



**SALE**

# Family Dollar - NNN Investment Opportunity in Florida

**2991 SE STATE ROAD 121**

Morrison, FL 32668

**PRESENTED BY:**

**JAMES PARSONS**

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## OFFERING SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,632,000
<b>BUILDING SIZE:</b>	9,240 SF
<b>LOT SIZE:</b>	1.37 Acres
<b>CAP RATE:</b>	6.65%
<b>NOI:</b>	\$108,576 *
<b>YEAR BUILT:</b>	2015
<b>LEASE TYPE:</b>	NNN

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### OFFERING OVERVIEW

Southland Commercial, LLC and Rairigh Realty & Investments, LLC are pleased to bring to market a NNN retail investment opportunity in the highly desirable, incoming tax-free state of Florida! This Family Dollar store is located in Morriston, FL near Ocala & Gainesville. With strong lease terms in place & strong area demographics this opportunity won't last long! There are 6+ years remaining on the initial lease term with rent increases every 3 years. The lease is corporate guaranteed by Family Dollar.

### LOCATION OVERVIEW

Morriston, FL is located in the "horse capital of the world", near Ocala and Williston, in Levy county. Levy County is located in north-central Florida and is approximately 133 miles southeast of the State capitol, Tallahassee. The county is comprised of 1,413 square miles, of which 1,118 square miles is land and 295 square miles is water. Levy County serves more than 40,000 residents.

PROPERTY DETAILS & HIGHLIGHTS



PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
APN	0955600700
BUILDING SIZE	9,240 SF
LOT SIZE	59,502 SF
YEAR BUILT	2015
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

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INVESTMENT AND LEASE / RENT SUMMARY

INVESTMENT SUMMARY

PRICE	\$1,632,000
PRICE PER SF	\$177
CAP RATE	6.65%
NET OPERATING INCOME	\$108,576* Seller will credit the difference in rent at closing*

LEASE SUMMARY

TENANT: FAMILY DOLLAR

LEASE COMMENCEMENT	11/5/2015
LEASE EXPIRATION	9/30/2030
REMAINING TERM	6+ YEARS
LEASE OPTIONS	4 (5 YEAR)

RENT SCHEDULE

ANNUAL RENT

11/4/2015 - 11/30/2024	\$102,430.75
12/1/2024 - 11/30/2027	\$108,570.00
12/1/2027 - 9/30/2030	\$111,804.00

