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Asking Price:

\$2,515,000

FOR SALE | 907 Lincoln Highway West | New Haven, IN 46774

WALGREENS' BASE RENT HAS BEEN ADJUSTED TO MARKET

Mike Milano, CCIM, MAI and Pat Marzulli, CCIM, SIOR, Executive Managing Directors at Colliers International are proud to offer for sale NN Walgreens located at 907 Lincoln Highway West, New Haven, IN. Walgreens recently signed a five year extension, giving the tenant more than six years remaining on their lease term. This is an ideal opportunity to acquire a NN Walgreens that is well-positioned in terms of rental rate and has a nearly 25 operating history at this location.

- Recent lease extension with more than six (6) years remaining
- Base rent has been adjusted to market (or even below market)
- Priced below replacement cost
- Minimal landlord obligations – only roof and structure
- New roof with transferable warranty
- Located along the dominant retail corridor
- Adjacent to a Kroger-anchored shopping center
- Walgreens is the second largest pharmacy chain in America with over 9,560± locations

Contact us:

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Accelerating success.

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PROPERTY DETAILS & PRICING SUMMARY

Location	Fort Wayne MSA
Traffic Counts	Lincoln Highway: 24,699 ± AADT
Parcel ID	02-13-10-426-003.000-041
Lot Size	1.63 ± Acres
Price	\$2,515,000
NOI	\$146,000
CAP Rate	5.8%
Price Per Square Foot	\$186

2019 Demographics Within 3 mile radius



Average HH Income

\$65,351

(U.S. \$)



More than

35,360

Residents



2019 Total Households

14,273