



5714 Timuquana Ave

5714 Timuquana Ave, Jacksonville, FL 32210



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\$1,800,000

This Family Dollar retail property presents an attractive investment opportunity in Jacksonville, Florida. Built in 2008 and improved with roof reinforcement and upgrades in 2025, the property is leased to a national retail under a NN (Double Net) lease structure, providing stable income and reduced landlord responsibility. The site features 30 parking spaces, strong visibility , and convenient access, making it a desirable asset for investor seeking dependable cash flow and long-term growth potential. Ideal for 1031 exchange buyers and investors looking for a nationally recognized tenant in an established Retail . Tenant currently on a NN lease through June 2026 with a four 5 year option to renew. Tenant reimburses property tax. Cannot access building without first confirming appointment with listing agent. DO NOT DISTURB TENANT. Property Highlights...

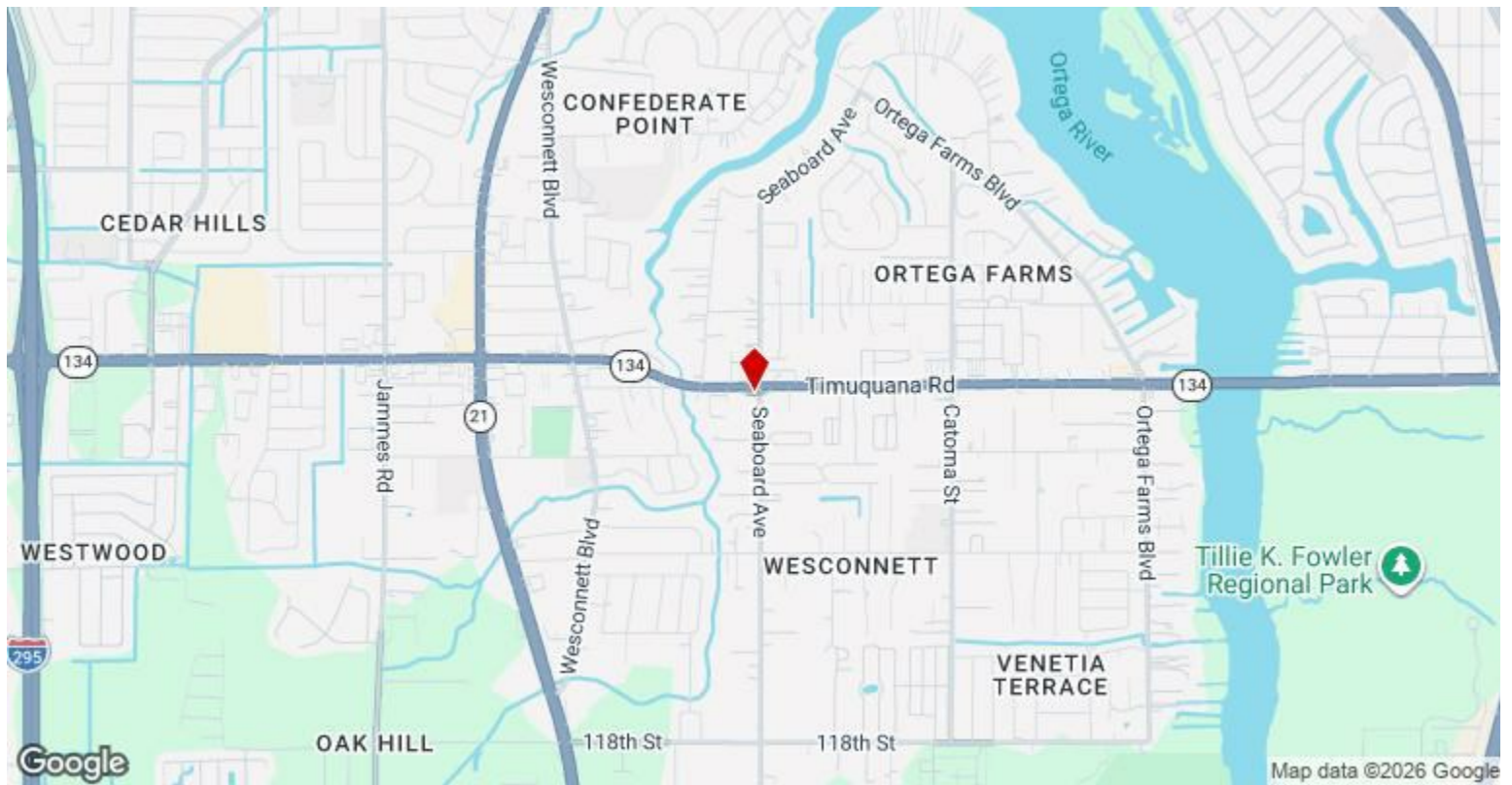
- Long-term Tenant! Family Dollar- National credit Retail Tenant ,
- Huge Investment Opportunity!



