



CVS PHARMACY FOR SALE

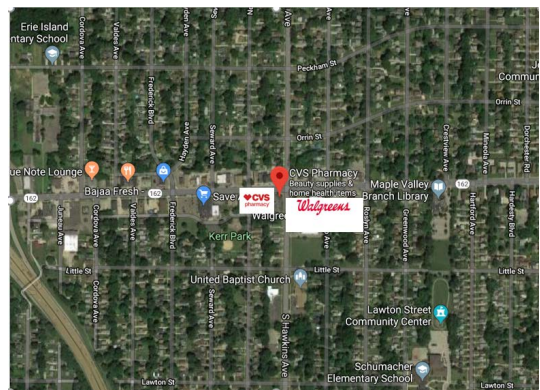
6,080 SF Retail Pharmacy
1323 Copley Road, Akron, OH



EXCEPTIONAL CASH FLOW OPPORTUNITY PERFECT 1031 EXCHANGE PROPERTY

Property Details:

- Sale Price: \$975,00
- Cap Rate 13%
- 10-Year - NNN lease beginning 3/8/19
- Tenant - Ohio CVS Stores, LLC
- CVS has (2) 5-year options
- Drive-thru
- Traffic Count +14,000 per day
- Constructed in 1979
- Lot size .66 acres
- 6,080 SF



For More Information Contact:

Chuck Heimbaugh, Sales Associate // cheimbaugh@pickardcommercial.com

Jim Pickard, President // jpickard@pickardcommercial.com

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The Ritzman Pharmacy chain was recently acquired by Ohio CVS Stores, LLC. This site is one of three locations that was converted from a Ritzman Pharmacy to a CVS Pharmacy. Ritzman Pharmacies retained ownership of this building and CVS is leasing the building on a 10-year, NNN lease, beginning March 8, 2019. CVS has (2) 5-year options to renew. With a projected cap rate of 13%, this presents an exceptional cash flow opportunity for an investor looking for a secure return or a 1031 Exchange Opportunity.



For More Information Contact:

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Pickard Commercial Group // 2950 W. Market St, Ste G, Akron 44333 // Phone: 330.794.7986 // Fax: 330.794.7981



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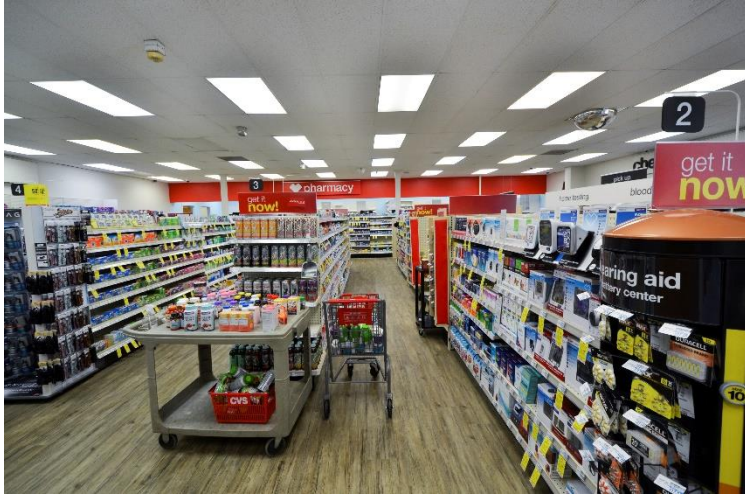