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## ADDITIONAL PHOTOS



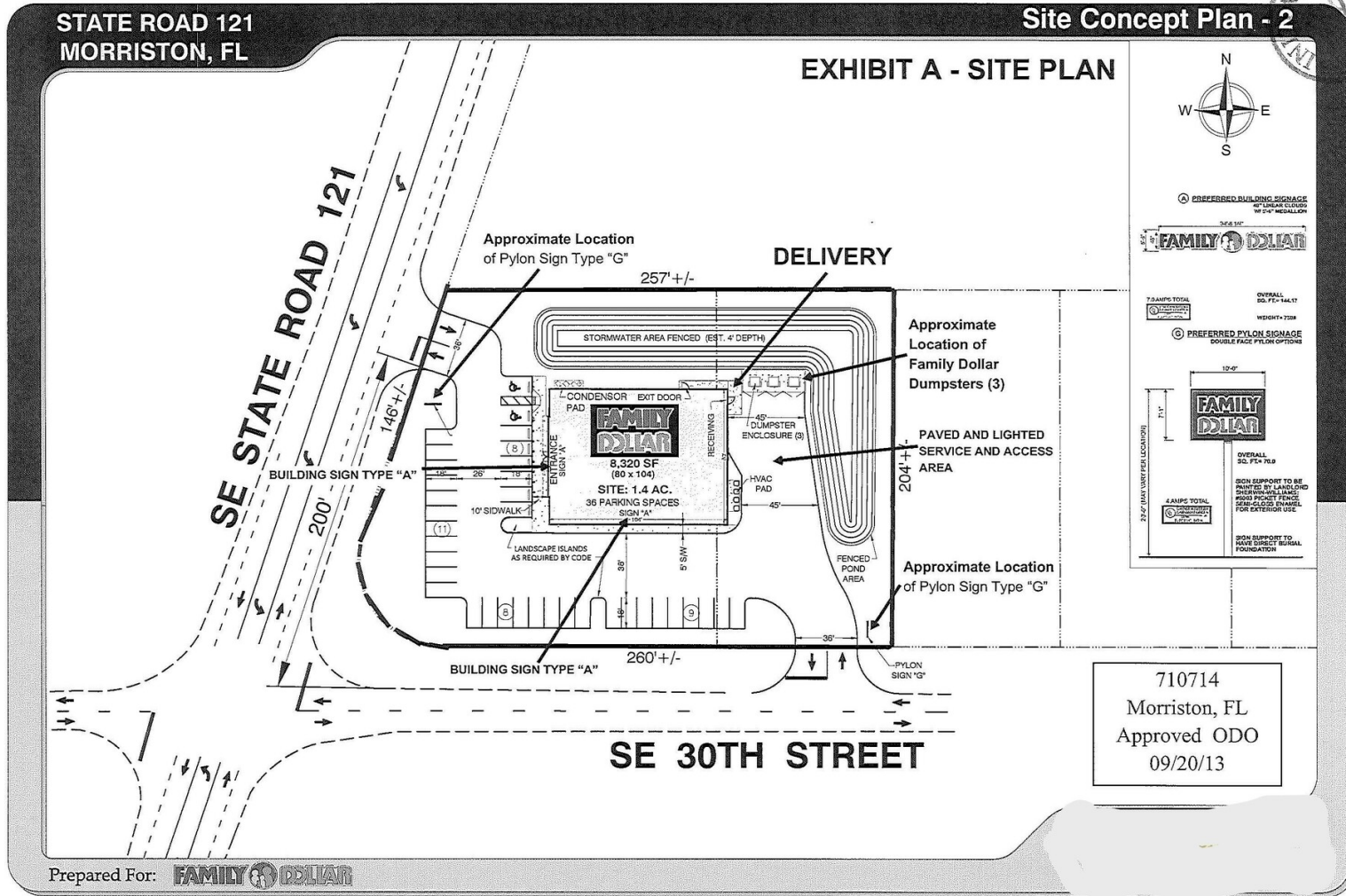
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# SITE PLAN



