

For Sale

NN+ Investment

17,544 SF | \$2,990,000



Dollar General / Ace Hardware NN+ Sale

3802 North Monroe Street
Tallahassee, Florida 32303

Property Highlights

Property Description

NN+ investment opportunity in northwest Tallahassee, FL. Property is occupied by Dollar General and Ace Hardware, with both tenants having guaranteed leases until 5.42+ years and then options to renew. Improvements were developed in 2010 and land included in sale is 2.80 acres zoned commercial parkway.

OFFERING SUMMARY

Sale Price:	\$2,990,000
Cap Rate:	7.34%
Building Size:	17,544 SF
Price per SF	\$170.43
Year Built:	2010
Lot Size:	2.80 Acres
Zoning:	Commercial Parkway
Average Daily Traffic:	31,500 cars/day

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,517	\$54,617
3 Miles	45,219	\$53,656
5 Miles	117,921	\$47,954

For more information

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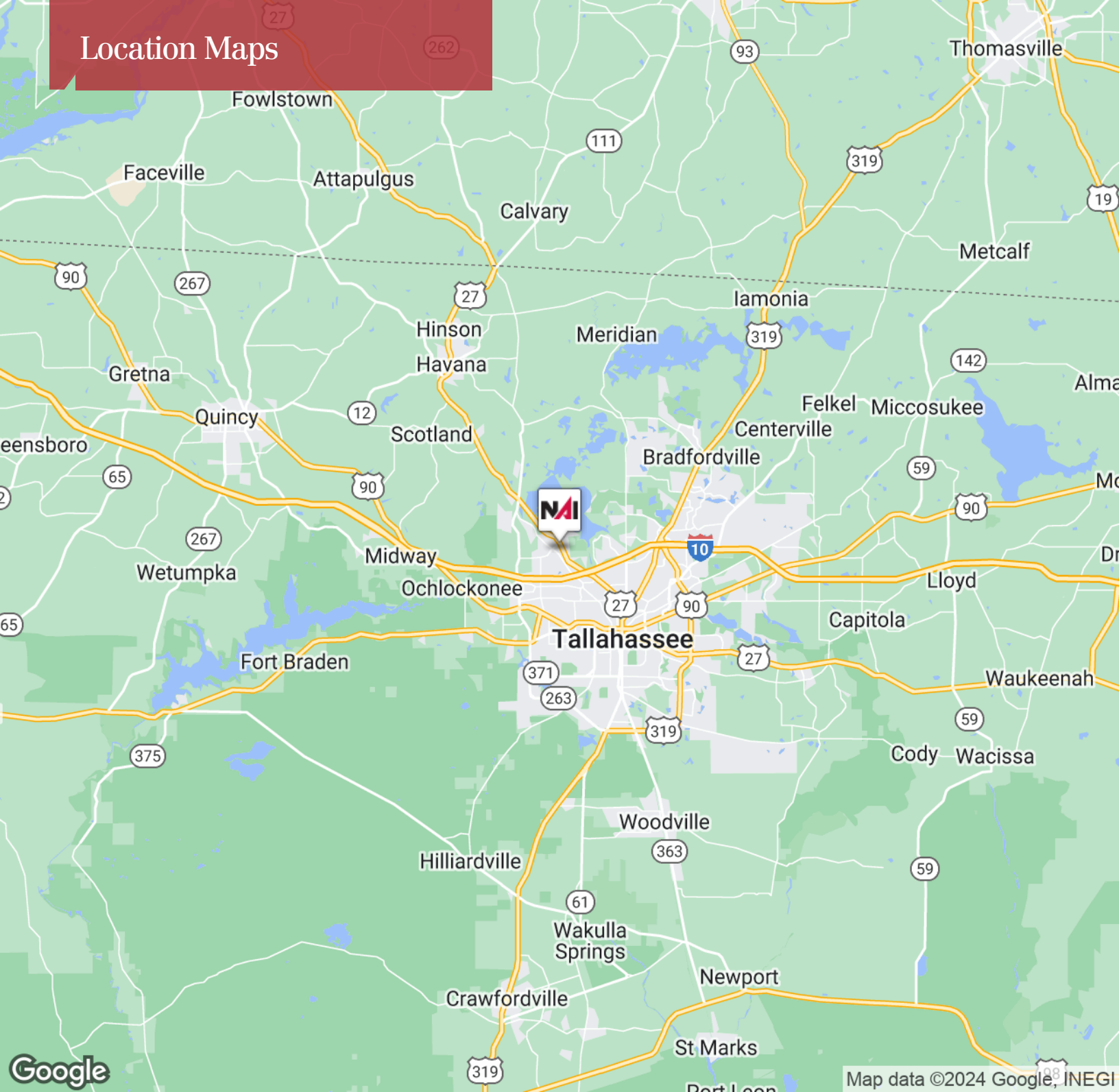


Trade Area Map



Map data ©2018 Google Imagery ©2018 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

Location Maps



LOCATION DESCRIPTION

The subject is located in the northwest quadrant of Tallahassee, FL on North Monroe Street, a main thoroughfare and gateway to the Capital City. Just 1.50 miles north of Interstate 10 exit 199, this makes the property quite accessible to vehicular travelers driving east/west across the Panhandle. The subject is 15 minutes northwest of the State Capitol, 18 minutes north of Tallahassee International Airport, and 13 minutes northwest of Florida State University.



