

SINGLE TENANT NET LEASE OPPORTUNITY



DOLLAR GENERAL | NNN LEASE
1050 EAST 8TH STREET, JACKSONVILLE, FL 32206
30.344796, -81.641935



JACKSONVILLE, FL

PRICE UPON REQUEST **NOI \$137,999.88**



INVESTMENT GRADE
CORPORATE GUARANTEE



15 YEAR INITIAL LEASE
12 YEARS REMAINING TERM
ABSOLUTE NET LEASE



LOCATED IN AN AREA OF REVITALIZATION AND RENEWAL, THRIVING DOWNTOWN JACKSONVILLE

THE CITY OF JACKSONVILLE'S VISION IS TO BECOME THE NATION'S LEADER IN HOSTING EVENTS THAT WILL INSPIRE THE COMMUNITY

JACKSONVILLE IS RANKED 3RD IN THE NATION FOR ECONOMIC GROWTH (2025)



PROXIMITY TO US-1/ MARTIN LUTHER KING JR. PARKWAY WITH 45,500 AADT

WALKING DISTANCE TO VYSTAR VETERANS MEMORIAL ARENA, DAILY'S PLACE, TIAA BANK FIELD (HOME TO JACKSONVILLE JAGUARS-NFL)

CONVENIENT SHOPPING OPTION WHERE COMPETITION IS LIMITED



173' OF FRONTAGE ON E.8TH ST. (3,400 AADT) AND 323' OF FRONTAGE ON FLORIDA AVE. (1,900 AADT)

SPEED LIMIT ON BOTH STREETS IS 30 MPH

LOCATED AT THE CORNER OF E. 8TH ST. AND FLORIDA AVE., WITH ACCESS FROM BOTH STREETS

MAJOR REVITALIZATION PROJECTS UNDERWAY IN DOWNTOWN



POPULATION OF 335,269 AND 138,742 HOUSEHOLDS IN A 7 MILE RADIUS

149,306 EMPLOYEES WORKING IN 16,121 BUSINESSES IN A 5 MILE RADIUS

7 SCHOOLS WITHIN A 2 MILE RADIUS OF THE SITE WITH A RANGE OF STUDENTS BETWEEN 218-1538 PER SCHOOL



RECENTLY BUILT (2022) WITH UPGRADES

LOT SIZE 1.22 ACRES



EXCLUSIVELY LISTED BY:

AMBER CRAWFORD, CCIM
BROKER / OWNER
LIC. REAL ESTATE BROKER
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SwiftCreekRealty.net



@swiftcreekrealty

IN 2012, THE JACKSONVILLE CITY COUNCIL CREATED THE DOWNTOWN INVESTMENT AUTHORITY TO ATTRACT PRIVATE DEVELOPMENT, MODERNIZE THE INFRASTRUCTURE, AND REINVIGORATE THE HEART OF THE JACKSONVILLE METRO. UNDER THIS PLAN, THEY HAVE CREATED A VITAL DOWNTOWN WITH NEW VENUES FOR THE COMMUNITY TO COME TOGETHER, AND REPURPOSED PREVIOUSLY USED PROPERTY IN A NEW, MODERN WAY. THIS SITE BENEFITS FROM THESE NEARBY IMPROVEMENTS AND CONTINUED GROWTH, AND WILL CONTINUE TO GROW IN VALUE ALONGSIDE THAT OF DOWNTOWN JACKSONVILLE FOR YEARS TO COME.



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OVERVIEW



DOLLAR GENERAL | NNN LEASE
1050 EAST 8TH STREET, JACKSONVILLE, FL 32206
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TENANT SUMMARY

GUARANTOR IS "INVESTMENT GRADE",
GUARANTEED BY PARENT COMPANY (NYSE: DG)

S&P RATING BBB

RANKED #112 ON 2025 FORTUNE 500 LIST

#389 ON THE FORTUNE 500 GLOBAL (2024, 2023-#393)

20,594 STORES AND 34 DISTRIBUTION CENTERS



LEASE SUMMARY

15 YEAR INITIAL TERM, 12 YEARS REMAINING

ABSOLUTE NNN - NO LANDLORD RESPONSIBILITIES

BRAND NEW LONG-TERM CORPORATE LEASE

RENEWAL OPTIONS: FOUR (4), FIVE YEAR OPTIONS

10% RENT INCREASES PER RENEWAL OPTION



BUILDING SUMMARY

BRAND NEW CONSTRUCTION WITH UPGRADED
MASONRY FACADE

10,566 SQUARE FEET

PROTOTYPE - FRONT ENTRY

METAL FRAME, CONCRETE FOUNDATION

PRE-FINISHED METAL PANELS AND 8" SPLIT FACE CONCRETE
MASONRY



LOCATION/SITE SUMMARY

LOCATED IN AN AREA OF REVITALIZATION AND RENEWAL,
AND ONE OF THE LAST PARCELS AVAILABLE IN DOWNTOWN
JACKSONVILLE

PROXIMITY TO US-1/MARTIN LUTHER KING JR. PARKWAY
WITH 45,500 AADT

GREAT LOCATION WITH HIGH VISIBILITY AND A SPEED LIMIT
OF 30 MPH

WALKING DISTANCE TO VYSTAR VETERANS MEMORIAL
ARENA, DAILY'S PLACE, TIAA BANK FIELD (HOME TO
JACKSONVILLE JAGUARS-NFL)

173' OF FRONTAGE ON E.8TH ST. (3,400 AADT) AND 323' OF
FRONTAGE ON FLORIDA AVE. (1,900 AADT)

LOT SIZE: 1.22ACRES

THE TENANT

THE REAL ESTATE



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DOLLAR GENERAL®


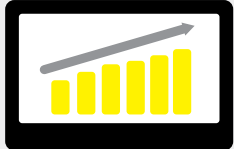



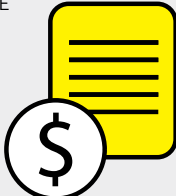



WHY DOLLAR GENERAL?

Dollar General was founded in 1939 in Scottsville, KY. They have been serving customers for over 80+ years and are now located throughout **48 states and Mexico**. They operate approximately **20,594 stores, 34 distribution centers and employ more than 195,000 people**. They remain America's largest small-box discount retailer by sales. Dollar General has a history of excellent performance in a variety of market types, including rural and suburban markets, and continues to expand into more densely populated areas. In February 2023, they opened their first store in Mexico.

