

SINGLE TENANT CORPORATE GUARANTEED

Investment Opportunity



5714 Timuquana Avenue

JACKSONVILLE FLORIDA

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY PRESENTED BY



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PROPERTY PHOTO



OFFERING SUMMARY



OFFERING

Asking Price	\$1,900,000
Cap Rate	6.35%
Net Operating Income	\$120,725

PROPERTY SPECIFICATIONS

Property Address	5714 Timuquana Avenue, Jacksonville, FL 32210
Rentable Area	8,900 SF
Land Area	0.85 AC
Year Built	2008
Tenant	Family Dollar Store, Inc.
Guaranty	Corporate
Lease Type	NN
Landlord Responsibilities	Roof, Gutters & Downspouts, Parking Lot Resurfacing, Service & Access Areas
Lease Term Remaining	5+ Years
Increases	10% at Beg. of Each Option
Options	4 (5-Year)
Rent Commencement	July 1 st , 2008
Lease Expiration	June 30 th , 2026

RENT ROLL & INVESTMENT HIGHLIGHTS



Lease Term					Rental Rates		
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	MONTHLY	ANNUALLY	OPTIONS
Family Dollar	8,900	July 2008	June 2026	Current	\$10,600	\$120,725	4 (5-Year)
(Corporate Guaranty)							10% Increase at Beg. of Each Option

5+ Years Remaining on Lease Extension | Corporate Guaranteed | Options To Extend | Scheduled Rental Increases

- The lease is corporate guaranteed by Family Dollar Stores, Inc., an investment grade (S&P: BBB-), nationally recognized, and an established discount store with over 8,000+ locations
- Family Dollar has more than 5 years remaining on their 10-year lease extension, demonstrating their long-term commitment to the site
- The lease features 4 (5-year) options to extend and 10% rental increases at the beginning of each option, generating NOI and hedging against inflation

NN Lease | Fee-Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- Landlord responsibilities limited to roof, gutters/downspouts and parking lot repairs
- Investor benefits from fee-simple ownership of the land and building
- Ideal passive investment in a state with no state income tax

Strong Demographics in 5-mile trade area | Dense Population

- More than 171,000 residents and 49,000 employees support the trade area
- Features an average household income of \$67,595

Signalized, Hard Corner Intersection | Strong Retail Corridor | Excellent Visibility & Access

- Family Dollar is strategically located at the signalized, hard corner intersection of Seaboard Avenue and Timuquana Road, a major arterial road, averaging a combined 23,500 vehicles passing by daily
- The subject property is situated near national/credit tenants such as CVS Pharmacy, Krispy Kreme, Sonic, Save A Lot, Wendy's and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for this site
- The asset benefits from significant street frontage and multiple points of ingress/egress, providing convenience and ease for customers

Direct Residential Consumer Base | Interstate 295

- The site is surrounded by residential neighborhoods with more than 70,000 households within a 5-mile radius
- Less than 2 miles east of Interstate 295, a crucial interstate highway for the Jacksonville trade area (127,000 VPD)

PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



FAMILY DOLLAR

familydollar.com

Locations: 8,000+

Parent: Dollar tree

2020 Employees: 56,900

2020 Revenue: \$23.61 Billion

2020 Net Income: \$827.00 Million

2020 Assets: \$19.57 Billion

2020 Equity: \$6.25 Billion

Credit Rating: S&P: BBB-

Family Dollar is one of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day. Family Dollar, headquartered in Matthews, North Carolina, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.

PROPERTY OVERVIEW



Location



Jacksonville, Florida
Duval County

Parking



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 3.37 stalls per 1,000 SF of leasable area.

Access



Timuquana Avenue: 1 Access Point
Seaboard Avenue: 1 Access Point

Parcel



Parcel Number: 103751-0100
Acres: 0.85
Square Feet: 37,026 SF

Traffic Counts



Timuquana Avenue: 23,500 Vehicles Per Day
Interstate 295: 127,000 Vehicles Per Day

