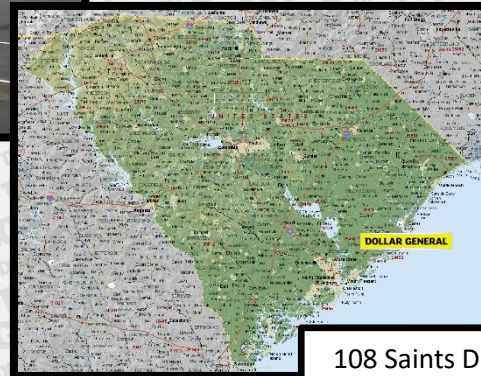


## DOLLAR GENERAL®

Georgetown, SC – New NNN Prototype



**Highlights:**  
**Dollar General 9,100 SF Standard Prototype**  
Brand New Construction  
NNN – Zero Landlord Responsibilities  
15 year Initial Term  
Five – 5 year Options  
10% Rent increase each option  
Hard Corner Site  
**Opening May 2017**



108 Saints Delight Road  
Georgetown, SC 29440

**For Sale: \$1,429,500**  
**Lease Pays \$91,489 NNN**  
**6.4% CAP Rate**

### Dollar General

- Over 13,000 Locations in 43 States
- S&P Rating BBB- Investment Grade
- Leading small-box convenient discounter
- 12 Distribution Centers from Coast to Coast
- National and Private Brands
- Value-conscious and convenience seeking customers

**Market:**  
**Myrtle Beach Combined Statistical Area**  
historic coastal community  
Well known for off-shore fishing  
58 miles from Charleston, SC  
30 miles from Myrtle Beach, SC  
**Local Market**  
Visible from the key intersection of US 521 and US 17A  
Location captures local residences and Commuter traffic  
No Competition in Market