From 1990 through 2021, Dollar General achieved 31 consecutive years of positive same-store sales growth. **In fiscal year 2024 revenues reached a record \$40.6 billion in net sales, operating profit of \$1.7 billion and cash flows from operations of \$3 billion**. They have successfully expanded their supply chain with the completion of a dual facility in Blair, NE (supplying both Dollar General and DG Fresh products) and two distribution hubs in Newnan, GA and Fort Worth, TX. The company also completed expansions of existing distribution facilities in Jonesville, SC and Amsterdam, NY.

Dollar General remains a premier recession-resilient tenant that sells essential goods. It has continued to grow in locations and employees, and it services its growing customer base during both uncertain times and periods of economic stability through a "Back to Basics" strategy focused on store standards and customer service.

DOLLAR GENERAL AT-A-GLANCE*

<p>20,594 STORES 34 DISTRIBUTION CENTERS</p> 	<p>112TH RANKING ON THE FORTUNE 500 LIST</p> 	<p>RANKED #340 ON S&P 500 INDEX</p> 
<p>\$3 BILLION CASH FLOW FOR OPERATIONS</p>  <p>IN FISCAL YEAR 2024</p>	<p>\$1.7 BILLION OPERATING PROFIT</p>  <p>IN FISCAL YEAR 2024</p>	<p>\$1.1 BILLION NET INCOME</p>  <p>IN FISCAL YEAR 2024</p>
<p>~195,000 EMPLOYEES</p> 	<p>\$40.6 BILLION IN NET SALES AND SAME-STORE SALES INCREASE OF 1.4%</p>  <p>IN FISCAL YEAR 2024</p>	<p>LOW-PRICED PRODUCT MODEL > 2,000 ITEMS PRICED AT \$1 OR LESS</p> 

* Data as of January 31, 2025, unless otherwise noted

* Information from Dollar General Website

THE TENANT



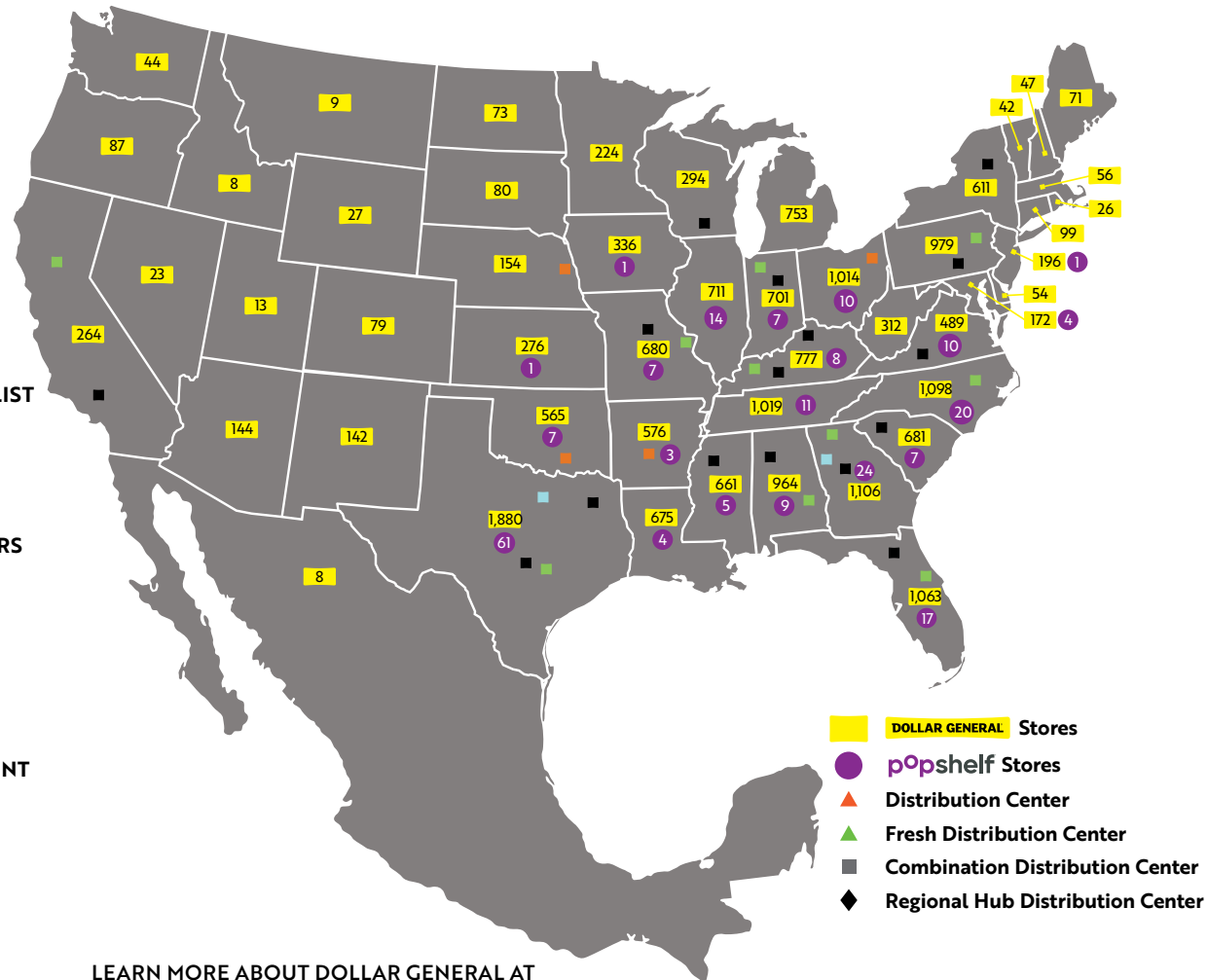
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DOLLAR GENERAL®

20,594+ STORES
34 DISTRIBUTION CENTERS

ACROSS 48 STATES AND MEXICO

AS OF 01/31/2025



AWARDS AND RECOGNITION

- #112 ON THE FORTUNE 500 LIST (2025)
- MASS MARKET RETAILERS (MMR) MASS RETAILER OF THE YEAR (2026)
- NEWSWEEK'S AMERICA'S MOST ADMIRED WORKPLACES (2025)
- FORTUNE MAGAZINE'S WORLD'S MOST ADMIRED COMPANIES LIST (2025, 2023, 2022, 2020)
- NEWSWEEK'S AMERICA'S MOST LOVED BRANDS (2025)
- #389 ON THE FORTUNE 500 GLOBAL (2024, 2023 – #393)
- TIME'S WORLD'S BEST COMPANIES (2025 - #758; 2024 - #532)
- #17 ON THE NATIONAL RETAIL FEDERATION'S TOP 100 RETAILERS LIST (2024, 2023 – #17)
- #21 ON TRANSPORT TOPICS' TOP 100 PRIVATE CARRIERS LIST (2025)
- #22 ON BRAND FINANCE'S RETAIL REPORT (2023)
- TOP 50 FASTEST-GROWING RETAILER BY TOTAL RETAIL (2022)
- MOST TRUSTED BRAND LIST FOR RETAILERS BY MORNING CONSULT (2022, 2021)
- CORESIGHT 100: LEADING THE RETAIL CHARGE IN 2025 DISCOUNT CATEGORY (2025)
- #16 ON PROGRESSIVE GROCER'S PPG 100: THE TOP FOOD RETAILERS IN NORTH AMERICA (2025)

