

CVS Pharmacy Alexandria, IN



**\$ Purchase Price:
\$2,403,846**

**% Cap Rate:
5.20%**

Stan Johnson Company, on behalf of ownership, is pleased to announce the exclusive offering of a 100% fee simple interest in a corporately guaranteed CVS Health store located on heavily trafficked South Park Avenue in Alexandria, IN (the "Property"). The Property consists of an 11,205 SF building situated on a 4.7-acre parcel of land and is leased to CVS Health Corporation. CVS has been at this location since its inception. CVS self-maintains the premises and is operating under a new long-term lease with twenty (20) years remaining on a net bond lease basis with zero landlord responsibilities. The lease features ten (10), five (5) year options upon expiration of the base lease term with a 57% rental increase at the beginning of Option 1.

Location Synopsis

Alexandria is a city in Monroe Township, Madison County. It is about 46 miles northeast of Indianapolis. It is part of the Anderson, Indiana Metropolitan Statistical Area. The population was 6,260 at the 2000 census.

Alexandria is served by the Norfolk & Southern Railway with a connector which allows rail traffic to flow smoothly between lines servicing east-west and north-south destinations. The city is located in a rich farm country, which produces corn, soybeans, and tomatoes; and is in the Indiana natural gas region, to which it owes its growth as a manufacturing center.

Investment Highlights

- Net Bond Lease Structure
- Low Rent
- Huge Rent Bump in Option Period
- Investment Grade Credit Guaranty from Best-in-Class Tenant
- Heavily Trafficked Suburban Location
- Long-Standing Successful Operating History & Commitment to Location
- No Competition

[Click Here for Website & Full Offering Memorandum](#)

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