

Dollar General – Lehigh Acres - FL



Price: US \$ \$2,242,000

Property Type: Free standing

Occupancy: 100%

CAP: 6.25%

Building Area: approx. 9,002 Sq. Ft. = 836m²

Lot: approx. 56,628 Sq. Ft = 5,260 m²

NOI: US \$140,112

Annual Expenses: 0 (Zero) -Absolutely No Landlord Responsibilities NNN Tenant responsible for all expenses including property tax, insurance and maintenance

Contract Terms: 12 Years Remaining on Absolute NNN Lease

Increases: 10% every 5 year

Extensions: Four, Five-Year Options

Guarantor: Dollar General Corporation NYSE: DG Dollar General is one of the Strongest Retailers in the US with Amazing Growth and a Recession-Proof Business Model

Location: 20-Minute Drive to Nearby Southwest Florida International Airport, Which Saw More Than 8.8 Million Annual Passengers and 226 Daily Flights in 2017

