

**330 East Greene Street,
Monticello, GA 31064**



INVESTMENT HIGHLIGHTS

- High Store Sales, Under 2% rent to sales ratio
- Fortune 500 Corporate Guarantee-CVS Health Corporation
- Rated Investment Grade-Standard & Poor's BBB+/Stable
- Double Net with 2+ Years Remaining on first 5-year Option
- Square footage - 8,450
- CVS is only National Drug Store Chain in a 17-Mile Radius
- Dominant Drug Store Serving the community for over 22 Years.
- Great Location in Historic Downtown Monticello, Georgia



PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase a CVS Pharmacy in the dominant and established location of Monticello GA community for more than 22 years with the nearest competing CVS Pharmacy 17 Miles away and the nearest competing Walgreens located over 31 miles away. CVS Pharmacy Monticello offers Customers the convenience of pharmacy and ample parking situated on approximately a 41,000 sqft parcel between East Market Street and East Market Street and East Washington Street while occupying a single story 8,450 sqft structure built 1994 and renovated in 2000. This CV Pharmacy has rent to sales ratio of under 2% and is located in the city of Monticello approximately 35 miles North East of Macon, Georgia.

Property Information

Property	CVS Pharmacy - Monticello, GA
Property Address	330 East Greene Street, Monticello, GA 31064
Land Size	0.79 Acres
Building Size	8,580 SF
NOI	\$72,260.00
Cap Rate	7.50 %

Year Built:	1994
Lease Start Date:	10/19/1994
Lease End Date:	10/31/2019
Option:	1– 5 year option at lessor of CPI or 150% of base rent of \$50,820.00
Lease Type:	Double Net
Price:	\$963,466.00

About the Tenant

CVS Health Corporation is an American drug retailing company with a U.S. pharmacy chain. CVS Health provides pharmacy services through its more than 9,600 CVS/pharmacy and Longs Drugs retail pharmacies, more than 1,100 walk-in medical Clinics, leading pharmacy benefits manager with nearly 80 million plan members serving more than one million patients per year.



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.

About the Area

This CVS Pharmacy is conveniently with in walking distance to Jasper Memorial Hospital, Jasper County Primary School with 690 Students K-12 and Washington Park Elementary School with 507 students attending daily. This central location is ideally close to neighborhood shops including Dollar Tree, Family Dollar. Ingles Market, Jasper County Library, Jasper County Post Office, Bank of Moticello and others.









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Demographics

	1-mi.	3-mi.	5-mi.
2015 Male Population	446	1,730	1,730
2015 Female Population	562	2,010	2,010
2015 Total Population: Adult	752	2,834	2,834
2015 Total Daytime Pop- ulation	1,543	4,513	4,513
2015 Household Income:	\$41,931	\$41,610	\$41,610
2015 Household Income: Average	\$53,319	\$54,123	\$54,123
2015 Per Capita Income	\$20,841	\$21,469	\$21,469
2015 Housing Units	498	1,589	1,589
2015 Occupied Housing Units	462	1,460	1,460
2015 Owner Occupied Housing Units	276	997	997
2015 Renter Occupied Housing Units	186	463	463
2015 Vacant Housings Units	36	129	129

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