

**Dollar General Store
280 N Dogwood Avenue
Ridgway SC**

FOR SALE

\$795,000

● **Description:** A 9,014 square foot build-to-suit retail store for Dollar General.

● **Site:** ±1.40 site with approximately 228 feet of frontage on SC Hwy 34 near downtown Ridgway, in Fairfield County. This is a

historic and attractive small town that is growing because of its proximity to Columbia, SC (the capital). SC Highway 34 connects Ridgway with I-77 (2 miles to the west) and Camden (I-20) to the east.

● **Lease:** Ten (10) year net lease with five 5 year options (10% rental increases during 5 year options)

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● **Occupancy:** 100%

● Store opened in 9/01/2008

● Pre-engineered metal building with decorative split-face block and glass storefront.

● Improvements measure 9,014 square feet. On-site parking for 33 automobiles.

● Excellent 1031 exchange or investment opportunity.



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