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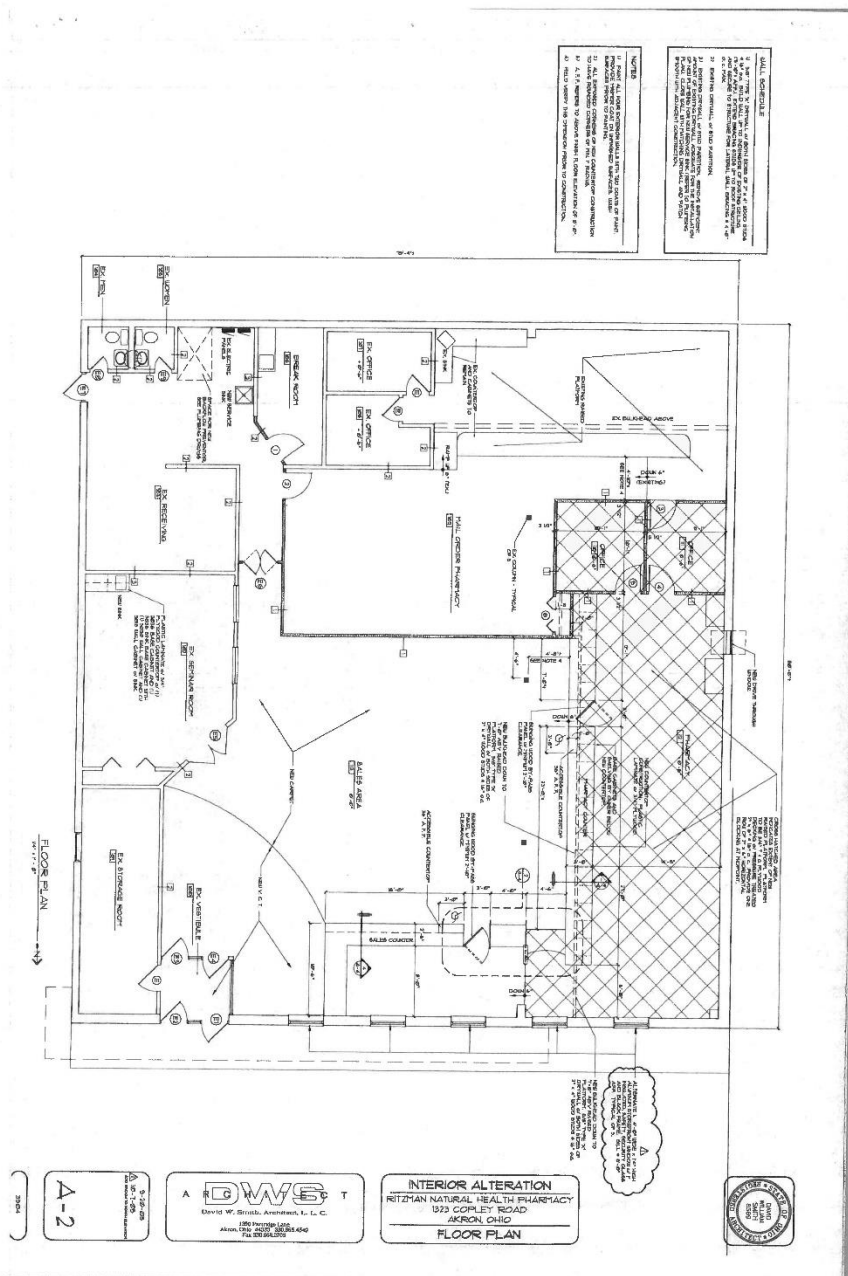
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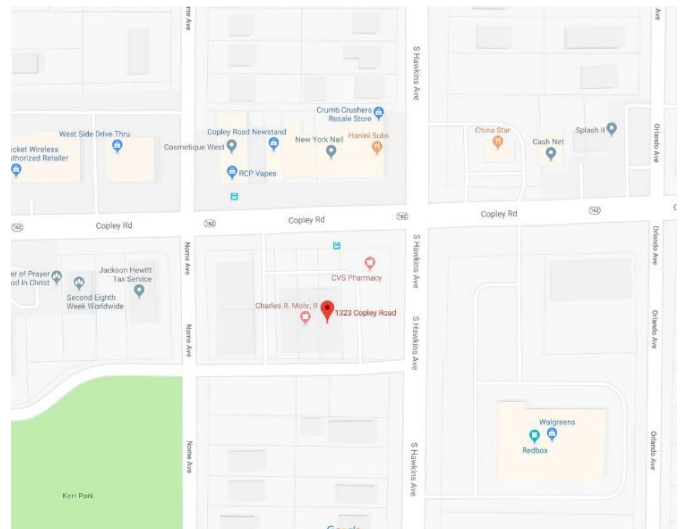
COMPREHENSIVE COMMERCIAL REAL ESTATE SERVICES

Property: Retail Pharmacy
Address: 1323 Copley Road
City/Zip: Akron 44320
County: Summit
Located: SW Corner of Copley Rd & S. Hawkins Ave.

Available: For Sale
Contact: **Chuck Heimbaugh**
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SITE INFORMATION		BUILDING INFORMATION		SALES INFORMATION	
Area:	0.876 Acres	Year Built:	1979	Price:	\$975,000
Frontage:	182'	Total Gross Bldg. SF:	6,080	Price per Sq. Ft.:	\$160
Depth:	221'	No. of Floors:	1	Taxes:	\$9,753 (2018)
Zoning:	U-3 & U-1	Construction:	Concrete Block	Current Occupancy:	Pharmacy
		Parking Spaces:	38		
		Parcel #:	6805935		
Gas:	Dominion				
Sewer:	Akron City				
Water:	Akron City				
Electric:	Ohio Edison				
Topography:	Flat				
Interchange:	I77/Copley Road				
Distance:	0.39 mi.				
Bus Line:	METRO RTA				
Traffic Count:	12,620 ADT				
Restrictions:	Of record				
H&B Use:	Retail				

The information contained herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.



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