

For Sale
**Dollar General
Portfolio**
\$1,893,440 | 7.50% CAP



Leesville, SC



Stanley, NC

3361 Columbia Highway
Leesville, SC 29070

**DOLLAR
GENERAL®**

1299 S. Highway 16
Stanley, NC 28164

Property Features

- Corporate guaranteed lease by tenant with a long operating history
- 5 year early lease extension through May 2023 with five (5) year options with rent increases
- A complete in-store remodel at tenant's expense (2016)
- S&P rated BBB - investment grade credit and \$21.1B market cap
- Minimal landlord responsibilities
- Tenant committed to location

Property Features

- Corporate guaranteed lease by tenant with a long operating history
- 7 year early lease extension through May 2025 with three (5) year options with rent increases
- S&P rated BBB - investment grade credit and \$21.1B market cap
- Over 10,000 vpd
- Minimal landlord responsibilities
- Tenant committed to location

PORTFOLIO NOI: \$142,008

Edward Wingate

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[**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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