Construction



Year Built: 2008

Improvements



There is approximately 8,900 SF of existing building area

Zoning



General Commercial Retail

LOCATION MAP

2020 ESTIMATED POPULATION

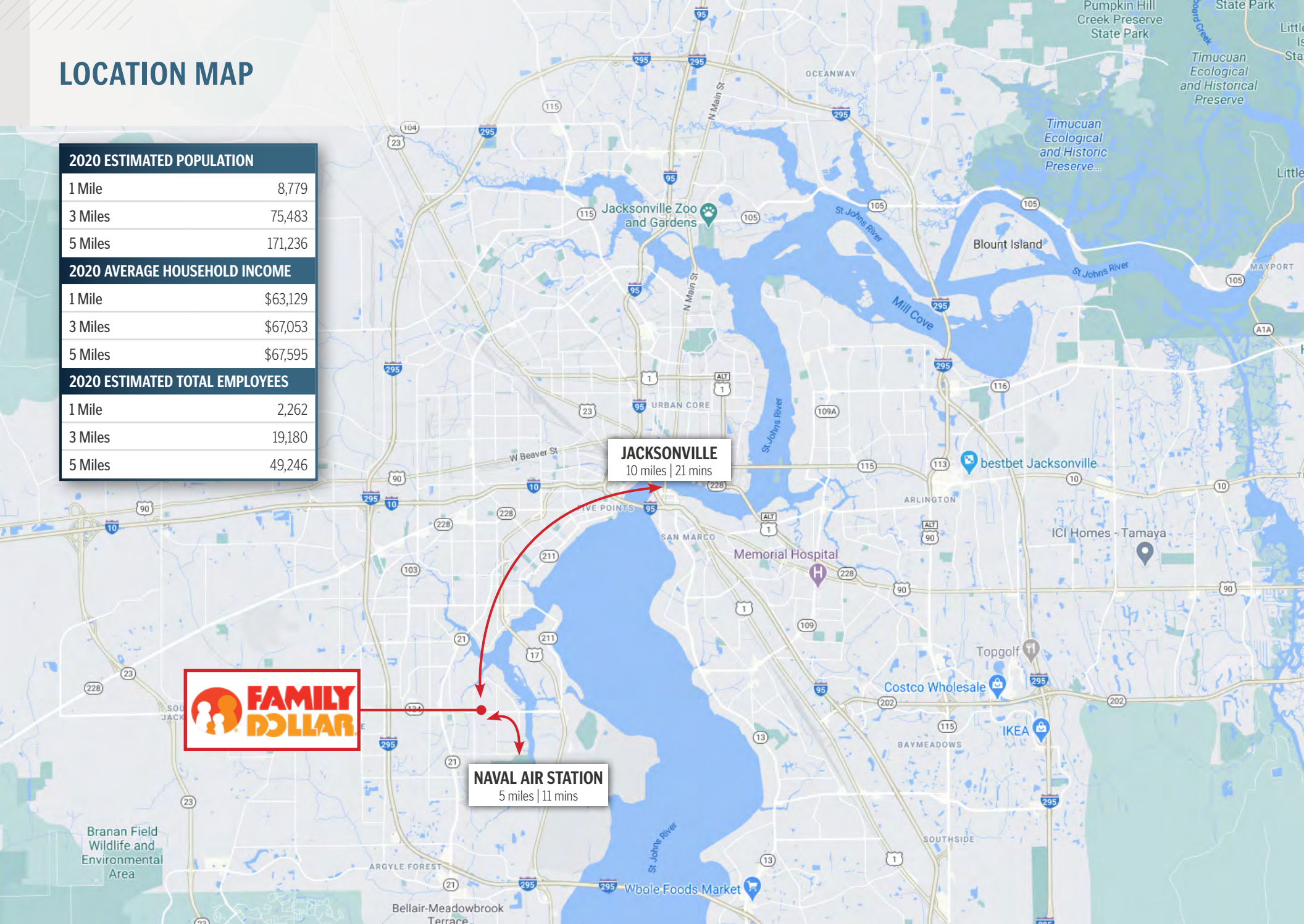
1 Mile	8,779
3 Miles	75,483
5 Miles	171,236

