



NN Lease

DOLLAR GENERAL

Exclusively Listed With: Tri-Oak Consulting Group

306 8th Ave NW
Jasper, FL 32052

Purchase Price: **\$951,429**

Cap Rate: **7.00%**

HIGHLIGHTS

- ✓ NN - Minimal Landlord Responsibilities
- ✓ 86 Miles from Tallahassee, FL
- ✓ Average HHI at 1-Mile: \$59K+



Actual Location Shown



CONTACT INFORMATION

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Dollar General - NN

306 8th Avenue NW, Jasper, FL 32052

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Property Summary ◆

Asking Price:	\$951,429
Annual Rent/NOI:	\$66,600
Cap Rate:	7.00%
Lease Commencement:	02/01/2006
Lease Expiration:	01/31/2027
Building Size:	9,014 +/- SF
Land Size:	0.96 +/- Approx. Acres
Parking:	Adequate

Responsibility ◆

Tenant	RE Taxes, Building Insurance, Minor repairs to heating, lighting, plumbing and air conditioning (Anything less than \$500 per occurrence), and Parking Lot Maintenance (\$150/mo.)
Lessor	Roof, Structure, and Major CAM (greater than \$500 per occurrence)
Lease	Dollar General Corporation
Guarantor	NYSE: DG



Aerial View



Demographics

Based off of 2023 data

	1-Mile	3-Mile	5-Mile
Population:	2,401	5,703	6,296
Median Income:	\$40,665	\$44,398	\$45,793
Average Income:	\$59,970	\$64,501	\$65,851

Aerial View with Tenants

Hardee's

Ernest Civic Center

Hamilton County Schools

Suwannee Valley Nursing Center

US Hwy 41 - 8,900 VPD

Greenwood Elementary School

DOLLAR GENERAL

FIRST FEDERAL BANK

ACE FAMILY Hardware DOLLAR

Jasper Public Library

NAPA

Marathon

UNITED STATES POSTAL SERVICE
GATOR CHEVROLET

CVS pharmacy

SUNOCO

SUBWAY

HITCHCOCK'S MARKETS

Hamilton County Parks & Recreation



The above information has been secured by sources deemed to be reliable. Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

DOLLAR GENERAL®

Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills and PepsiCo.

Learn more about Dollar General at www.dollargeneral.com.

