

**DOLLAR
GENERAL**

Single Tenant Net Lease
\$1,575,000 (7.00% Cap)



2069 Highway 544
Conway (Myrtle Beach), SC 29526

Property Features

- ±10,640 SF freestanding Dollar General
- Upgraded construction (HardiPlank)
- Located on Highway 544, a major four-lane highway offering direct access into Myrtle Beach
- Traffic Count: ±25,900 vpd
- Built in 2012
- ±10 years term remains
- Five/5-year options to renew
- 10% rent escalation in each option period
- Absolute net lease
- **Sale Price: \$1,575,000**
- NOI: \$110,214
- 7.00% Cap Rate

CLICK HERE FOR THE PROPERTY WEBSITE



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DEMO'S	1 MILE	3 MILE	5 MILE
POPULATION	3,563	18,490	50,221
HH INCOME	\$63,778	\$65,744	\$66,865

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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