

## Winn-Dixie

20303 N US Highway 441 | High Springs, FL



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## Overview

## PROPERTY TYPE

STNL Grocer Asset

## OFFERING GLA

57,014± SF

## LAND AREA

5.23± AC

## OCCUPANCY

100%

## DEBT

See OM for Details

## PRICE

\$5,740,000  
(7.40% Cap Rate)

## YEAR BUILT

1985

## ANCHOR TENANT

Winn-Dixie

## LEASE EXPIRATION

March 22, 2024  
*Due to high volume store sales, Winn-Dixie is interested in a long-term lease (deliverable in conjunction with sale) - contact broker for more details.*

## Property Website

SRSRE.COM/STNLWinn-DixieHighSpringsFL

## Contact

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## Investment Highlights

**SINGLE-TENANT 'ESSENTIAL NEEDS' GROCERY ASSET** occupied by national grocer, Winn-Dixie, boasting the 38th busiest location in the state of Florida out of 288 stores (Placer.ai)**EXTREMELY STRONG STORES SALES**, resulting in a 1.3% occupancy cost along with **WINN-DIXIE'S DESIRE TO EXTEND CURRENT LEASE TO 10 YEARS****STRATEGICALLY-POSITIONED FRONTING NW SANTA FE BLVD (US-441/US-41/FL-25)**, which connects High Springs with I-75 and Lake City to the north, and Gainesville to the southeast**CONSUMER SYNERGY CREATED BY ADJACENT RETAIL ANCHOR DRAWS** – Bealls Outlet, Advance Auto Parts and Dollar General**WINN-DIXIE BOASTS MORE THAN 27 YEARS OF TENURE AT THE LOCATION**, having long ago established a loyal base of community shoppers within the High Springs market**SOLID RETAIL FUNDAMENTALS** include excellent visibility, ample parking, prominent signage and multiple access points from US-441/US-41/FL-25**SINGLE-TENANT, TRIPLE NET LEASE STRUCTURE PROVIDES COMPLETE, 'HANDS-OFF OWNERSHIP'** with minimal Landlord responsibilities

## SRS REAL ESTATE PARTNERS

3445 Peachtree Rd NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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## MARKET AERIAL



## PROPERTY AERIAL



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