



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

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DOLLAR GENERAL

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13470 SW STATE ROAD 45, ARCHER, FL 32618

FOR SALE \$729,600 **6.25% CAP RATE**

LEGACYCREA.COM

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ARCHER, FL

- Single Tenant Free Standing Dollar General Store in Archer, FL
- NN Lease Structure - Minimal Landlord Responsibilities
- Income Tax Free State
- Recently Extended Early Showing Strong Commitment to Site
- Dollar General Standard & Poor's Credit Rating - BBB
- Recession Proof Tenant
- New HVAC Units Installed in 2019

PROPERTY DETAILS

Building Area:	8,900 SF
Land Area:	0.69 Acres
Year Built:	1988
Guarantor:	Dollar General
Price (PSF):	\$81.98

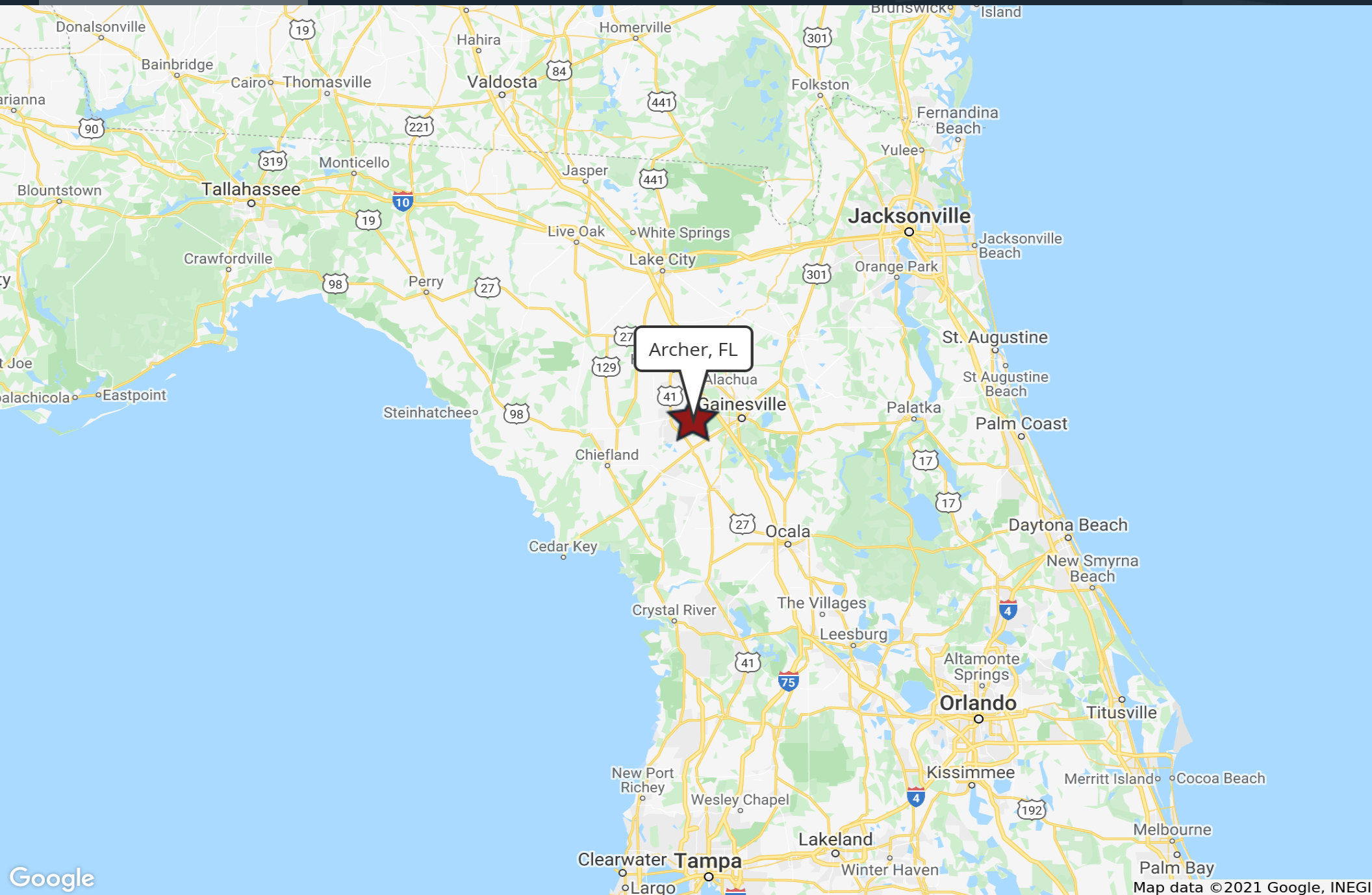
LEASE OVERVIEW

Remaining Lease Term:	8.5 Years
Lease Expiration:	October 30 2029
Base Annual Rent:	\$45,600
Lease Type:	NN
Scheduled Rent Increases:	10% Every 5 Years
Options & Increases:	(1) 5 Years
Insurance:	Tenant
Parking Lot Maintenance:	Landlord
CAM:	Landlord - Reimbursed
Property Taxes:	Landlord - Reimbursed
Roof & Structure:	Landlord
HVAC:	Landlord