ON GOING EXPANSION IN 2026

- 450 NEW U.S. STORES OPENING
- 10 NEW STORES IN MEXICO
- 4,250 REMODELING AND RENOVATION PROJECTS AND 20 STORE RELOCATIONS

LEARN MORE ABOUT DOLLAR GENERAL AT
WWW.DOLLARGENERAL.COM



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WEBSITE: WWW.DOLLARGENERAL.COM

S&P RATING BBB

RANKED #112 ON 2025 FORTUNE 500 LIST

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2023-#393)

20,594 STORES AND 34 DISTRIBUTION CENTERS



LEASE SUMMARY

TENANT: DOLGENCORP, LLC

GUARANTOR: DOLLAR GENERAL CORPORATION

LEASE TYPE: ABSOLUTE NNN
NO LANDLORD RESPONSIBILITIES

PRIMARY TERM: FIFTEEN (15) YEARS REMAINING

ANNUAL RENT: \$137,999.88

RENEWAL OPTIONS: FOUR (4) OPTIONS FOR
5 YEARS EACH

RENT INCREASES: 10% PER RENEWAL OPTION

BBB

S&P CREDIT
RANKING

INVESTMENT
GRADE
GUARANTOR

NNN

ABSOLUTE
NET LEASE

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-15	\$137,999.88	\$11,499.99	
16-20 (OPTION 1)	\$151,799.88	\$12,649.99	10%
21-25 (OPTION 2)	\$166,979.88	\$13,914.99	10%
26-30 (OPTION 3)	\$183,677.88	\$15,306.49	10%
31-35 (OPTION 4)	\$202,045.68	\$16,837.14	10%

THE REAL ESTATE: OVERALL TRADE AREA



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Jacksonville in Duval County, is one of the largest cities by area in the United States and the most populated city in Florida with a population of 1,330,000 people as of 2023. The city experienced the largest growth in Florida and the 7th largest in the nation in 2018. The City has won a place on several lists including #16 on US News and World Reports Best Places to Live (2023), Forbes Best Places to Retire in Each State (2018), Forbes Best Places to Retire (2022) and #22 on Forbes Best Places for Business and Careers (2019).

Jacksonville is among the biggest "Boomtowns" in the country. Jacksonville's zoo is among the best in the U.S. and looks to add new exhibits in a \$50 million zoo redesign. The Arboretum Botanical Garden has 130,000 annual visitors. The Rivers Arts Market (RAM) of Jacksonville, is a weekly arts-and crafts market featuring live music, food, art, and fresh produce that attracts 4000+ visitors every week.

Jacksonville is both fun and relaxing, with many attractions. Residents and visitors alike enjoy Jacksonville's 22 miles of beaches, extensive park system, world-class fishing, historic neighborhoods, street arts, coastal cuisine, and so much more. The site is located just north of the downtown area and just east of Historic Springfield. The St. Johns River is just east of the site.

GROWTH AND REVITALIZATION IN DOWNTOWN

The Downtown Investment Authority, the City of Jacksonville, the Jacksonville Jaguars and team owner Shad Khan's Iguana Investments have partnered together in a \$387-million dollar plan to revive the downtown area. The city has approved \$114 million in support for the project. Ground was broken in March 2023 on The Shipyards project, which spans 24.7 acres. It will include a five-star hotel (The Four Seasons), 300-500 condominiums, apartments, a modernized marina, six-story office building, retail/restaurant spaces and a world-class orthopedic center. Spearheaded by Shad Khan and the Jacksonville Jaguars organization, the hotel and residential component of this project is due to be completed by the end of 2026. Included in the project and supervised by the city, is a revamped Shipyards West Park with museums, concessions, recreation and sports facilities as well as a visitor hub and ticket facilities.

Fuqua Development has also begun construction on One Riverside, a \$250 million dollar project that will include retail and residential components. Phase one includes 270 apartments, a riverfront restaurant a Whole Foods Market and retail stores. Phase two has an additional 125 apartments, restaurants, and a city owned public park. Phase one is scheduled to be completed in 2024.

There are \$4.7 billion in projects in review, under construction, recently completed or proposed in Downtown Jacksonville, including Rise: Doro, a mixed use and conventional multi-family building in the Sports Complex next to Vystar Veterans Memorial Arena. This is a \$67 million, 247 unit building with ground floor retail and a rooftop pool that opened in 2024. Other projects in the downtown revitalization plan are Miller Electric Center (the Jaguars future practice and training facility), Artist Walk (with a skate park, food trucks and public art displays), Music Heritage Garden (multimedia show projections, boater access and children's musical play), Riverfront Plaza (event lawn, beer garden, play space and park pavilion), Central Park (marina access, open event lawn, plaza with seating and walking path) as well as a general revamping of the public spaces in the area.

THE REAL ESTATE: TRADE AREA

The Downtown Investment Authority was created to revitalize Jacksonville's urban core. They are working on infrastructure and a downtown development project that will include the Hart Expressway expansion, and a sports performance facility near **TIAA Bank Field (approx. 1.26 mi from the site)**. They have recently completed projects at Barnett National Bank Building, Broadstone River House, and Jacksonville Regional Transportation Center. Upcoming projects include the Emerald Trail Master Plan (30 miles of pedestrian and bike trails), The Federal Reserve Building and The Baptist Convention Building.

Vystar Veterans Memorial Arena, 1.34 miles from the site, hosts concerts and sporting events year round. Built in 2003, it is the home to the ECHL Icemen (Hockey), NAL-National Arena League Jacksonville Sharks and the ABA-American Basketball Association Jacksonville Giants. The arena has a seating capacity of 15,000.