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## LOCATION MAP



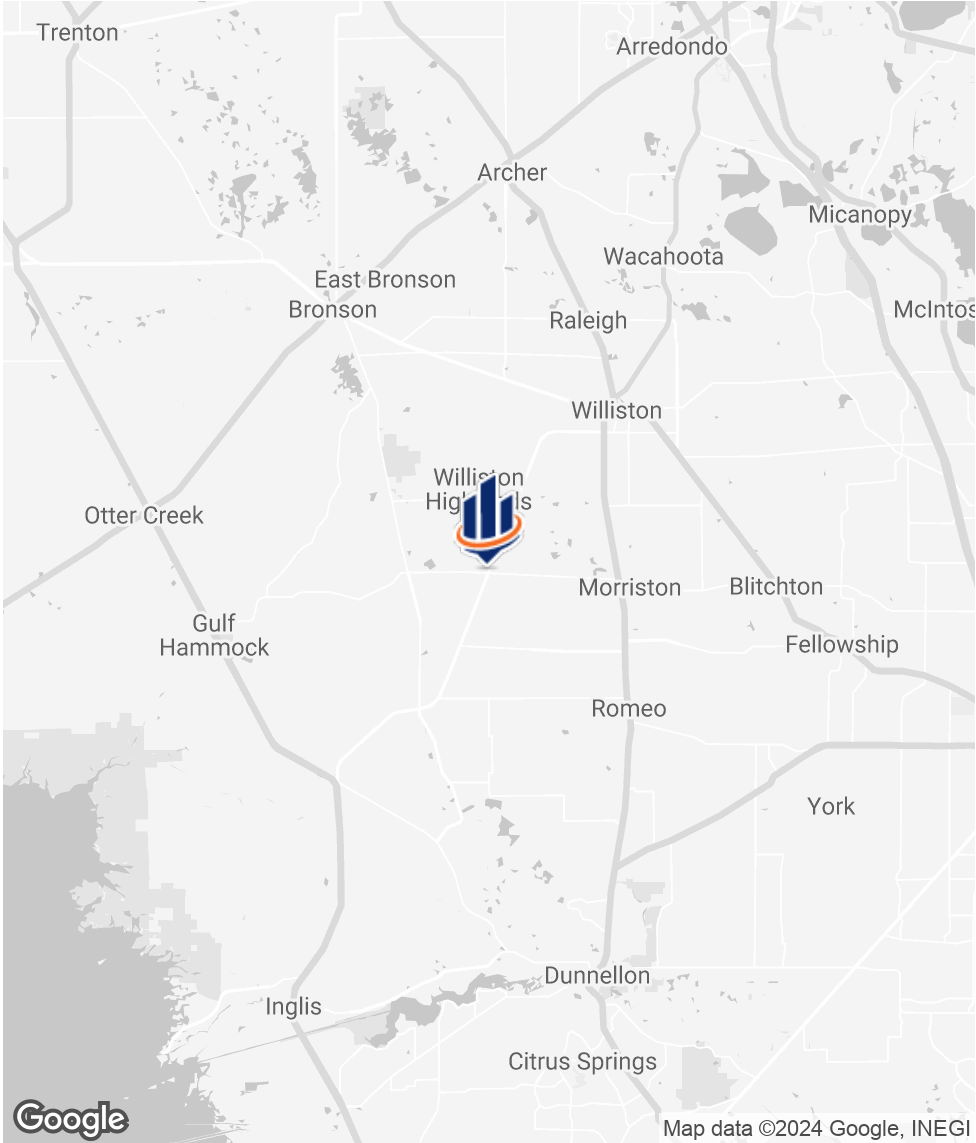
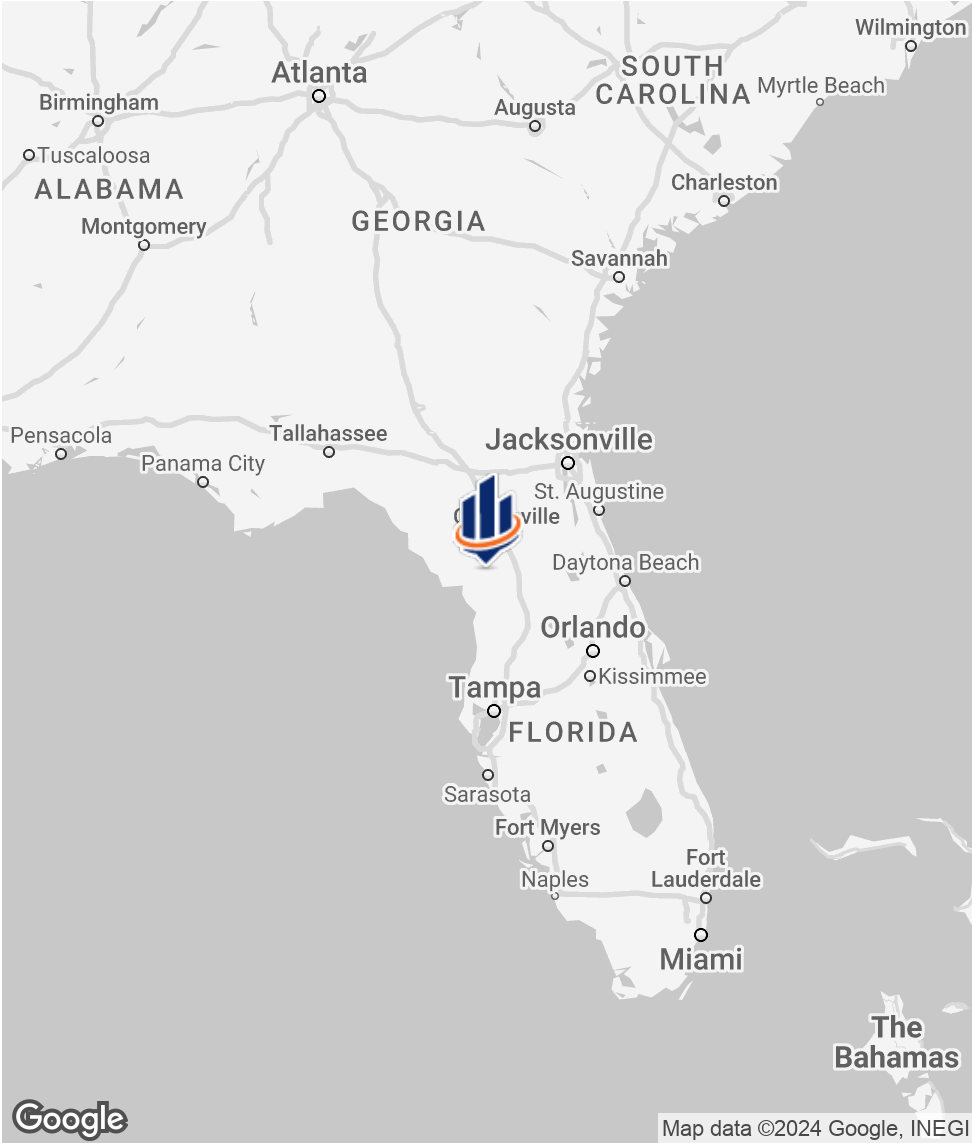
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LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