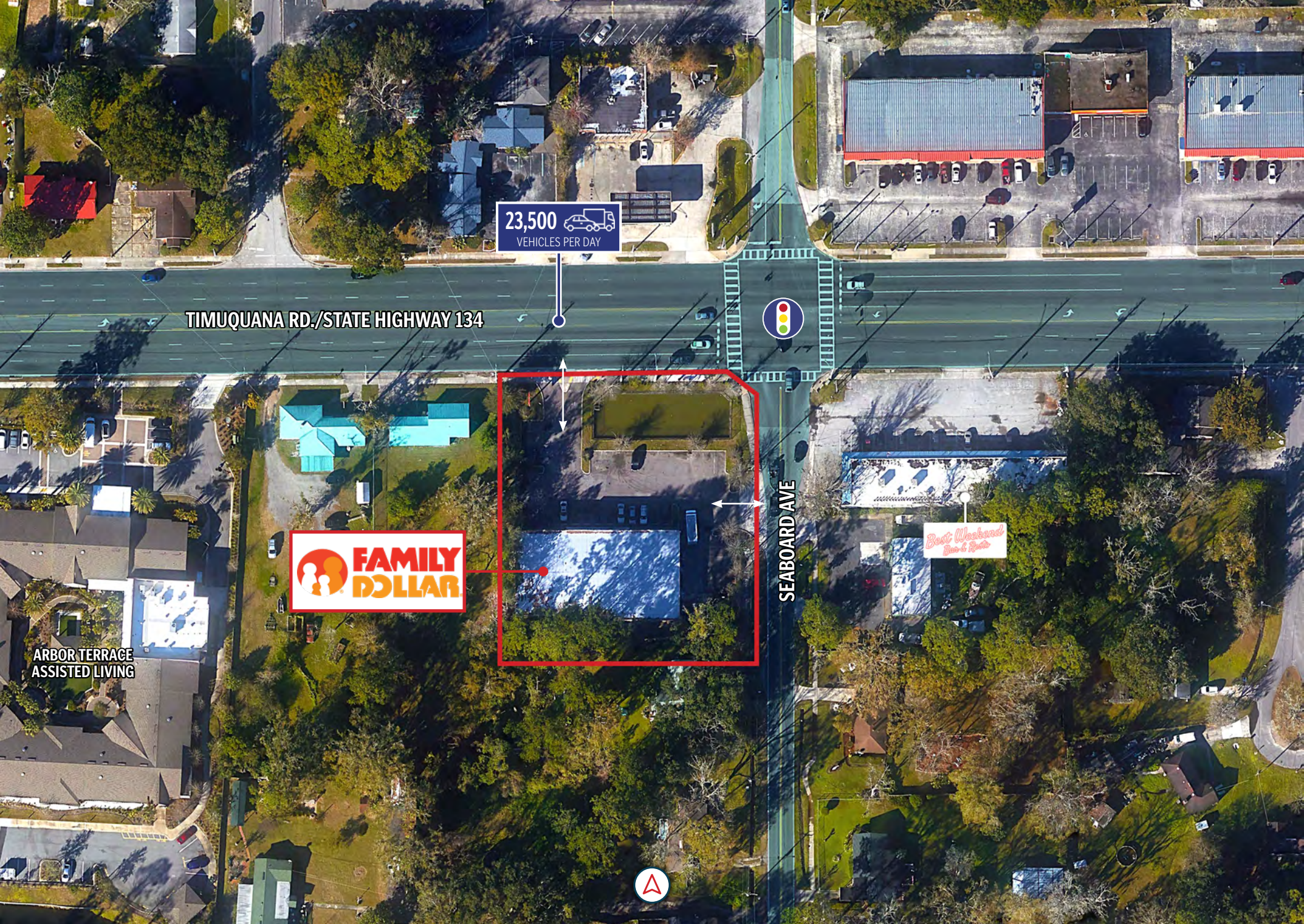
2020 AVERAGE HOUSEHOLD INCOME

1 Mile	\$63,129
3 Miles	\$67,053
5 Miles	\$67,595

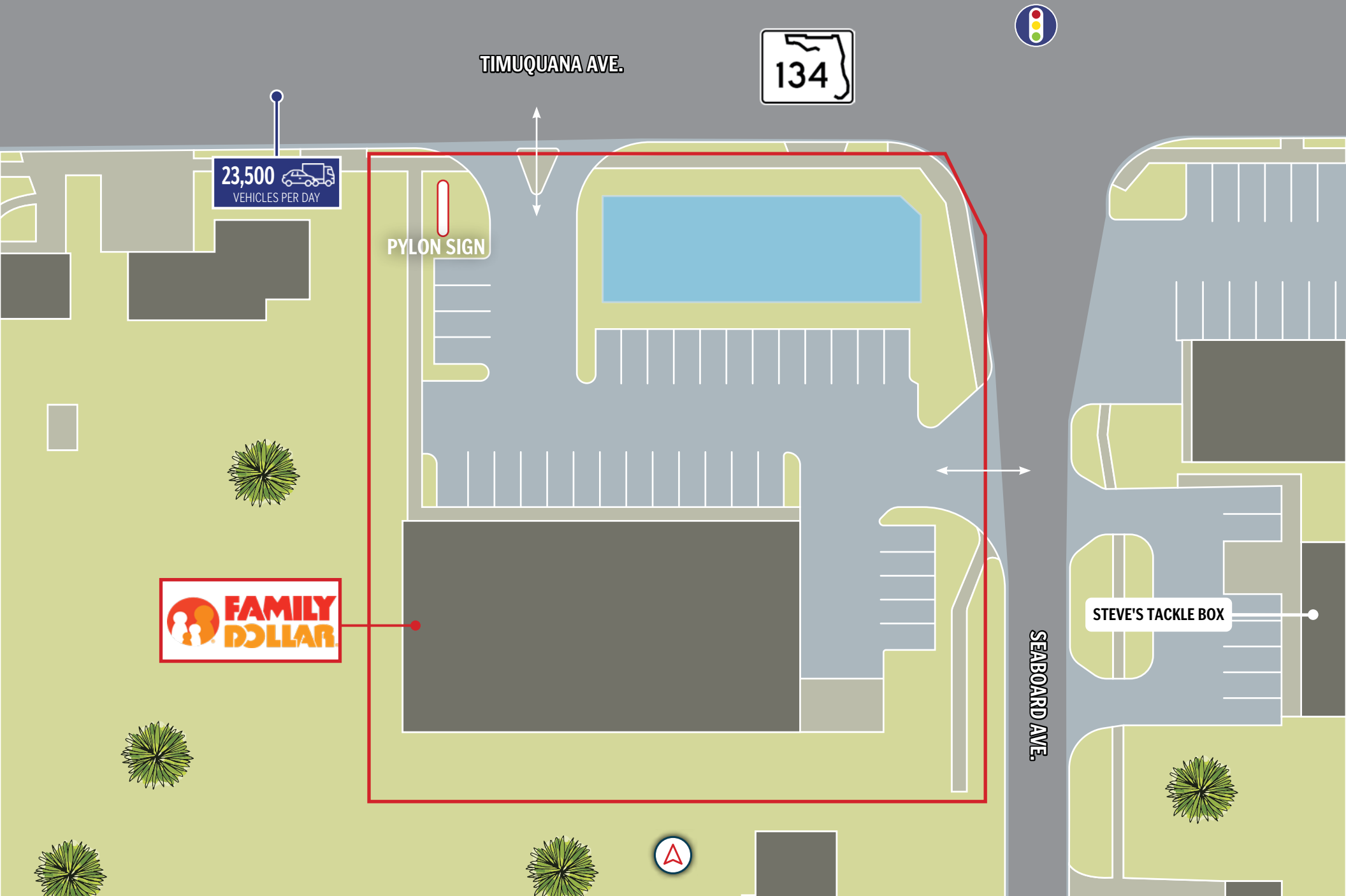
2020 ESTIMATED TOTAL EMPLOYEES

1 Mile	2,262
3 Miles	19,180
5 Miles	49,246









AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	8,779	75,483	171,236
2025 Projected Population	9,094	78,546	178,748
Projected Annual Growth 2020 to 2025	0.71%	0.80%	0.86%
HOUSEHOLDS & GROWTH			
2020 Estimated Households	3,591	29,587	67,564
2025 Projected Households	3,711	30,696	70,339
Projected Annual Growth 2020 to 2025	0.66%	0.74%	0.81%
INCOME			
2020 Estimated Average Household Income	\$63,129	\$67,053	\$67,595
2020 Estimated Median Household Income	\$43,333	\$49,396	\$50,792
2020 Estimated Per Capita Income	\$26,178	\$26,334	\$26,905
DAYTIME POPULATION			
2020 Estimated Total Businesses	374	2,445	5,911
2020 Estimated Total Employees	2,262	19,180	49,246





JACKSONVILLE, FLORIDA

Jacksonville, the largest city in Florida, is located in Duval County in the northeast corner of Florida, on the banks of the St. Johns River and adjacent to the Atlantic Ocean. It is the largest metropolitan area in northeast Florida and southeast Georgia. The City of Jacksonville is the largest city in Florida with a population of 937,821 as of July 1, 2020. As with much of Florida, tourism is also important to the Jacksonville area, particularly related to golf. Jacksonville is home to a number of attractions including Jacksonville Landing, Jacksonville Riverwalks, Jacksonville Maritime Museum, Jacksonville Zoo and Gardens and