

Dollar General Store

121 W. Main Street

Harleyville, SC

FOR SALE

\$951,000

- **Description:** A 9,014 square foot build-to-suit retail store for Dollar General.
- **Site:** ±1.75 site with approximately 195 feet of frontage on US Highway 178 in downtown Harleyville, a growing town in Dorchester County. Other commercial users in town include banks, convenience stores, hardware, restaurants and other retailers. Location is within one mile of I-26 and about 6 miles to I-95.
- **Lease:** Ten (10) year net lease with five (5) year options (10% rental increases during 5 year options)
- **Cap rate:** 8.25%
- **Occupancy:** 100%
- Pre-engineered metal building with decorative split-face block and glass storefront.
- Improvements measure 9,014 square feet. On-site parking for 32 automobiles.
- Excellent 1031 exchange or investment opportunity.



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