
OFFERING MEMORANDUM

Representative
Photo



Former Dollar General for Sale or Lease

10724 US HWY 90 W, DEFUNIAK SPRINGS, FL 32433

EST. 2010

nCommercial

Property Group



CHICAGO, IL

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Property Description

SUMMARY

InCommercial Property Group is pleased to offer the opportunity to acquire a former Dollar General occupied building in Defuniak Springs, FL - less than 30 miles from some of the most beautiful and desirable beaches in the Florida panhandle. The 9,100 SF property is being offered for \$900,000 for sale or \$4,500 per month for rent. Dollar General recently relocated to a DG Market adjacent to this location due to customer traffic and sales.

HIGHLIGHTS

- Size: 9,100 SF building on 1.43 acres of land
- Year Constructed: 2009
- Lease Structure: Seeking NNN
- Lease Commencement: ASAP
- Lease Expiration/Term: 10 Years minimum
- Renewal Options: Negotiable
- Corporate Guarantee: Preferred
- Landlord Responsibilities: Structure



\$900,000

SALE PRICE



\$4,500

RENT / MONTH



9,100 SF

BUILDING



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**SUBJECT
SITE**

**NEWLY
RELOCATED**

DG market

8,518 (VPD)

14,350 (VPD) Westbound

14,089 (VPD) Eastbound



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Market Overview

DEFUNIAK SPRINGS, FL

DeFuniak Springs is a city and the county seat of Walton County, FL. Part of its name, "Springs", refers to the almost perfectly round freshwater, spring-fed lake located in the center of town. The city is home to many amazing restaurants, shops, activities and a Historic Downtown District.

The area serves as a hub for many residents in surrounding communities and was named "best small town in Florida". It is also well known for its perfectly white sand beaches.

DEMOS	3 MILES	5 MILES	7 MILES
POPULATION	3,544	4,729	9,292
HOUSEHOLDS	1,377	1,838	3,563
AVG. HHI	\$76,405	\$71,384	\$70,709



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