Price:	\$1,800,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.00%
Lot Size:	0.85 AC
Gross Building Area:	9,170 SF
No. Stories:	1
Year Built:	2008
Tenancy:	Single
Parking Ratio:	10/1,000 SF
Zoning Description:	CN
APN / Parcel ID:	103751-0100
Walk Score ®:	40 (Fairly friendly)

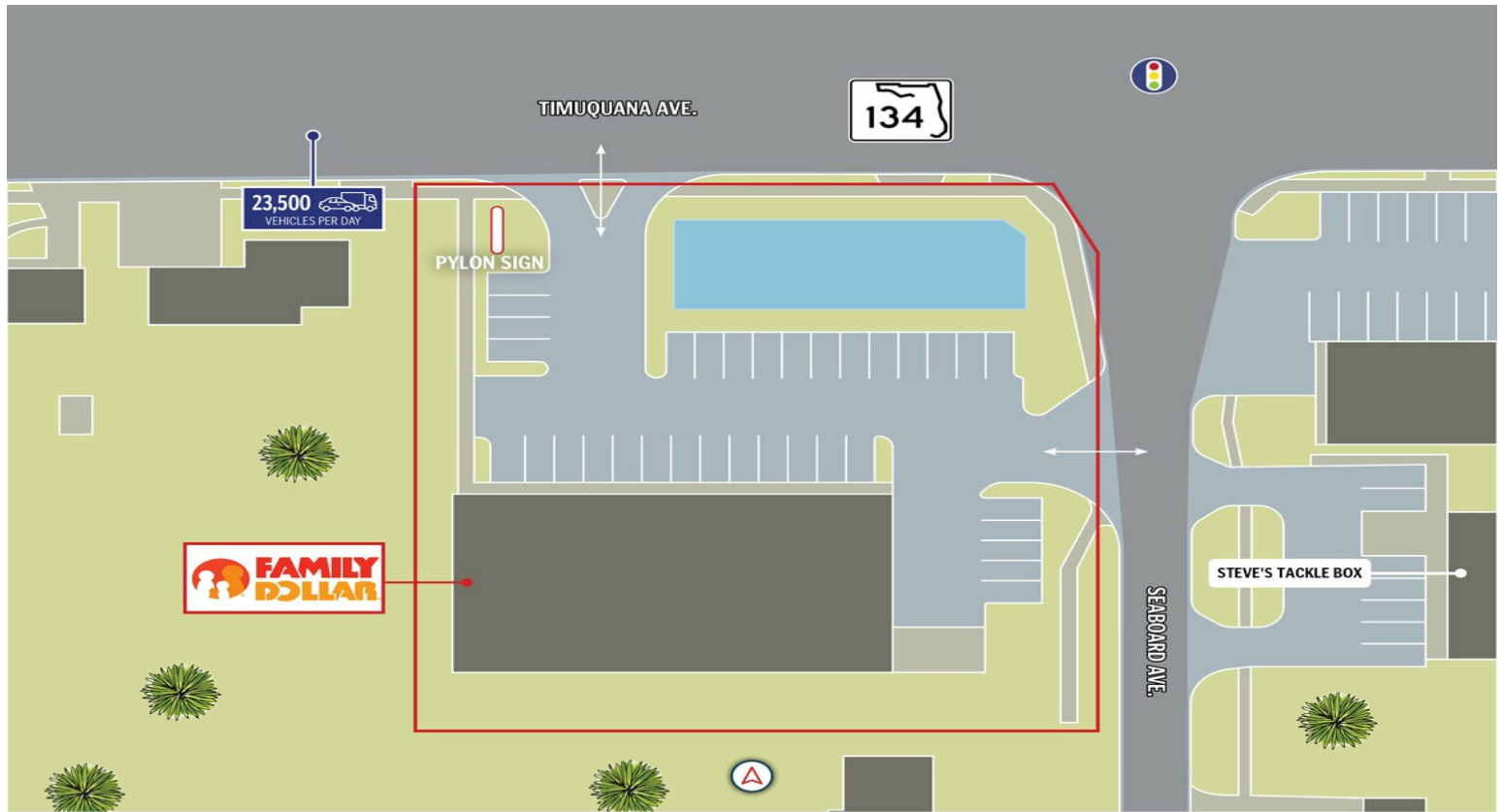
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Family Dollar	-	



