




Ideal for 1031 Exchange



Household Income \$57K +  
Within a 3 Mile Radius



New 2021 Construction



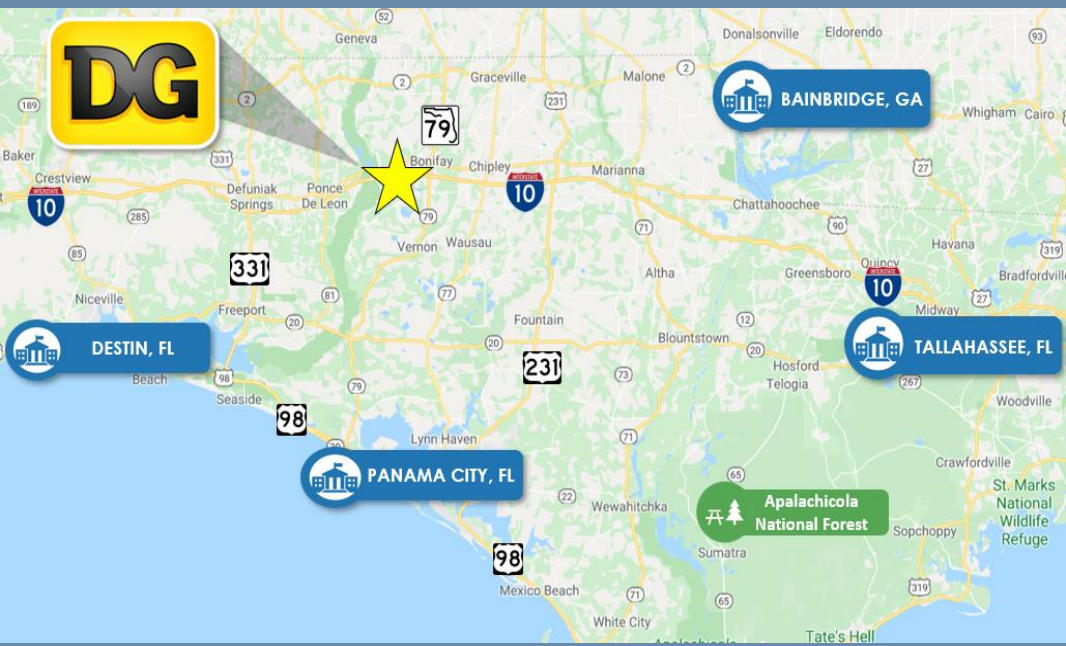
Long Term Corporate Lease

FOR MORE INFORMATION :  
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TERMS

PRICE	\$1,481,641
CAP	5.85%

- HIGHLIGHTS :
- Freestanding Dollar General Store
  - NNN Corporate Backed Lease
  - New 2021 Construction
  - 10% Rent Increases in each of the Options
  - Strong household incomes surrounding the site
  - Approx. 48 miles from Panama City, FL
  - Universally Applicable Building Type



	3 MILE	5 MILE	10 MILE
POPULATION	755	2,164	13,510
HOUSEHOLDS	311	894	5,487
HOUSEHOLD INCOME	\$57,005	\$57,019	\$51,125



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