



1213 N. 1st Avenue

Dillon, SC 29536

Property Features

- Corporate Guaranty - NYSE: DG
- S&P rated BBB - investment grade credit
- \$22B market cap
- A complete in-store renovation at tenant's expense
- Intersection has over $\pm 14,800$ vpd
- Tenant committed to location
- (2) 5 year lease extensions
- Rent \$49,200/year
- Up to \$8,000/year in reimbursements
- **Sale Price: \$615,000**

Edward Wingate

Broker

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About Dillon, SC

Dillon County, South Carolina offers businesses opportunity with a touch of Southern style. Located in South Carolina's Pee Dee region, Dillon County sits on Interstate 95 near the South Carolina and North Carolina border. It is a short distance from South Carolina's Grand Strand and from the City of Florence.

While Dillon County's large amounts of available land are well-suited for industrial expansion and population growth, the small-town atmosphere and relaxed lifestyle exemplify its "southern style." With nearby interstates leading to major ports and airports, Dillon County is perfect for business and people.

It's where you can combine both business opportunities and southern style for the best place to live, work, play and relax

-Dillon County

DEMO'S	1 MILE	3 MILES	5 MILES
POPULATION	2,731	12,611	17,194
HH INCOME	\$47,959	\$39,273	\$39,297

[CLICK HERE FOR THE PROPERTY WEBSITE](#)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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