NET LEASE INVESTMENT OFFERING

HARRISON
CAPITAL ADVISORS

DOLLAR GENERAL STORE

South Congaree (Columbia MSA), South Carolina

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COMPANY OVERVIEW

About Harrison Capital Advisors

Harrison Capital Advisors is an independent commercial real estate investment advisory firm specializing in assisting buyers and sellers in the acquisition and disposition of income producing properties throughout the Carolinas and Southeastern United States. Founded by two experienced partners with a combined track record exceeding $800 million in closed transactions, the firm delivers institutional level expertise with direct partner access on every engagement.

Our team combines deep market expertise with detailed property analysis to guide clients through sophisticated investment property decisions across all asset classes including single-tenant net leased and multi-tenant properties. We specialize in advising on 1031 exchanges, all cash acquisitions, debt placement and investment property analysis.

Our Approach

We built this firm on a straightforward belief: that every client deserves direct access to experienced partners who know the market, understand their goals and are committed to helping our clients achieve maximum returns on their commercial real estate investments.

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42+ YEARS

COMBINED COMMERCIAL REAL ESTATE EXPERIENCE

$850M+

IN CLOSED TRANSACTIONS

75+

NATIONAL TENANT BRANDS REPRESENTED

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INVESTMENT OVERVIEW

PROPERTY	DOLLAR GENERAL STORE
ADDRESS	1090 MAIN STREET, SOUTH CONGAREE, SC 29170
COUNTY	LEXINGTON
ZONING	COMMERCIAL

HIGHLIGHTS

- Dollar General Store in prime location- Columbia SC MSA on large lot
- NN Lease w/ Corporate Guaranty by Dolgencorp, LLC
- DG took early renewal option showing strong commitment to the area
- New developments in the area include the Salina Golf Club a Bryant Brothers Course
- 15,600 VPD on Main Street
- Dollar General has over 20,900 Stores in 48 States; 34 Distribution Centers
- S&P BBB Investment Grade Credit $40.6 Billion in Sales in Fiscal 2024
- Perfect 1031 Exchange Property
- DG Ranked #112 on Fortune 500 List

PROPERTY HIGHLIGHTS

9,100
SQUARE FEET

3.96
ACRES

38
PARKING SPACES

CONSTRUCTION

2004 construction; pre-engineered metal building; metal roof & brick facade

INFORMATION

This Dollar General store is located on Main Street in South Congaree, which is in Lexington County, right outside Columbia, SC. This store is located 5 miles from the Columbia Metropolian Airport. This area is experiencing high growth with strong traffic counts and stable neighborhoods.

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LEASE INFORMATION

TENTANT	DOLGENCORP, LLC W/ DOLLAR GENERAL CORPORATE GUARANTY
ANNUAL RENT	$62,661.60
CURRENT RENT START DATE	(DG HAS TAKEN EARLY RENEWAL) 4/1/2026
LEASE EXPIRATION DATE	3/31/2031
ORIGINAL LEASE TERM	TEN (10) YEARS; BUILT IN 2004
RENEWAL OPTIONS	FOUR (4), FIVE (5) YR OPTIONS WITH 8% INCREASES
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	ROOF, STRUCTURE & PARKING LOT; TENANT PAYS $425/MO FOR LANDSCAPING & REIMBURSES FOR TAXES AND INSURANCE

$783,263

PURCHASE PRICE | **8% CAP RATE**

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RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
7 YR EXTENSION	4/1/2019	3/31/2026	$58,014.00	
OPTION 1	4/1/2026	3/31/2031	$62,661.60	8%
OPTION 2	4/1/2031	3/31/2036	$67,674.48	8%
OPTION 3	4/1/2036	3/31/2041	$73,088.52	8%
OPTION 4	4/1/2041	3/31/2046	$78,935.52	8%
LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
7 YR EXTENSION	4/1/2019	3/31/2026	$58,014.00	
OPTION 1	4/1/2026	3/31/2031	$62,661.60	8%

