



**COLDWELL
BANKER
COMMERCIAL**
AI GROUP

FOR SALE

CBCWORLDWIDE.COM

JENNINGS FAMILY DOLLAR

1177 Plum St.
Jennings, FL 32053



OFFICE

Gabriel Garrido, CCIM
386 775 8633
gabriel@cbcaigroup.com

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**COLDWELL BANKER COMMERCIAL
AI GROUP**
1019 Town Center Drive, Orange City, FL 32763
386.775.8633



SALE

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1177 Plum St., Jennings, FL 32053



OFFERING SUMMARY

Sale Price:	\$1,618,064
Cap Rate:	6.3%
NOI:	\$101,938
Lot Size:	1.45 Acres
Year Built:	2016
Building Size:	8,400 SF
Price / SF:	\$192.63

PROPERTY OVERVIEW

- Absolute NNN property (No Landlord Responsibilities)
- New Construction Style
- 11 years remaining in base term
- Rent increase during base term and option terms
 - 10% in year 2026
 - 10% each option year (six options of five years each)

LOCATION OVERVIEW

The city of Jennings is situated in Hamilton County FL and is on the I75 corridor which is the main travel root for the west side of the state to the State capital in Tallahassee and into the state of Georgia. The towns size does not warrant the larger, "mega" retail chains but fits the Family Dollar model perfectly as one of the main food and supplies stores for the residents.

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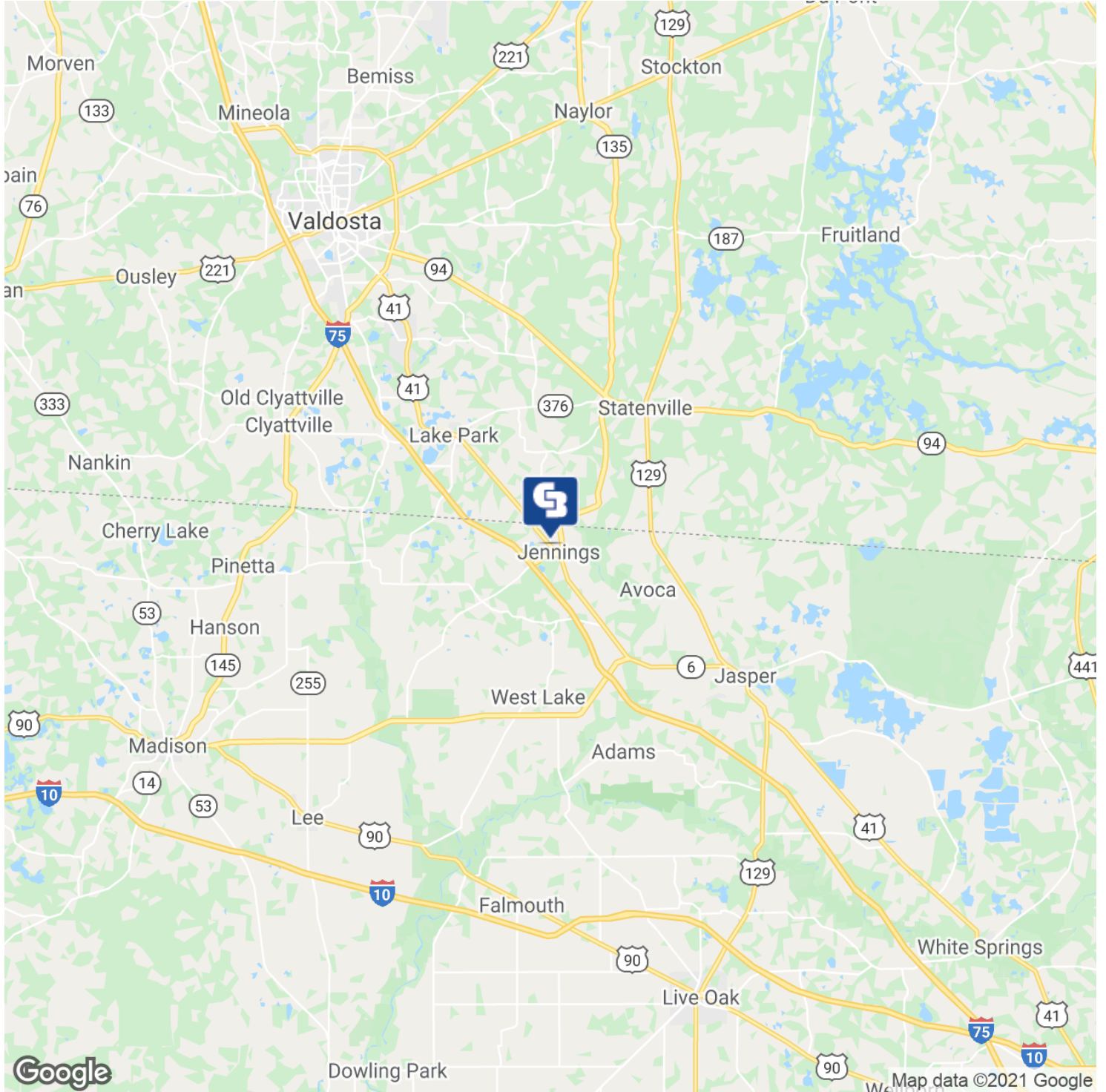




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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

Acquisition and Disposition

Capital Services & Investment Analysis

Construction Management

Corporate Services

Distressed Assets

Relocation Services

Market Research & Analysis

Property & Facilities Management

Startups & Small Business

Tenant Representation

Landlord Representation

167

Companies

Presence in

42

Countries

2,756

Professionals

6,005

YE Sales Transactions

\$4.8 billion

Sales Volume

5,507

YE Lease Transactions

\$1.3 billion

Lease Volume

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WHY COLDWELL BANKER COMMERCIAL AI GROUP

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with almost 180 offices in primary, secondary and international markets and nearly 3,000 professionals worldwide.

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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