Daily's Place, 1.61 miles from the site, is the newest sports and entertainment destination in downtown Jacksonville. Constructed in 2017, it sits adjacent to TIAA Bank Field (home of the Jacksonville Jaguars) and hosts 35-40 events per year in addition to being available for private events. The facility includes a large amphitheater and a covered flex facility. It regularly hosts a diverse schedule of concerts and local celebrations. The amphitheater can seat 5,500 guests. Temporarily closed while surrounding area is under massive improvements, per the Downtown Investment Authority.

TIAA Bank Field, 1.26 miles from the site, is the home of the **Jacksonville Jaguars NFL Team**. The stadium boasts an average attendance of 65,429 per game. It was remodeled in 2016 through a \$90 million shared investment by the City of Jacksonville and the Jacksonville Jaguars.

Florida State College at Jacksonville, FSCJ, is part of the Florida College System offering several four-year bachelor's degrees. FSCJ has four major physical campuses and several additional centers located in the First Coast region. FSCJ does not provide its students with housing, so many live in the area. The current enrollment at FSCJ is 52,000 students with many attending the **Downtown Campus only a 5-minute drive to the Dollar General**.

**DOLLAR
GENERAL**

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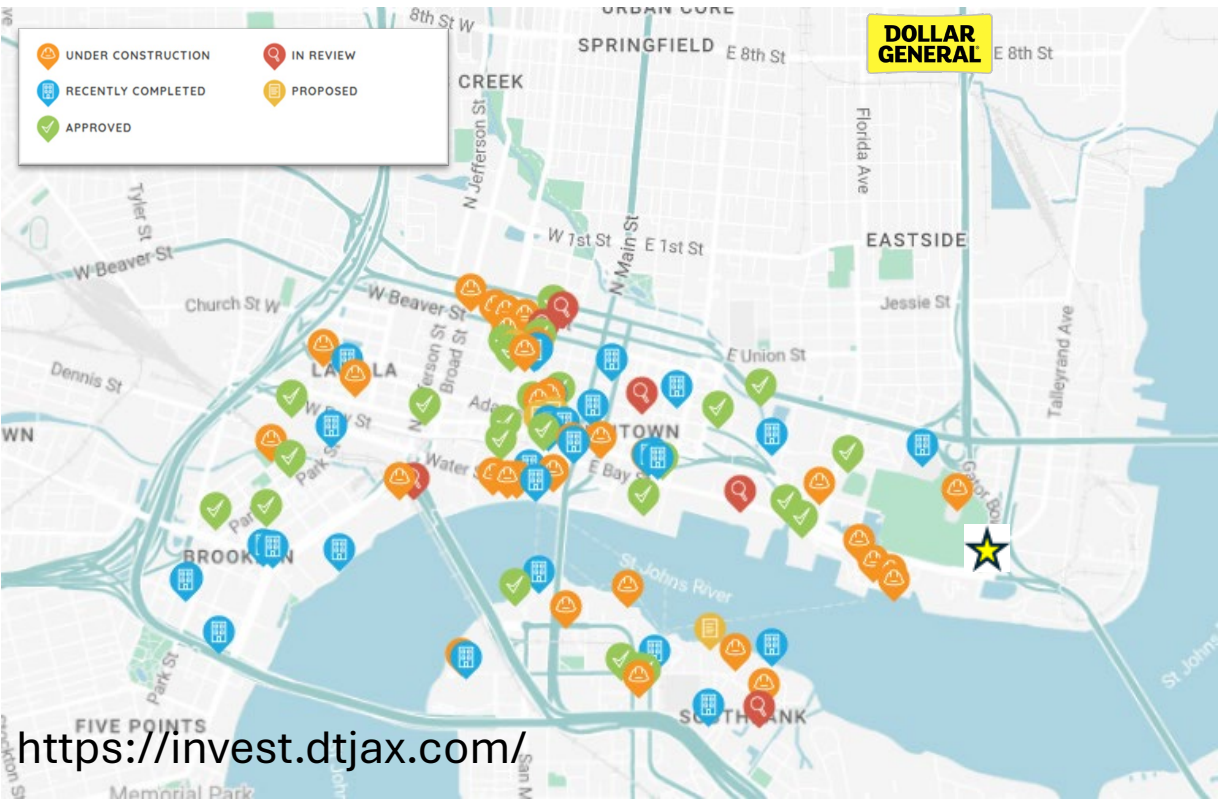


THE REAL ESTATE: IMMEDIATE TRADE AREA



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JACKSONVILLE DOWNTOWN INVESTMENT AUTHORITY PROJECTS



<https://invest.dtjax.com/>

- | | | |
|---|---|---|
| <p>Under Construction:</p> <ul style="list-style-type: none"> 1037 Hendricks Ave Ambassador Hotel and Annex Baby Got Brunch Baptist Emergency Room Tower and Expansion Bay Street Innovation Corridor Besa Bakery and Tea Room Speakeasy Brooklyn Park Dapper D's Cigars Flamingo Wine and Coffee Bar Iguana Investments Office Tower-One Shipyards Place Four Seasons Hotel & Private Residences Independent Life Building Johnson Commons Koto LaVilla Place (Former Pratt Funeral Home) Marina Support Building (Shipyards Place) Music Heritage Garden Northbank Bulkheads Northbank Central Marina Northbank Riverwalk Oak Steakhouse Jacksonville One Riverside Pearl Square | <p>Approved:</p> <ul style="list-style-type: none"> 301 W Bay Garage Expansion AC Hotel Brooklyn Ambassador Hotel Parking Garage Block 9 Mixed-Use Building Breezy's House of Jazz Cathedral Commons Central National Bank Building Daily's Dash & Bold City Brewery Emerald Trail Tier 1, Hogan St Cycle Track Emerald Trail, Hogans Creek Restoration Furchgott's Building Adaptive Reuse HansSouthbank Residences Jones on Hogan Juliette Balcony Lennox on Park Lofts at Southbank Marriott Jacksonville Downtown MOSH Genesis University of Florida Graduate Campus | <p>Recently Completed:</p> <ul style="list-style-type: none"> Artea at Southbank Artist Walk Skate Park Co-op Frose & Eatery Decca Live Dorothy's Downtown Emerald Trail LaVilla Link Federal Reserve Building Adaptive Reuse Forest Street/Alfred duPont Place Improvements HiPerformance Institute Downtown Home2Suites by Hilton Jackson Street Dock Jacksonville Coffee Company Jacksonville History Center Kasper Architects Keane's Tavern Lettuce Eat Life Ev'ry Voice and Sing Park Lofts at Cathedral Miller Electric Center |
|---|---|---|

In 2012, the Jacksonville City Council created the Downtown Investment Authority to attract private development, modernize the infrastructure, and reinvigorate the heart of the Jacksonville metro. Under this plan, they have created a vital downtown, created new venues for the community to come together, and repurposed previously used property in a new, modern way.