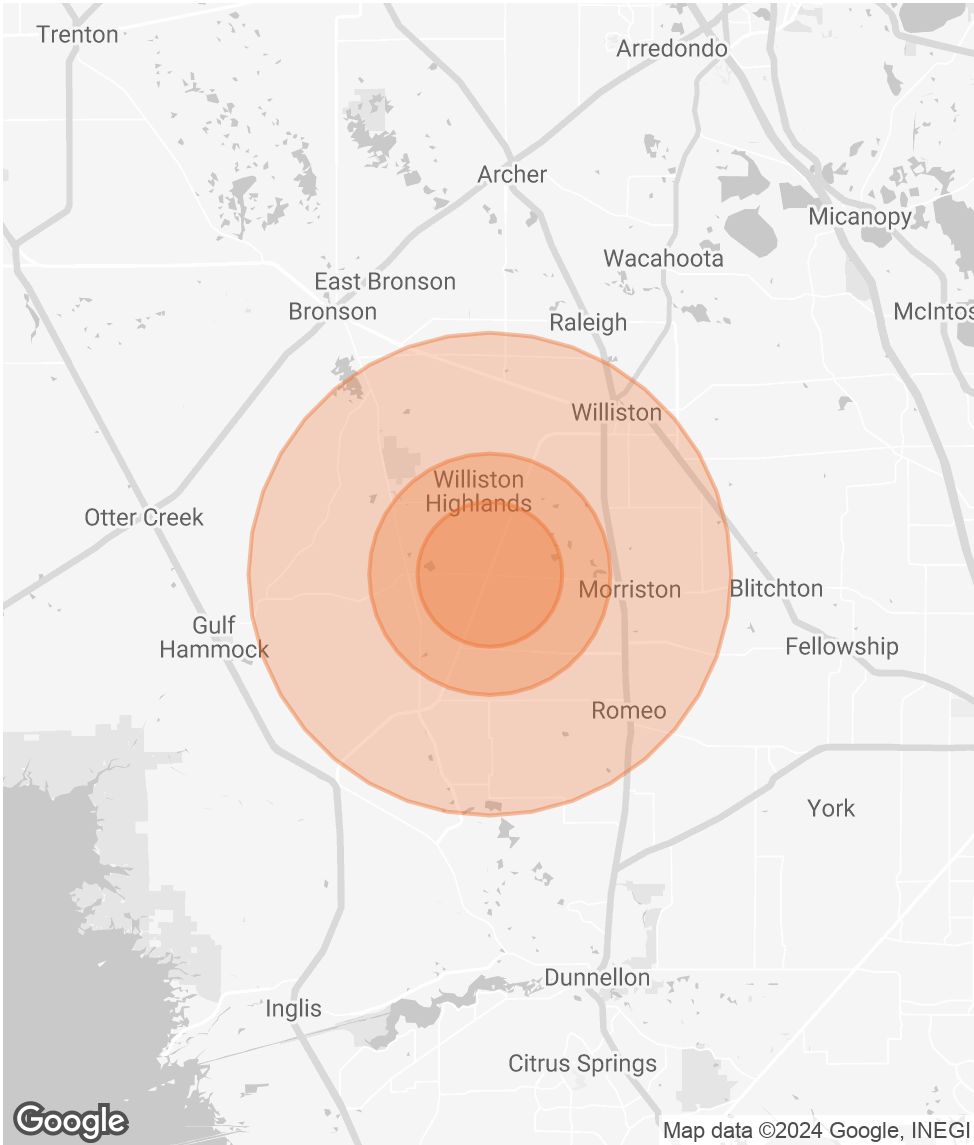
## POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	1,458	3,734	16,969
AVERAGE AGE	50.4	49.7	48.6
AVERAGE AGE (MALE)	54.0	51.5	47.2
AVERAGE AGE (FEMALE)	50.3	50.1	50.6