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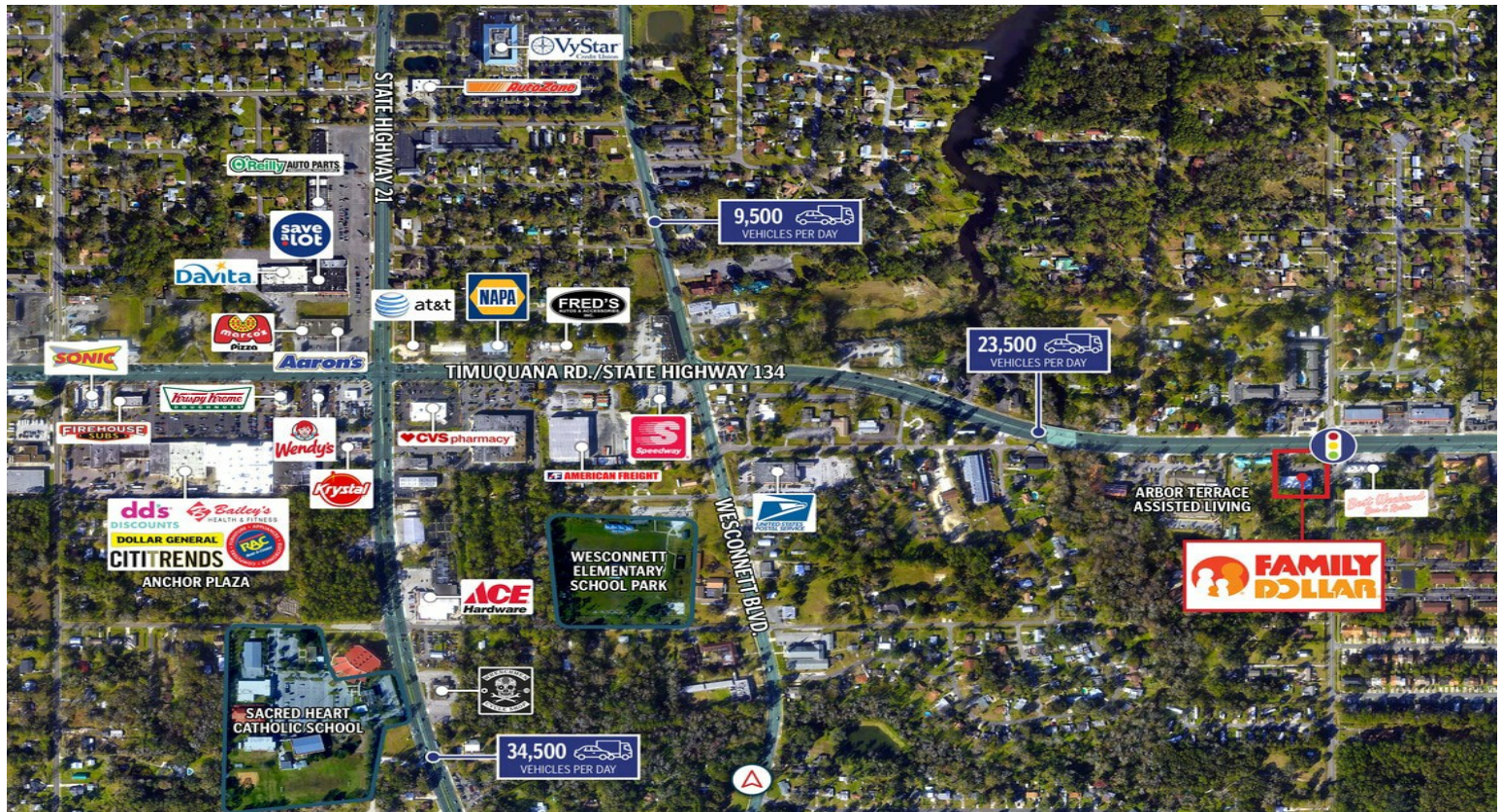
Property Photos



