



NN Lease

DOLLAR GENERAL

Exclusively Listed With: Tri-Oak Consulting Group

306 8th Ave NW
Jasper, FL 32052

Purchase Price: **\$727,869**

Cap Rate: **9.15%**

HIGHLIGHTS

- ✓ NN - Minimal Landlord Responsibilities
- ✓ 86 Miles from Tallahassee, FL
- ✓ Average HHI at 1-Mile: \$59K+
- ✓ Brand New HVAC



Actual Location Shown

The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.



CONTACT INFORMATION

Alec Marks / Gregory Fitzgerald

(404) 905-2364

alec@tri-oak.com

www.tri-oak.com

Dollar General - NN

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Property Summary ◆

Asking Price:	\$727,869
Annual Rent/NOI:	\$66,600
Cap Rate:	9.15%
Lease Commencement:	02/01/2006
Lease Expiration:	01/31/2027
Building Size:	9,014 +/- SF
Land Size:	0.96 +/- Approx. Acres
Parking:	Adequate

Responsibility ◆

Tenant RE Taxes, Building Insurance, Minor repairs to heating, lighting, plumbing and air conditioning (Anything less than \$500 per occurrence), and Parking Lot Maintenance (\$150/mo.)

Lessor Roof, Structure, and Major CAM (greater than \$500 per occurrence)

Lease Dollar General Corporation

Guarantor NYSE: DG



Aerial View



Demographics

Based off of 2023 data

	1-Mile	3-Mile	5-Mile
Population:	2,401	5,703	6,296
Median Income:	\$40,665	\$44,398	\$45,793
Average Income:	\$59,970	\$64,501	\$65,851

Aerial View with Tenants



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DOLLAR GENERAL®

Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills and PepsiCo.

Learn more about Dollar General at www.dollargeneral.com.