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	793	1,976	8,049
# OF PERSONS PER HH	1.8	1.9	2.1
AVERAGE HH INCOME	\$37,151	\$48,253	\$54,402
AVERAGE HOUSE VALUE	\$161,067	\$172,466	\$184,023

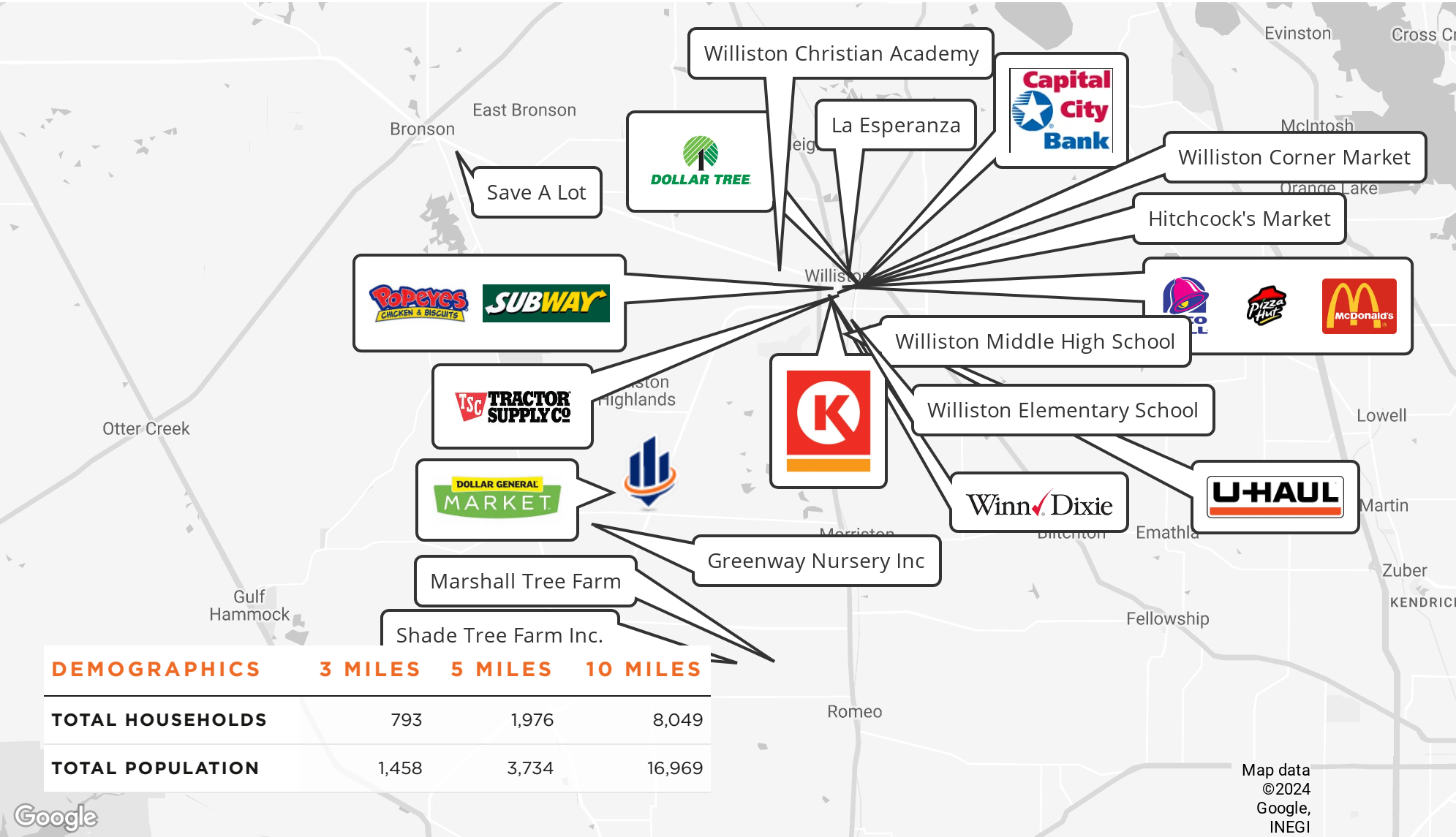
\* Demographic data derived from 2020 ACS - US Census



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RETAILER MAP



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## MEET THE TEAM



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