St. Johns River Park or Friendship Park. Some of the many popular annual events hosted by the city are Gate River Run, the Blessing of the Fleet and the Great Atlantic Seafood and Music Festival, Jacksonville Film Festival and AT&T Greater Jacksonville Kingfish Tournament.

Jacksonville is the leading transportation and distribution hub in the state. More than 50,000 new jobs have been created by companies expanding or relocating in Jacksonville during the last five years. A central location with access to road, rail, sea and air transportation has made Jacksonville the intermodal hub of the southeast United States. With a growing population, a strong economy, diverse cultural and recreational opportunities and abundant natural resources, Jacksonville continues to distinguish itself as one of the nation's most dynamic and progressive cities.

Jacksonville is home to many prominent corporations and organizations, including the headquarters of four Fortune 500 companies: CSX Corporation, Fidelity National Financial, Fidelity National Information Services and Southeastern Grocers. Interline Brands is based in Jacksonville and is currently owned by The Home Depot. The Florida East Coast Railway, Swisher International Group and the large short line railroad holding company RailAmerica are also based in Jacksonville.



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to retail

2K+

RETAIL
TRANSACTIONS
company-wide
in 2019

485

NET LEASE
PROPERTIES SOLD
in 2019

\$1.5B

NET LEASE
TRANSACTION VALUE
in 2019

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