The Downtown Investment Authority, The City Jacksonville, the Jacksonville Jaguars and their owner Shad Khan's Iguana Investments, partnered together in a \$387-million plan to revive Jacksonville's downtown area (expected to completed in 2026). The first phase of this project includes The Shipyards, which will incorporate:

- A five-star hotel (The Four Seasons)
- Condominiums, apartments, office space
- A marina
- A world-class orthopedic center

A \$250 million project called Riverside in downtown Jacksonville is also under construction and includes retail and residential components.

There are \$4.7 billion in projects in review, under construction or proposed in Downtown Jacksonville.



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THE REAL ESTATE: IMMEDIATE TRADE AREA



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IMMEDIATE TRADE AREA MAP



Four Seasons Hotel and Residences 170 room Hotel and 26 exclusive waterfront residences-to be completed in 2027

THE REAL ESTATE: IMMEDIATE TRADE AREA



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According to the most recent data, 3,400 vehicles travel by the site entrance on E. 8th Street each day. In addition, Phoenix Ave has an AADT of 8,300 just east of the site; and there are 1,900 AADT along the Florida Ave site entrance. The speed limit along E 8th Street is 30mph. Vehicles traveling along Florida Ave must drive the school limit, 15 mph, on school days at 7:30-8:30 and 2:30-3:30; outside of school time the speed limit is 30mph.

IMMEDIATE TRADE AREA MAP

Matthew W. Gilbert Middle School

Lies 0.25 miles southeast of the site along Franklin Street. This middle school serves 435 students in grades 6-8.

Stanton College Preparatory School

Located 1.91 miles northwest of the site. Stanton College Preparatory School serves 1,631 students in grades 9-12.

First Baptist Church

Oakland is located 0.75 miles south of the site. This Baptist Church offers Sunday worship at 8 a.m. and 10 a.m. and a Wednesday service at 6:30 p.m.

Andrew A Robinson Elementary

Is 0.97 miles northwest of the site along West 12th Street. This elementary school serves 705 students in grades PK-5.

Florida State College at Jacksonville (FSCJ),

Located 1.27 miles from the store, boasts an enrollment of 37,610 students and employs 2,498 faculty and staff.

The Prime F. Osborn III Convention Center

Features 78,000 sf of exhibit space and 22 meeting rooms to accommodate multiple events simultaneously. 2.14 miles from the site, it maintains a full schedule of events year round.

Andrew Jackson High School

Is located 1.42 miles northwest of the site. This high school serves 447 students in grades 9-12.

Darnell Cookman Middle/High School

Is located 1.45 miles west of the site. This school serves 1,039 students from grades 6-12.

Kennedy Community Center

Provides the community with sports leagues, music academy, and various other events. The community center is located 0.63 miles southwest of the site.

John Love Elementary School

Is located 0.49 miles northeast of the site. This elementary school serves 218 students in grades PK-2.

Daily's Place

Located 1.61 miles from the site, is the newest sports and entertainment destination in downtown Jacksonville. This 5,500 seat amphitheater hosts 35-40 events per year in addition to being available for private events.

Vystar Veterans Memorial Arena

Located 1.34 miles from the site, is a multi-purpose arena with the capacity to host 15,000 guests.

Crowley Liner & Logistics

Warehouse is a logistics service along the St. Johns River 0.83 miles southeast of the site.

Long Branch Elementary School

Is 1.17 miles northeast of the site. This public elementary school serves 182 students in grades 3-6.

Richard L. Brown

Gifted and Talented Academy is 0.29 miles southeast of the site along Milnor Street. This school serves 508 students in grades PK-5.

John Love Elementary School

Is located 0.49 miles northeast of the site. This elementary school serves 218 students in grades PK-2.

Kirby-Smith Middle School

Is located 0.70 miles northwest of the site. This middle school serves 854 students in grades 6-8.

TIAA Bank Field

1.26 miles from the site, is the home of the Jacksonville Jaguars NFL Team. The stadium boasts an average attendance of 65,429 per game.

FLORIDA GROWTH

- **Florida** boasts a booming **economy**, ranking as the **fourth largest in the United States**. **Florida's GDP Growth** now makes it the **14th largest economy in the world**.
- **Massive amount of economic activity:** Florida's Gross Domestic Product (GDP) is around \$1.6 trillion. Florida's economy grew by 55% in the past five years.
- Florida's unemployment rate was 3.3% in April 2024.
- Florida's labor force continues to thrive, with 350,000 more people entering the labor force at an annual growth rate of 3.2 percent over the year, faster than the national growth rate of 2.3 percent.

JACKSONVILLE MSA

- The Jacksonville Metropolitan Statistical Area (MSA) is the largest in Florida by population, with over 1.5 million residents.
- The current metro area population of Jacksonville in 2024 is 1,345,000, a 1.13% increase from 2023.
- #9th highest projected 5-year population growth in U.S.
- **Jacksonville is the #4th fastest growing city in the United States** (U.S. Census Bureau-2024)
- **Jacksonville MSA** is the MSA with the **4th largest growth rate by employment gains**. (U.S. Bureau of Labor Statistics)

DUVAL COUNTY GROWTH

Duval County is home to Jacksonville, the #1 most populous city in Florida.

Jacksonville is ranked the 2nd hottest job market in the United States, and the top market in Florida by The Wall Street Journal.

- The GDP (Gross Domestic Product) of Duval County in 2022 was estimated to be around \$90,080,022 according to the Federal Reserve Bank of St. Louis [FRED].

FloridaCommerce announced the Jacksonville area had the fastest private sector over-the-year job growth rate compared to all the metro areas adding 28,600 new private sector jobs over the year in October 2023, a 4.0 percent increase. The Jacksonville area labor force increased by 5.5 percent (+46,361) over the year in October 2023.

Jacksonville saw a net growth of 67 percent of corporate relocations, the highest of any major U.S. city from 2022-2023. More than 150 corporate, regional and divisional headquarters currently operate in the Jacksonville region, showing there is no slowing down of corporate operations demand.

JACKSONVILLE MSA

JACKSONVILLE

Jacksonville, Florida is the **#1 most populous city in Florida**.

Jacksonville is the **11th most populous city in U.S.**, **boasting rapid growth** (largest in Florida, 7th largest nationally in 2018).

Jacksonville was recognized as a top business and career destination (#22 on Forbes 2019 list) and a desirable retirement haven (Forbes Best Places lists in 2018 and 2022).