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NATIONAL NET LEASE GROUP

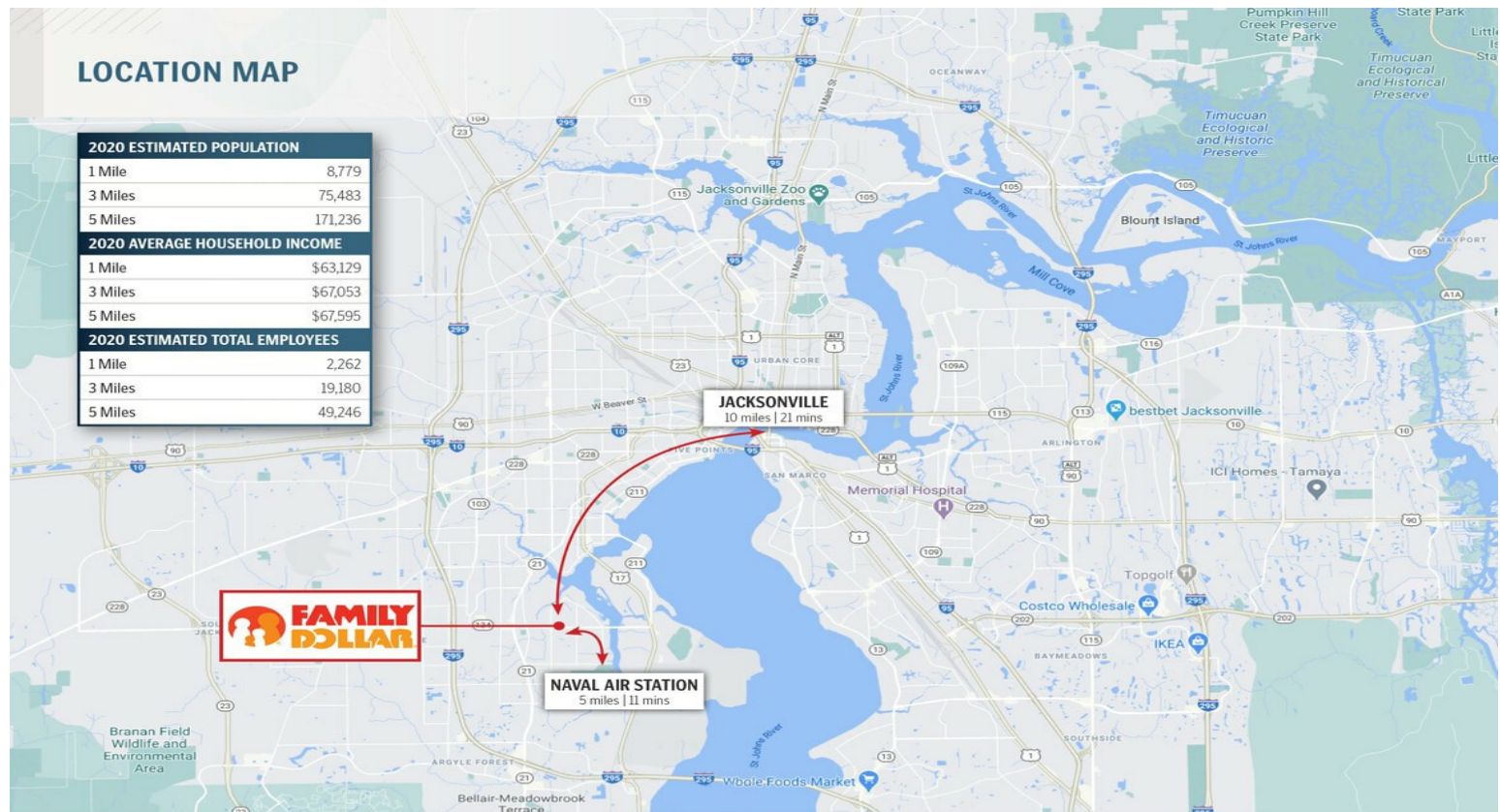


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Property Photos



