JUST LISTED!

DOLLAR GENERAL

MCINTOSH, FL

- Attractive 7.75% cap rate with annual NOI of $122,889.36.
- **Long-term NNN lease in place through July 31, 2030, providing stable cash flow.**
- Three 5-year renewal options offer the potential for extended tenant occupancy.
- **Contractual rent increases of 5% to 10% at each option period support future income growth.**
- 9,400-square-foot retail building situated on a 1.36-acre parcel.
- **Limited landlord responsibilities under the NN lease structure.**
- Tenant reimburses $300 a month for CAM
- **Strategic location along U.S. Highway 441 provides excellent visibility and accessibility.**
- Offered at $1,536,117 with a strong in-place income stream.
- **Essential retail tenant serving the daily needs of the surrounding community.**

CLICK HERE

For more information

PRICE: **$1,585,664** CAP: **7.75%**

NOI: **$122,889.36**

CLICK HERE

For more information

PIERSON, FL

- Attractive 7.75% cap rate with annual NOI of $37,500.
- **Remodeled in 2024 | Show long term investment into the site**
- Two 5-year renewal options provide long-term income stability.
- **Contractual 10% rent increases at each option period support future revenue growth.**
- 8,000-square-foot retail building situated on a 2.05-acre parcel.
- **Limited landlord responsibilities under the NN lease structure.**
- Tenant Pays an additional $200/Month for CAM
- **Offered at a price point of $468,750, providing an accessible net lease investment opportunity.**
- Essential retail tenant serving the daily needs of the surrounding community.
- **Opportunity for passive income with built-in rent growth and extension options**

PRICE: **$483,870.96** CAP: **7.75%**

NOI: **$37,500.00**

SEBRING, FL

- New 5-year NNN lease term commencing in October 2025 and providing stable cash flow through October 2030.
- **This store was remodeled in 2024 | Showing long term investment into the site**
- Attractive offering price of $742,141 with an 7.75% cap rate and annual NOI of $57,516.
- **Two 5-year renewal options provide extended income potential beyond the primary lease term.**
- Contractual 10% rent increases at each option period support long-term revenue growth.
- **Large 7,280-square-foot store situated on a 2.6-acre parcel with ample site size and visibility.**
- Tenant Pays an Additional $375/Month for CAM
- **Occupied by Dollar General, one of the largest discount retailers serving rural and suburban markets nationwide.**

CLICK HERE

For more information

PRICE: **$742,141** CAP: **7.75%**

NOI: **$57,516.00**

CLICK HERE

For more information

ZEBULON, GA

- Single-tenant Dollar General operating under a NN lease structure.
- **Remodeled in 2024 showing long term investment into the site.**
- Attractive 8.00% cap rate with annual NOI of $37,200.
- **Three 5-year renewal options provide long-term occupancy potential.**
- Contractual 6% rent increases at each renewal option enhance income growth.
- **Tenant Pays and additional $150/month for CAM**
- Large 2.84-acre parcel supporting long-term site functionality and flexibility.
- **Freestanding 9,100-square-foot retail building serving the local trade area.**
- Located along US Highway 19, a major regional corridor with strong accessibility and visibility.
- **Essential retail tenant offering daily-needs shopping to the surrounding community**

PRICE: **$480,000** CAP: **7.75%**

NOI: **$37,200.00**

REPLY TO THIS EMAIL FOR MORE INFORMATION:

Brent Luxon | Senior Advisor

248.419.3638 | bluxon@fortisnetlease.com