3 MILE	5 MILE	7 MILE	10 MILE
2024 Population	1,362	2,417	3,439	7,102
2029 Projected Population	1,352	2,437	3,538	7,413
2020 Census Population	1,475	2,541	3,606	7,484
Annual Growth Rate: 2024 to 2029	-0.15%	0.17%	0.58%	0.88%



HOUSEHOLDS	3 MILE	5 MILE	7 MILE	10 MILE
2024 Households	562	1,006	1,435	3,038
2029 Projected Households	537	984	1,436	3,101
2020 Census Households	611	1,055	1,497	3,144
Annual Growth Rate: 2024 to 2029	-0.88%	-0.43%	0.00%	0.42%
Average Household Size	2.41	2.39	2.38	2.33



INCOME	3 MILE	5 MILE	7 MILE	10 MILE
2024 Average Household Income	\$68,440	\$63,653	\$64,196	\$76,505
2024 Median Household Income	\$53,082	\$51,451	\$51,896	\$55,406
2024 Per Capita Income	\$28,293	\$26,540	\$26,863	\$32,776



HOUSING	3 MILE	5 MILE	7 MILE	10 MILE
2024 Housing Units	562	1,006	1,435	3,038
2024 Owner-Occupied Units	429	773	1,104	2,368
2024 Renter Occupied Housing Units	133	233	331	669



PLACE OF WORK	3 MILE	5 MILE	7 MILE	10 MILE
2024 Businesses	56	72	112	178
2024 Employees	354	495	937	1,370



# TENANT OVERVIEW



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$17.96 Billion



**FORTUNE 500**  
#111



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
20,523 +



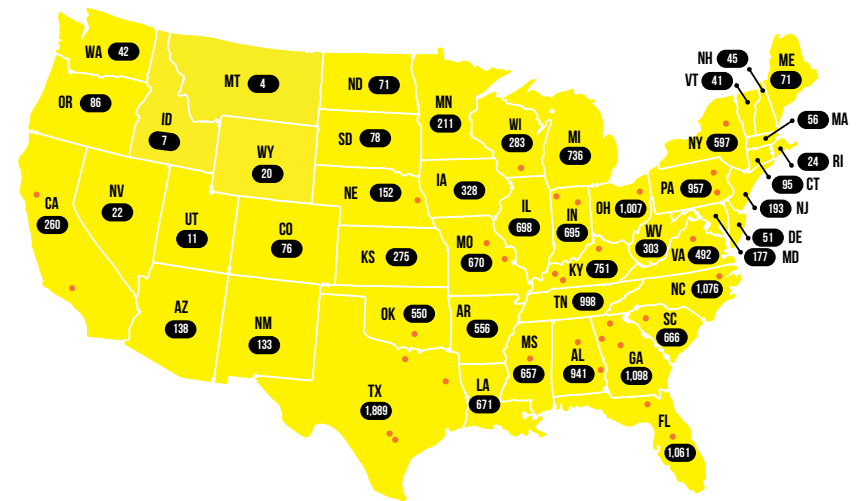
**NO. EMPLOYEES**  
186,000

## ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of November 1, 2024, the company's 20,523 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

**20,523 STORES** | IN 48 STATES | AS OF 11/01/2024

● STORES  
● DISTRIBUTION CENTER





## CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

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Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

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





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