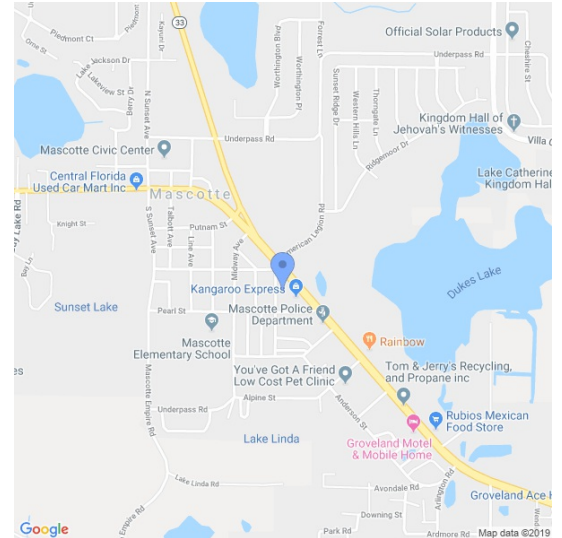


441 East Myers Blvd. in Mascotte

441 EAST MYERS BOULEVARD, MASCOTTE, FLORIDA 34753



COMMERCIAL • RETAIL • FOR SALE



SALE PRICE **\$1,452,483**
ZONING **PUD**
BLDG TYPE **SINGLE-TENANT**
CLASS **B**
STATUS **EXISTING**
YEAR BUILT **2007**

STORIES **1**
CAP RATE **7.25%**
ANNUAL TAXES **\$20,218.00**
GROSS BLDG **9,146 SQFT**
FLOOR SIZE **9,146 SQFT**
LAND AREA **2.87 ACRES**

This 9,146 +/- SF Dollar General and accompanying 4,300 +/- SF vacant pad on a total of 2.87 +/- acres is located in Mascotte, FL on East Myers Blvd. (SR 50). The property is highly visible from SR 50 and is surrounded by major retailers such as Family Dollar, Advance Auto Parts, Tractor Supply Co. and Publix among others. The current lease was extended early through 5/31/2023, and Dollar General has additional renewal options to extend until 2032.

Dollar General Corp. is one of the largest and most creditworthy retailers in America with \$25.6 billion in annual sales, 15,370 stores as of 2/19 and strong credit history.



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