ANNUALIZED OPERATING DATA		
Lease Years	Annual Rent	Cap Rate
Current - 10/31/2024	\$45,600	6.25%
11/1/2024 - 10/31/2029	\$50,160	6.87%
Options	Annual Rent	Cap Rate
Option 1		
11/1/2029 - 10/31/2034	\$55,176	7.56%
BASE RENT		\$45,600
NET OPERATING INCOME		\$45,600
TOTAL RETURN (2021-2029 BLENDED)		6.56%

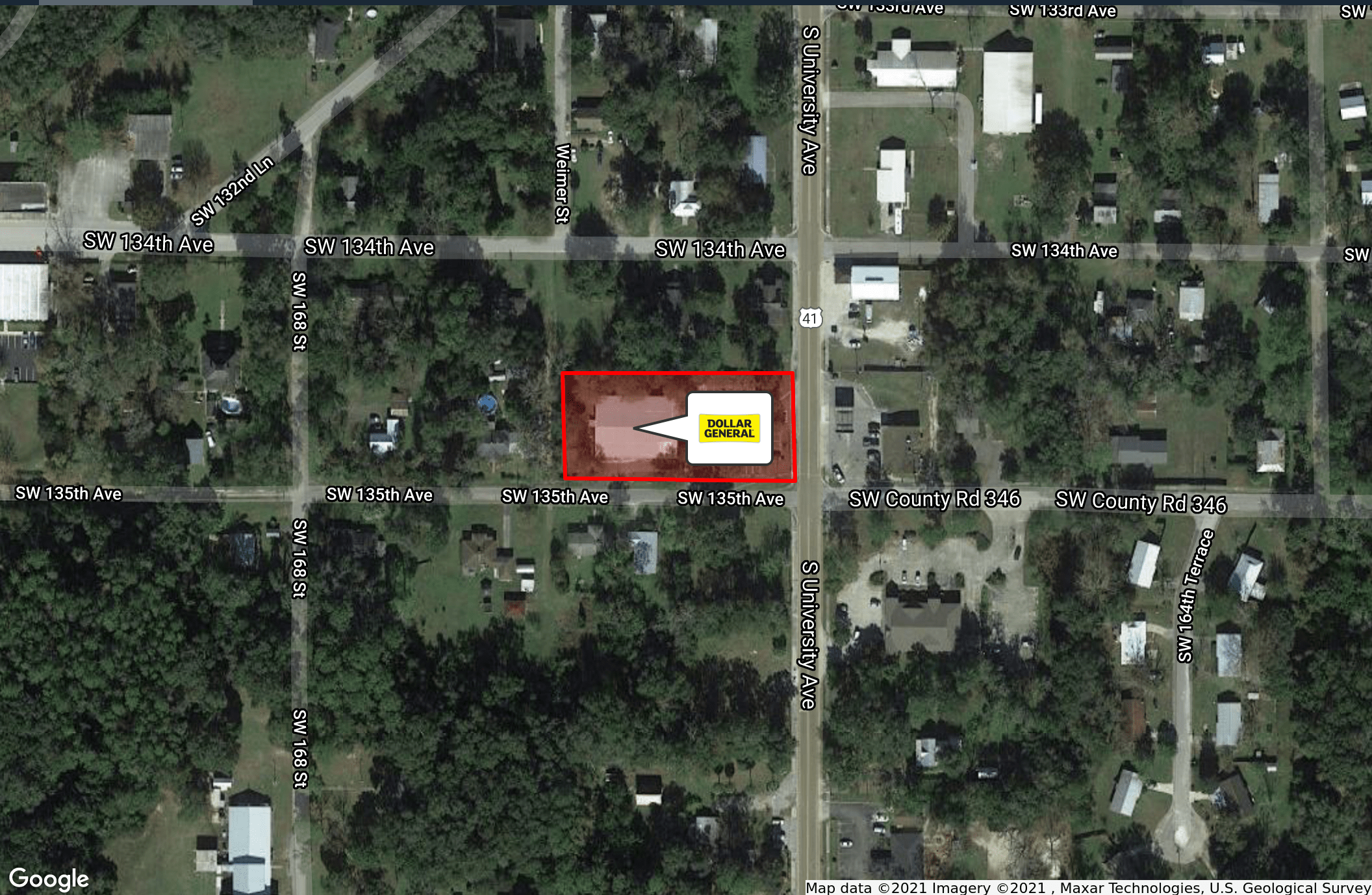






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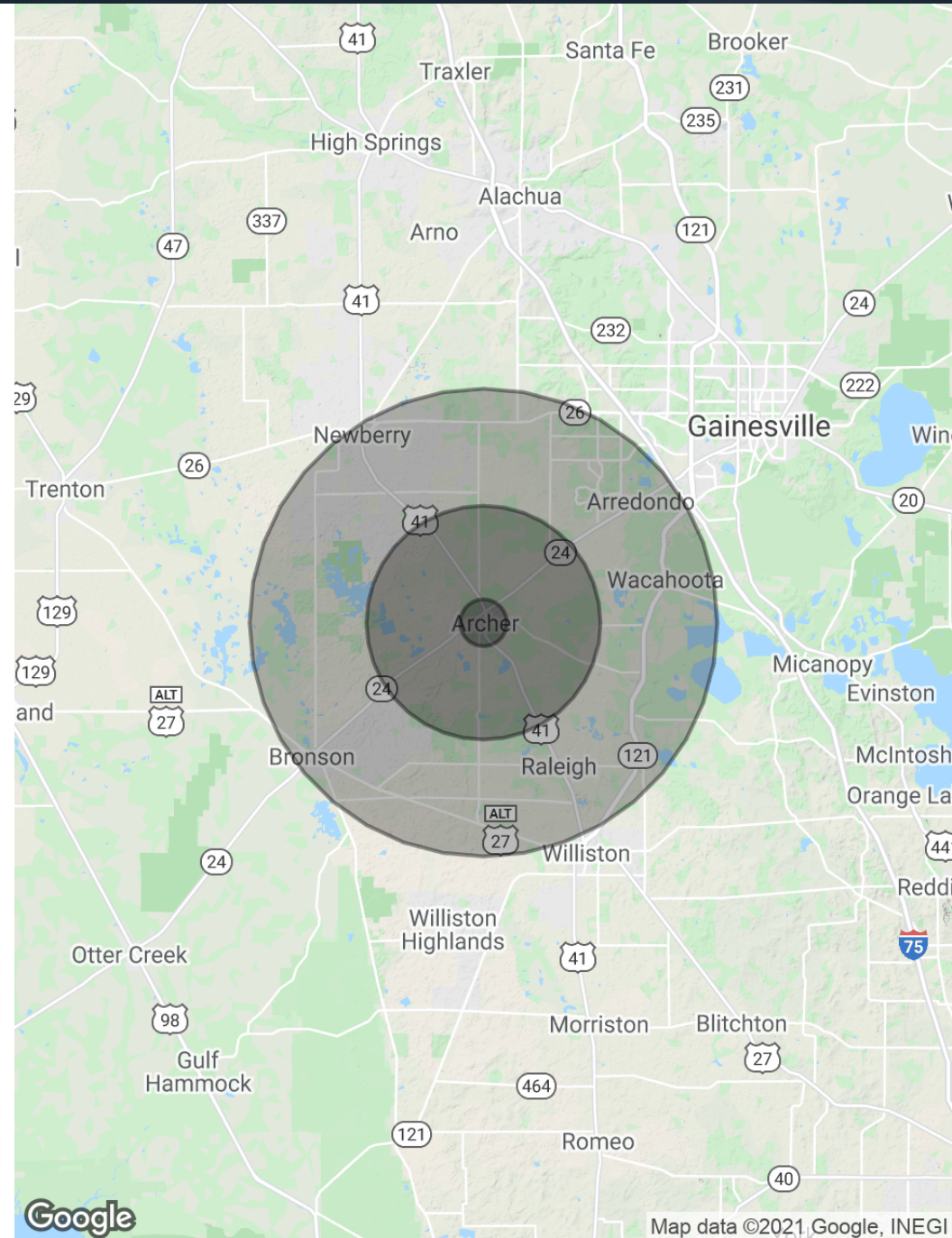
DEMOGRAPHICS MAP & REPORT

13470 SW STATE ROAD 45 | ARCHER, FL 32618

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	392	8,939	47,335
Average age	38.3	39.7	40.0
Average age (Male)	39.2	39.8	39.1
Average age (Female)	36.7	39.2	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	156	3,533	18,925
# of persons per HH	2.5	2.5	2.5
Average HH income	\$80,555	\$79,149	\$88,184
Average house value	\$243,928	\$230,317	\$244,676

* Demographic data derived from 2010 US Census





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