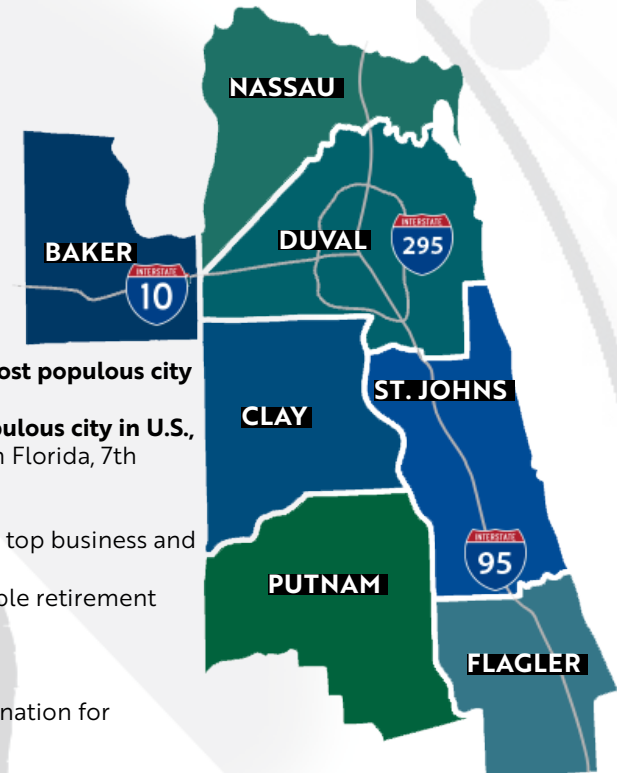
Jacksonville is ranked 3rd in the nation for economic growth (2025).

First Coast Expressway is a **major artery that is easily accessible to the east and runs through the heart of Clay County to connect I-10 in Duval County to I-95 in St. Johns County**, driving economic growth throughout northeast Florida.

- I-10 in Jacksonville is currently widening project from I-295 to I-95 traffic flow, safety and increase
- Jacksonville's growing population transportation infrastructure work, s \$176.8-million reconstruction of the

DOLLAR GENERAL

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THE REAL ESTATE: SITE



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BUILDING SUMMARY

CONSTRUCTION	RECENTLY BUILT (2022 COMPLETION)
UPGRADES	8" SPLIT FACE CONCRETE MASONRY UNIT ON FRONT.
BUILDING SIZE	10,542 SQUARE FEET
BUILDING MATERIAL	STEEL STRUCTURE
EXTERIOR	8" SPLIT FACE CONCRETE MASONRY UNIT ON FRONT, PRE-FINISHED METAL PANELS ON SIDES AND REAR.
ROOF	STANDING SEAM METAL ROOF
HVAC	ROOF MOUNTED UNITS
FLOORS	POLISHED CONCRETE FLOORING SYSTEM
CEILING	OPEN PLAN W/O GRIDS FOR HVAC DUCTS
PARKING	ASPHALT

LOCATION/SITE SUMMARY

WALKING DISTANCE TO VYSTAR VETERANS MEMORIAL ARENA, DAILY'S PLACE, TIAA BANK FIELD (HOME TO JACKSONVILLE JAGUARS-NFL)

7 SCHOOLS WITHIN A 2 MILE RADIUS OF THE SITE WITH A RANGE OF STUDENTS BETWEEN 218-1538 PER SCHOOL

CONVENIENT SHOPPING OPTION WHERE COMPETITION IS LIMITED

THE CITY OF JACKSONVILLE'S VISION IS TO BECOME THE NATION'S LEADER IN HOSTING EVENTS THAT WILL INSPIRE THE COMMUNITY

PROXIMITY TO US-1/MARTIN LUTHER KING JR. PARKWAY WITH 45,500 AADT

LOT SIZE: 1.22 ACRES

The site is in Jacksonville, FL , one of the cities in the country undergoing rapid growth. The site is 1.22 acres at the corner of E. 8th Street and Florida Avenue. The 10,566 square foot Dollar General has 35 parking spaces and full access driveways on both E. 8th Street and Florida Avenue. Only 0.30 mi east from the site, is US-1/Martin Luther King Jr. Pkwy with 45,500 AADT.

The City of Jacksonville's vision is to become the nation's leader in hosting events that will inspire the community. Nearby local event facilities that are walking distance from the site are, TIAA Bank Field, Daily's Place and Veterans Memorial Arena. The site is located just north of the downtown area and just east of Historic Springfield. The St. Johns River is just east of the site.

There are 7 schools within a 2 mi radius of the site with a range of students between 218-1,539 per school. The subject property will provide the trade area a convenient shopping option where competition is limited.

Less than a mile northeast from the site, is JAXPORT that employs 172 people. 1.83 mil southeast from the site, is the redevelopment project, the SHIPYARDS, which employs 350 people, and is expected to be completed in 2026 bringing to the area a new 176-room Four Season Hotel, a marina, residential and office buildings, and visitors attractions.

