

Marcus & Millichap Brokers Over \$1.4M Sale of Triple-Net-leased Dollar General

MARCH 13, 2023



Marcus & Millichap (NYSE: MMI), a leading commercial real estate brokerage firm specializing in investment sales, financing, research and advisory services, announced today the sale of Dollar General, a **9,100-square foot** net-leased property located in Cordova, SC, according to **Benjamin Yelm**, regional manager of the firm's Raleigh office. The asset sold for **\$1,408,278**.

"The property appealed to a wide range of investors looking for a hands-off, passive investment. Dollar General is a Fortune 100 company, and the lease is corporate-guaranteed, making it a safe and reliable income stream," said **Harrison Creason**, first vice president investments.

Andrew Margulies and **Harrison Creason** of Marcus & Millichap's Raleigh office had the exclusive listing to market the property on behalf of the seller, a limited liability company. The buyer, a limited liability company, was secured



and represented by Margulies and Creason, with Ben Yelm assisting in closing the deal.

“We received several offers during our marketing period and ultimately closed with an out of state 1031 exchange buyer,” added Creason.

Dollar General is located at 3937 Bamberg Rd in Cordova, SC. This high-traffic location ranks in the top 86th percentile in South Carolina and 85th among the United States. Further, the location sits in the Columbia metropolitan area, where the economy continues to grow and diversify. Major employers in the healthcare, government, and education sectors include Palmetto Health, Blue Cross Blue Shield, and the University of South Carolina.

About Marcus & Millichap (NYSE: MMI)

Marcus & Millichap, Inc. is a leading brokerage firm specializing in commercial real estate investment sales, financing, research and advisory services with offices throughout the United States and Canada. As of December 31, 2021, the company had 1,994 investment sales and financing professionals in 82 offices who provide investment brokerage and financing services to sellers and buyers of commercial real estate. The company also offers market research, consulting and advisory services to clients. Marcus & Millichap closed 13,255 transactions in 2021, with a sales volume of approximately \$84.4 billion. For additional information, please visit www.MarcusMillichap.com.