



**Actual Location Not Shown



Ideal for 1031 Exchange



Household Income \$60k +
Within a 3 Mile Radius



New 2020 Construction



Long Term Corporate
Lease

FOR MORE INFORMATION :

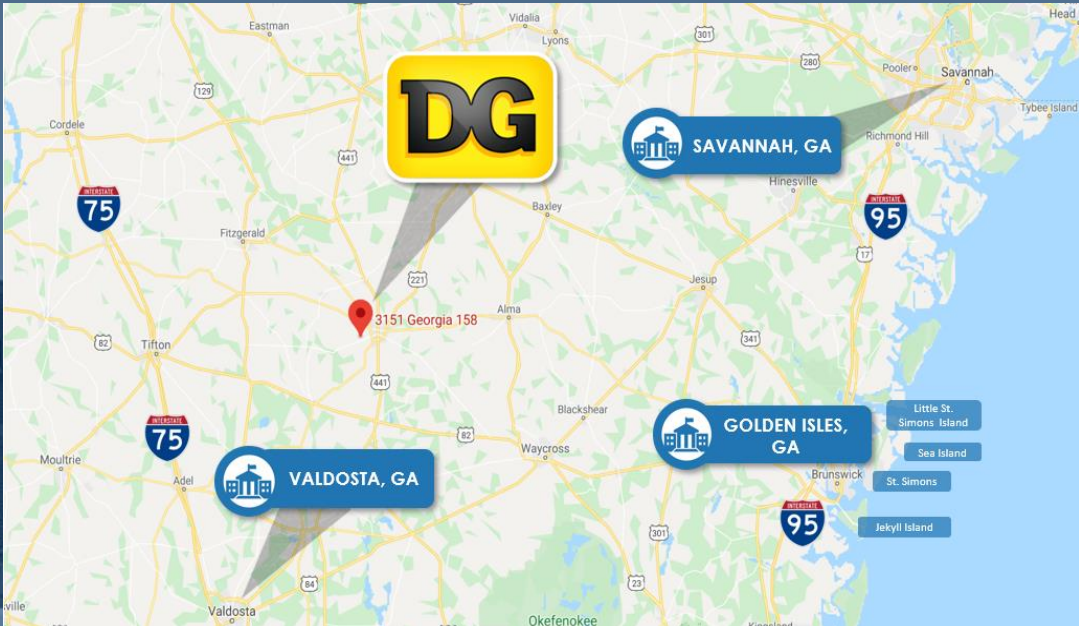
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TERMS

PRICE	\$1,456,431
CAP	6.50%

HIGHLIGHTS :

- Freestanding Dollar General Store
- NNN Corporate Backed Lease
- New 2020 Construction
- 10% Rent Increases in each of the Options
- Main Corridor Corner Site with Excellent Visibility
- Strong household incomes surrounding the site
- Approx. 4 miles from Downtown Douglas
- Universally Applicable Building Type
- Nearby, the 1,490 acres General Coffee State Park draws more than 100,000 visitors a year.



	3 MILE	5 MILE	10 MILE
POPULATION	6,697	21,021	36,083
HOUSEHOLDS	2,388	7,468	12,995
HOUSEHOLD INCOME	\$60,936	\$55,592	\$58,396



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