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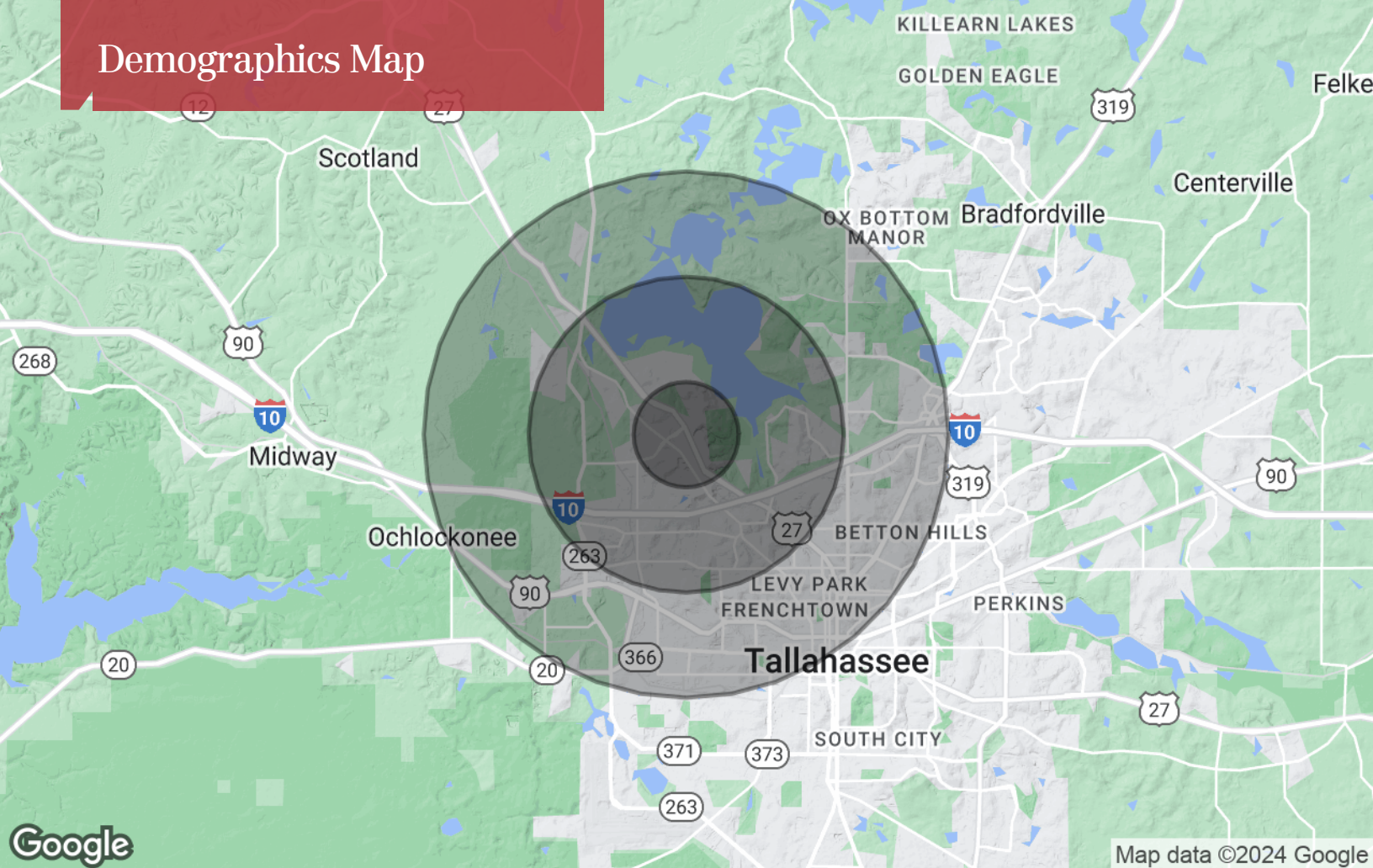


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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,517	45,219	117,921
MEDIAN AGE	27.9	28.2	27.7
MEDIAN AGE (MALE)	26.8	27.7	27.8
MEDIAN AGE (FEMALE)	29.0	28.7	27.6

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,769	18,102	45,835
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$54,617	\$53,656	\$47,954
AVERAGE HOUSE VALUE	\$185,847	\$167,524	\$225,468

* Demographic data derived from 2020 ACS - US Census