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7 ACTUAL SITE

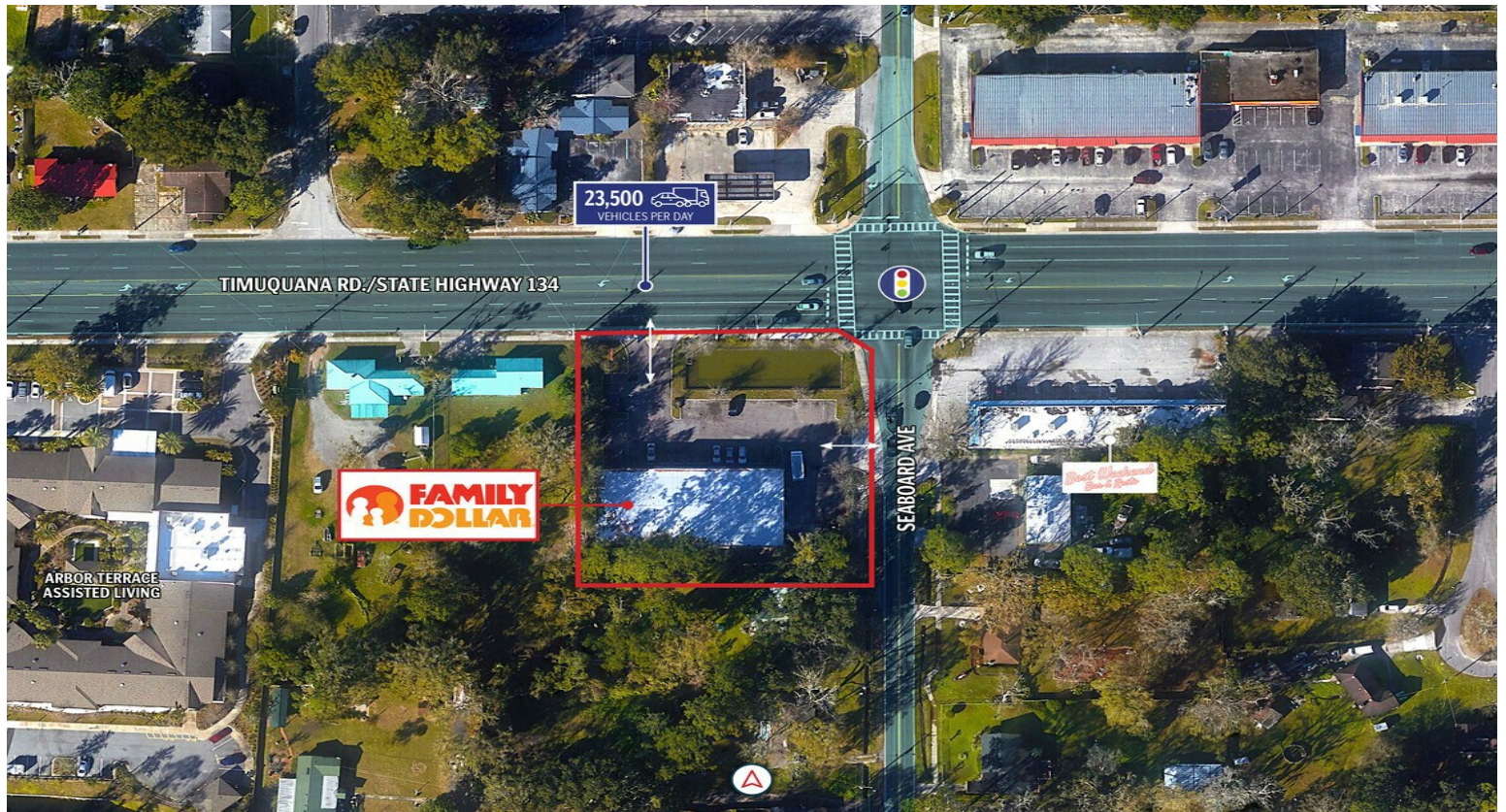
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Property Photos



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