DEMOGRAPHICS



DOLLAR GENERAL | NNN LEASE
 1050 EAST 8TH STREET, JACKSONVILLE, FL 32206
 30.344796, -81.641935

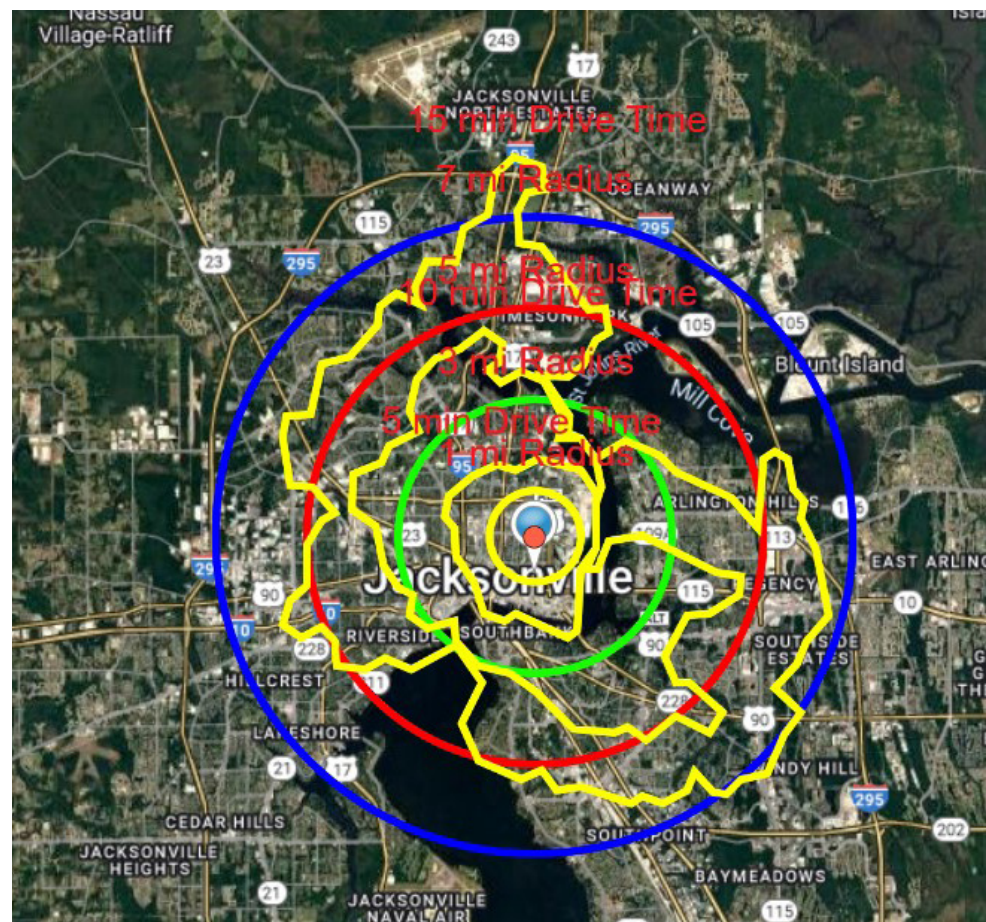


DEMOGRAPHICS SUMMARY

CATEGORY	5 MIN DRIVETIME	10 MIN DRIVETIME	15 MIN DRIVETIME
POPULATION	26,021	105,560	250,239
HOUSEHOLDS	9,961	44,322	103,346
POPULATION MEDIAN AGE	36.9	38.8	38.3

\$63,256
 EST. AVG. HH INCOME
 7 MI RADIUS

335,269
 EST. POPULATION
 7 MI RADIUS





FLORIDA

- ✓ NO STATE INCOME TAX

- ✓ 3RD MOST POPULOUS STATE IN AMERICA

- ✓ FLORIDA HAD THE SECOND HIGHEST LEVEL OF DOMESTIC MIGRATION IN 2025 OF ANY STATE

- ✓ FLORIDA IS ONE OF THE FASTEST GROWING STATES

- ✓ TOTAL RESIDENT POPULATION OF 23,462,518

- ✓ FLORIDA WELCOMED OVER 143 MILLION OUT OF STATES VISITORS IN 2024

- ✓ HOME TO DISNEY WORLD, UNIVERSAL STUDIOS, SEAWORLD, KENNEDY SPACE CENTER

- ✓ UNIVERSITY OF FLORIDA, UNIVERSITY OF CENTRAL FLORIDA, FLORIDA STATE UNIVERSITY

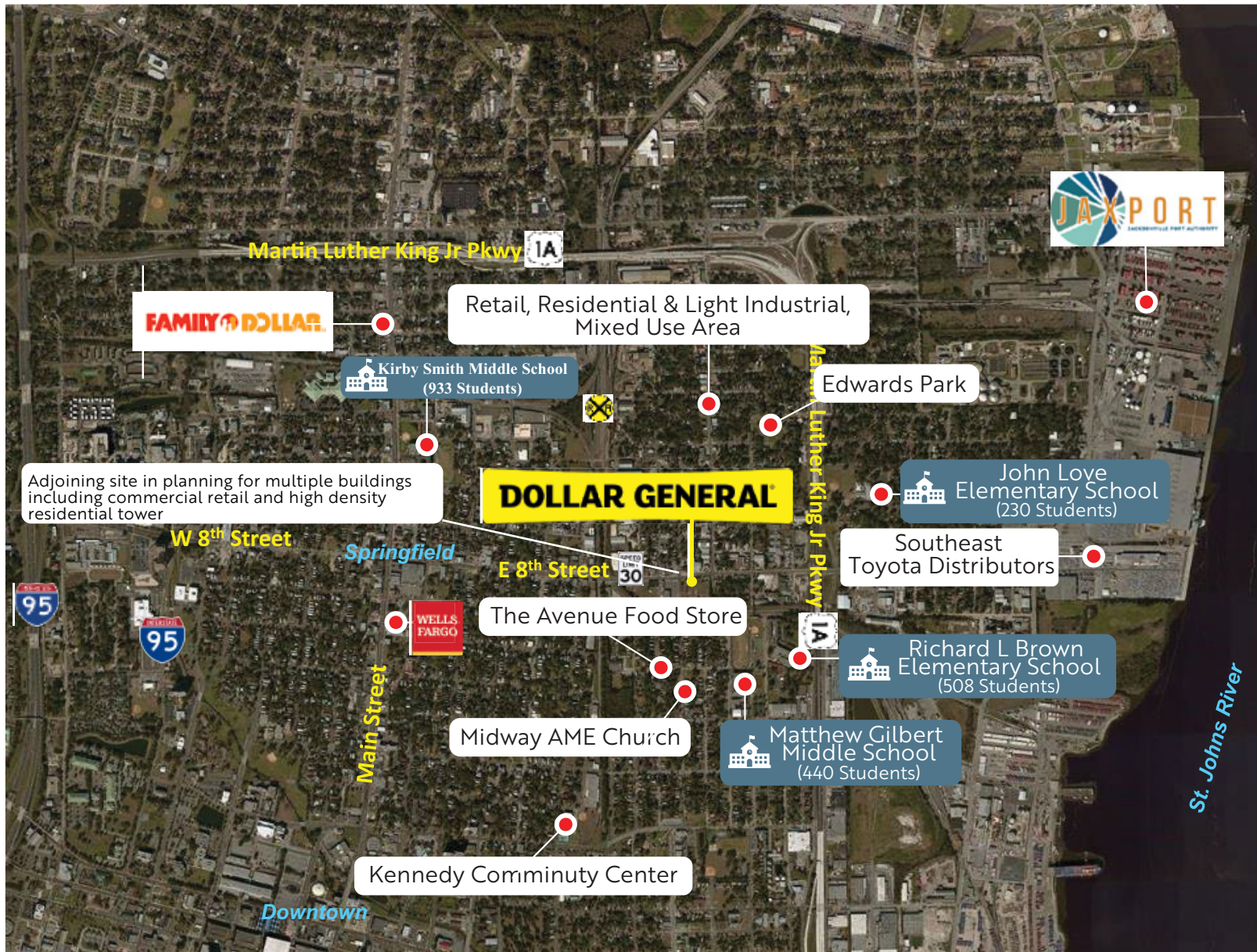
- ✓ 3 PROFESSIONAL NFL TEAMS, 2 PROFESSIONAL MLB TEAMS AND 2 NBA TEAMS

- ✓ FLORIDA IS HOME TO BEAUTIFUL BEACHES WITH THE LONGEST COASTLINE IN THE CONTIGUOUS U.S. AND 33 SPRINGS, THE EVERGLADES AND HUNDREDS OF OTHER GREAT ATTRACTIONS

