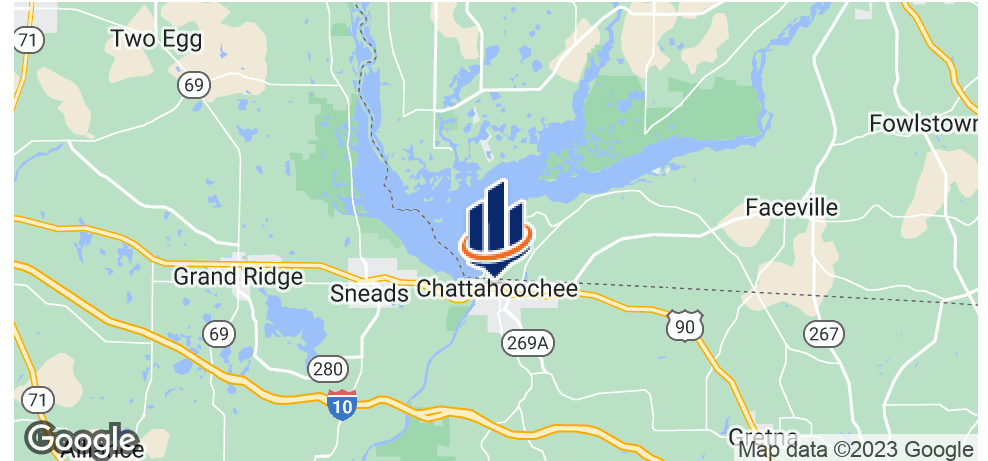# SVN
SOUTHLAND COMMERCIAL

DOLLAR GENERAL - CHATTAHOOCHEE, FL

26 E. WASHINGTON STREET
CHATTAHOOCHEE, FL 32324

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Property Summary

OFFERING SUMMARY

Sale Price:	$550,000
Cap Rate:	8.0%
Rent:	$43,980
Lot Size:	0.78 Acres
Year Built:	2001
Building Size:	8,480 SF
Price / SF:	$64.86

PROPERTY OVERVIEW

For sale this Dollar General store with a recent lease renewal for 5 years extending this stores lease until 7/31/2024. This store was developed in 2001 and has been operating effectively since. Dollar General is responsible for Taxes and Insurance, and landlord is responsible for the roof and structure, and major HVAC repairs greater than $500.

LOCATION OVERVIEW

Located in the heart of the City of Chattahoochee, the westernmost municipality in Gadsden County, on the banks of the beautiful Apalachicola River, the southernmost portion of the 38,000 acre Lake Seminole. Home of the Jim Woodruff Hydropower Dam, with northern city limits on the Georgia state line and home to the Florida State Hospital, a 1,042 patient psychiatric hospital, which is the largest employer in Gadsden County, with 1,652 state employees and 194 contract employees and is the second largest employer for the neighboring county, Jackson County.

Chattahoochee is centrally located being 60 miles from Dothan, Alabama, 45 miles west of Tallahassee, 75 miles from Panama City and only 4.5 hours from both Atlanta and Orlando.

Rent Roll

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	ANNUAL RENT	PRICE PER SF/YR
Dollar General	8,480	8/1/2019	7/31/2024	Current	$43,980	$5.19
Totals/Averages	**8,480**				**$43,980**	**$5.19**

Additional Photos

Aerial

90

8,400 AADT

3,800 AADT

Retailer Map

Site Plan

Exhibit

OK
moh ehaich
7/17/07

Proposed Dollar General
Chattahoochee FL
W.H. Gross Co.

186.341

103.988

16.3

U.S. Hwy 80

18 — 26 — 18

9

17 Spaces

6' Canopy

8' Porch

80' X 100' Prototype

18 — 26 — 18

12 Spaces

Retention pond

99.856

Water St.

26.4

25.3

11

10 Spaces

Dumpster pad

300.253

Location Maps

Demographics Map

POPULATION	3 MILES	5 MILES	10 MILES
Total population	1,436	3,852	13,243
Median age	45.5	44.7	43.0
Median age (Male)	42.2	41.8	40.9
Median age (Female)	49.3	48.2	45.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	480	1,288	4,403
# of persons per HH	3.0	3.0	3.0
Average HH income	$44,627	$44,560	$44,720
Average house value		$89,976	$121,630

* Demographic data derived from 2020 ACS - US Census