REGIONAL MAP

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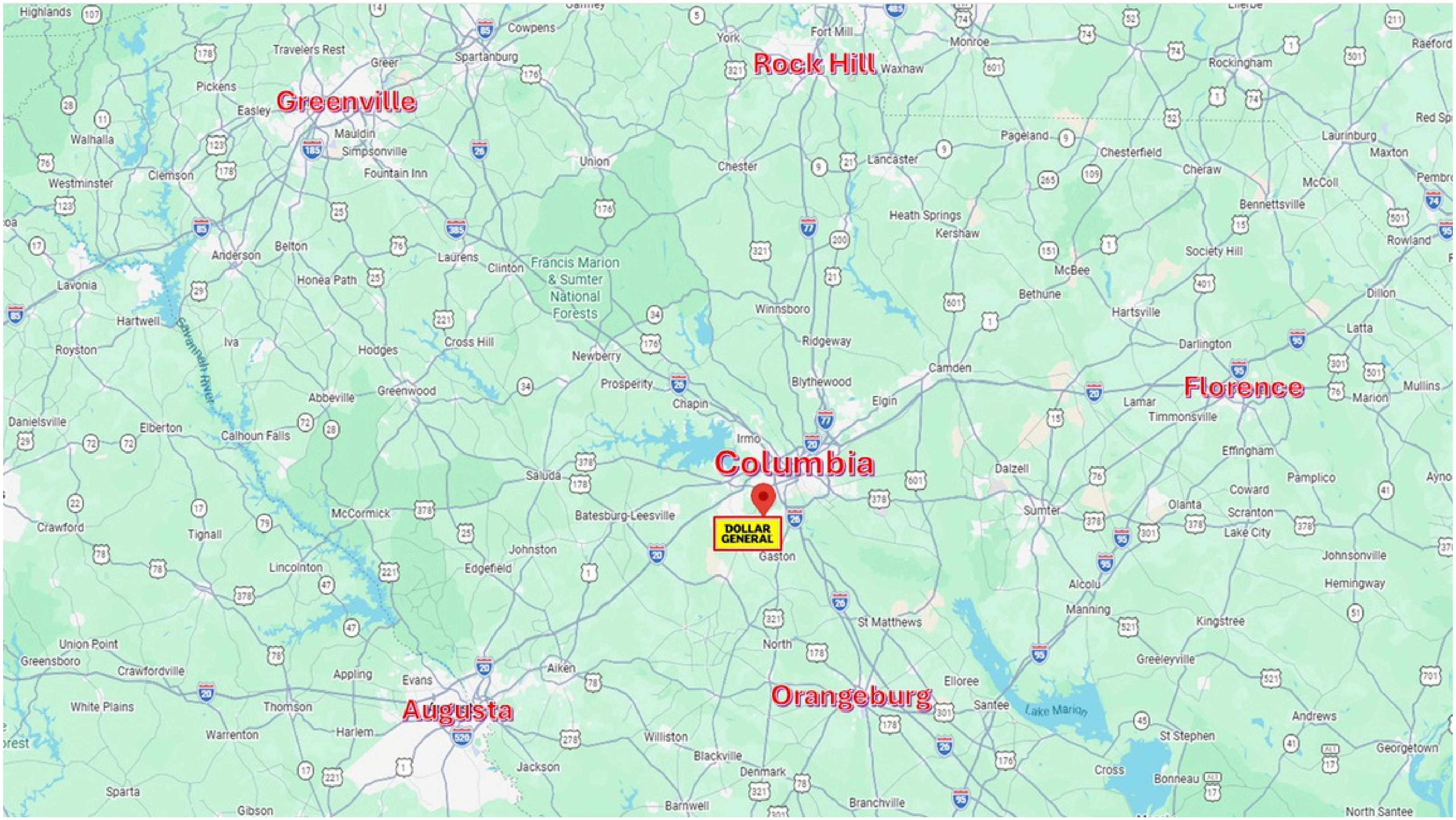

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LOCAL AERIAL MAP

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LOCAL AERIAL MAP

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SITE AERIAL

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COLUMBIA, SOUTH CAROLINA

Columbia is the state capital and the second most populated city in South Carolina with an MSA population of roughly 850,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (40,000+ students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.

DEMOGRAPHICS

Columbia, South Carolina is the 2nd largest city in the state and boasts a population of 144,788 and has over 53,000 households as of the 2024 census. That is a population of over 1,011 people per square mile and 398 housing units per square mile. Of the 50,223 households, 17% have children under the age of 18 and the median income is right at $56,175.

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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
2030 PROJECTION	2,988	16,263	56,527.00
2025 POPULATION	2,891	15,604	53,051.00
2020 POPULATION	2,854	15,216	49,732.00
2010 POPULATION	2,757	14,238	45,305.00
GROWTH RATE 2010-2020	0.35%	0.67%	0.94%
GROWTH RATE 2020-2025	0.25%	0.48%	1.24%
GROWTH RATE 2025-2030	0.66%	0.83%	1.28%

HOUSEHOLDS

2025 TOTAL HOUSEHOLDS	1,167	6,243	$21,447
2030 PROJECTED TOTAL HOUSEHOLDS	1,219	6,589	$23,141.00
2010-2020 ANNUAL RATE	0.55%	0.79%	1.21%
2020-2025 ANNUAL RATE	0.46%	0.90%	1.61%
2025-2030 ANNUAL RATE	0.88%	1.08%	1.53%

AVERAGE INCOME

2025 MEDIAN HOUSEHOLD INCOME	$51,393	$69,418	$71,071
2025 AVERAGE HOUSEHOLD INCOME	$68,262	$84,649	$84,395

TENANT SUMMARY

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 January 30, 2026, the Company's 20,893 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.