AREA MAP: AERIAL OVERVIEW



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AREA MAP



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MID-LEVEL AERIAL



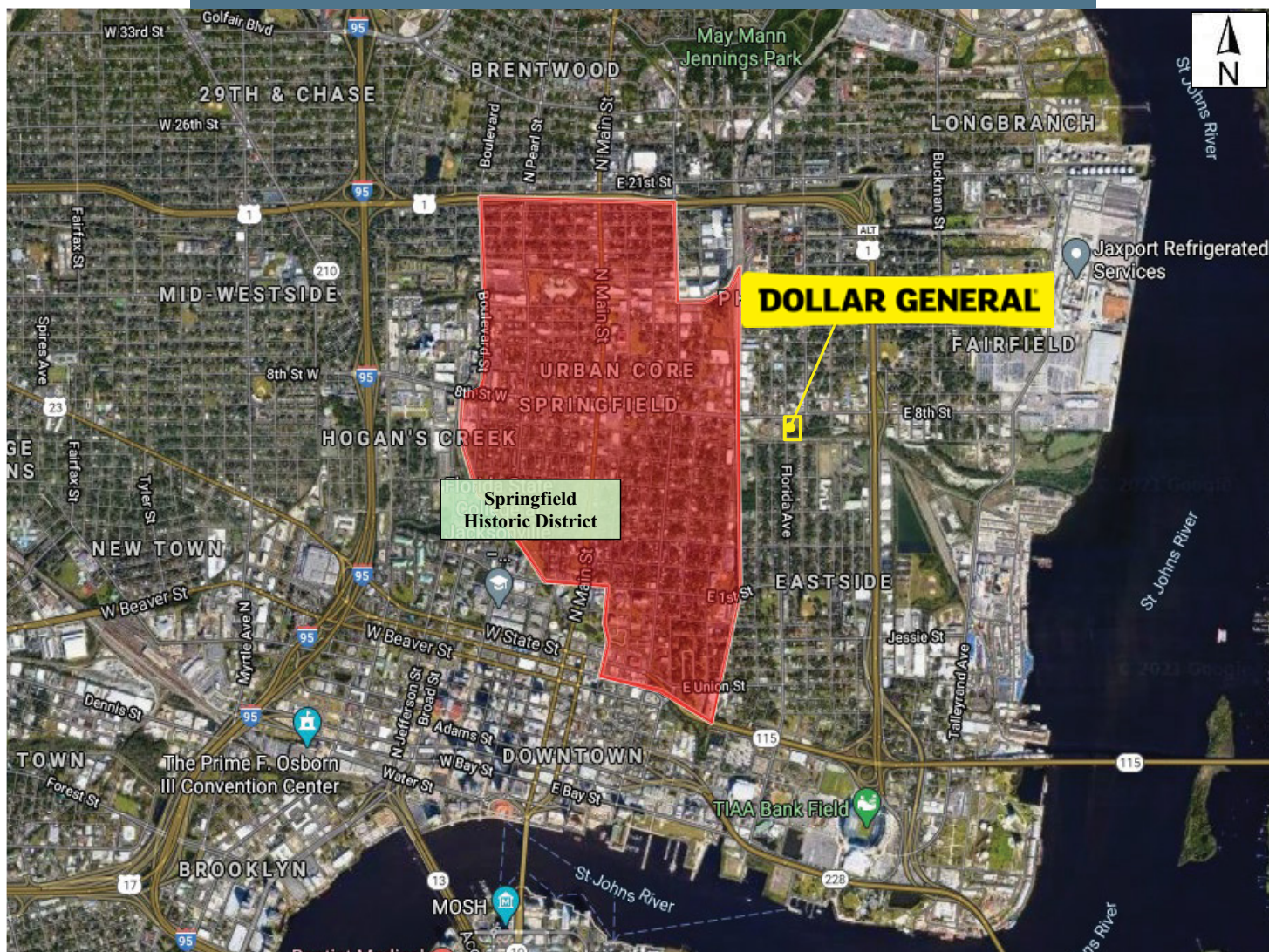
Adjoining site in planning for multiple buildings, including commercial retail and high density residential tower

AREA MAP

**DOLLAR
GENERAL**

DOLLAR GENERAL | NNN LEASE
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SPECIAL SLIDE: SPRINGFIELD HISTORIC DISTRICT



Springfield Historic District comprises the Springfield neighborhood, which was the first neighborhood outside of downtown and the most desirable place to live in Jacksonville after the Great Fire of 1901. It was established in 1869 and is currently one of the most attractive neighborhoods in Jacksonville, having undergone a renaissance in the 90's. The Springfield Preservation and Revitalization Council ensures that work in the district adheres to certain design and construction standards. Work on structures in the district requires a certificate of appropriateness from the council. It is home to a population of approximately 6,000.

AREA MAP: AREA RESIDENTIAL



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SITE PLAN



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SITE PLAN OVERLAY



SITE PLAN



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1 SITE PLAN (REFERENCE ONLY)
 C1 SCALE: N.T.S.



PLAN NORTH



ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. Every relationship receives a uniquely crafted formula for long-term success.

GET IT DONE.

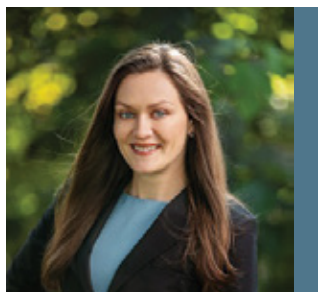
We deliver! Our mindset of "not accepting no as an answer" has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.



AMBER
CRAWFORD, CCIM
 BROKER / OWNER
 LIC. REAL ESTATE BROKER
 FLORIDA, GEORGIA, ARKANSAS



THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through a business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service in the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage and commercial real estate on board. It's keeping our divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

AT OUR CORE

COLLABORATIVE

By working together we find out-of-the box solutions and deliver exceptional value to our clients.

GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what makes us successful.

MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY =
SOLVES PROBLEMS & EARNS BIG RESULTS
AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM