

Dollar General Store

632 N. Main Street

Heath Springs, SC

FOR SALE

\$805,000

- **Description:** A 9,014 square foot build-to-suit retail store for Dollar General.
- **Site:** ±1.39 site with approximately 175 feet of frontage on SC Highway 521 near downtown Heath Springs in Lancaster County. US Highway 521 runs parallel to I-77 and connects Rock Hill, SC and Charlotte, NC to the north with Camden, SC and Sumter, SC to the south. This location will serve Heath Springs, Pleasant Hill and a number of neighboring rural communities.
- **Lease:** Ten (10) year net lease with five (5) year options (10% rental increases during 5 year options)
- **Cap rate:** 8.5%
- **Occupancy:** 100% Store opened November 1, 2008
- Pre-engineered metal building with decorative split-face block and glass storefront.
- Improvements measure 9,014 square feet. On-site parking for 31 automobiles.
- Excellent 1031 exchange or investment opportunity.



Contact:

Anne Wilkins Brooks

Southern Visions Realty, Inc.

955 Old Cherokee Road, Lexington SC 29072

803-359-9571 (Office) 803-359-7025 (Fax)

www.svrealty.com • abrooks@svrealty.com