2025 FAST FACTS

- $42.7 billion in sales in fiscal 2025 an increase of 5.2% over 2024
- Operating profit was $2.2 billion in fiscal 2025
- Company reported net income of $1.5 billion and diluted earnings per share $6.85
- Over 20,893 retail stores as of December 2025
- 34 distribution centers throughout United States
- Ranked #111 on the Fortune 500 list as of 2025
- Included in Fortune's 2023 list of most admired companies

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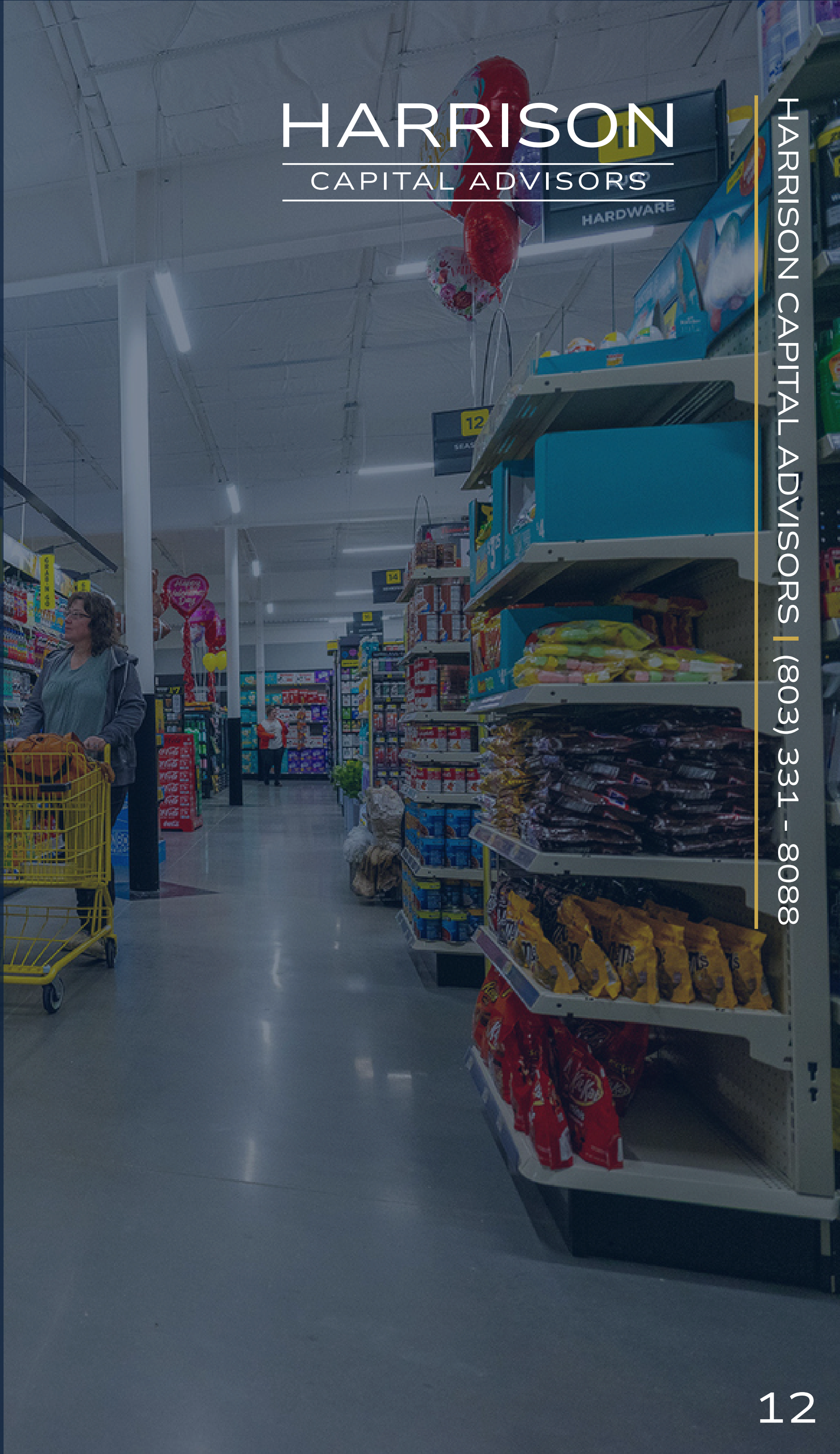

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EXCLUSIVELY OFFERED BY:

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