



300 4th Ave | Montgomery WV 25136

\$1,440,000 | 5.85% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 1180
📞 (516) 864.8000
🌐 www.SilberProperties.com

Actual Photo



INVESTMENT SUMMARY

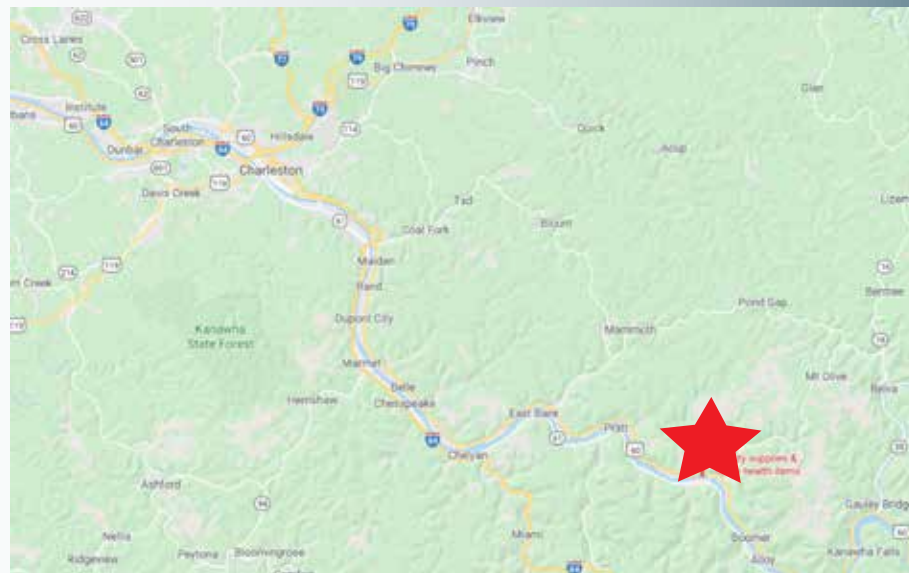
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FINANCIAL INFORMATION

Lease Expiration	March 2035
Annual Rent	\$84,240
Options	Three @ Five Years
Building Size	9,000 SF
Lot Size	0.56 Acres
Lease Type	NN (Roof and Structure)
Price	\$1,440,000 5.85% CAP

INVESTMENT HIGHLIGHTS

- Tenant recently extended an additional 10 years to the lease indicating their commitment to this location
- Operating at this location since 1995
- Low Annual Rent
- Landlord is Reimbursed for all CAM
- 1,000 feet from Montgomery General Hospital



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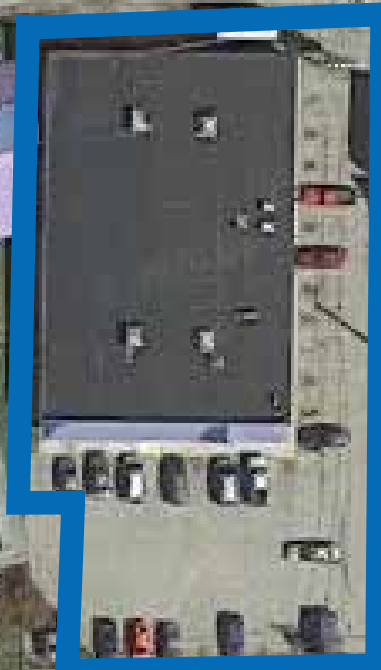


PROPERTY AERIAL

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FERRY ST

4TH AVE



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NEIGHBORHOOD AERIAL

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📍 127 North Broadway, 2nd Floor
Hicksville, NY 11801
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DEMOGRAPHICS

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POPULATION:	3 MILE	5 MILE	10 MILE
2024 PROJECTION	4,054	5,770	16,868
2019 ESTIMATE	4,244	6,102	17,914
2010 CENSUS	4,781	7,154	21,388
GROWTH 2019-2024	-4.48%	-5.44%	-5.84%
GROWTH 2010-2019	-11.23%	-14.71%	-16.24%
2019 POPULATION HISPANIC ORIGIN	59	75	164
2019 POPULATION BY RACE:			
WHITE	3,628	5,365	16,634
BLACK	470	546	900
AM. INDIAN & ALASKAN	8	10	27
ASIAN	22	33	56
HAWAIIAN & PACIFIC ISLAND	3	3	3
OTHER	113	145	295
U.S. ARMED FORCES:	0	0	0
HOUSEHOLDS:			
2024 PROJECTION	1,721	2,391	6,526
2019 ESTIMATE	1,803	2,529	6,951
2010 CENSUS	2,027	2,968	8,388
GROWTH 2019 - 2024	-4.55%	-5.46%	-6.11%
GROWTH 2010 - 2019	-11.05%	-14.79%	-17.13%
OWNER OCCUPIED	1,110	1,697	5,107
RENTER OCCUPIED	692	832	1,845
2019 AVG HOUSEHOLD INCOME	\$48,535	\$48,492	\$49,657



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PROPERTY PHOTOS

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TENANT INFORMATION

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CVS Pharmacy is currently the second largest retail pharmacy in the US, behind Walgreens.

CVS continues to deliver new net lease properties to the market. CVS has annual retail sales per square foot totaling more than \$840, compared to the sector average of \$680 for its publicly traded peers. CVS also now boasts a higher credit rating than Walgreens (historically CVS had a lower credit rating than Walgreens) and is considered investment grade with a stable outlook, which improves the value and marketability of corporate guaranteed net lease properties.

Traditionally, CVS leases featured a flat rental structure, however, recently prime locations have been able to demand rental bumps during options - making these properties highly sought after by the net lease investor. The attraction to the investor is likely due to the stability and profitability of the Pharmacy segment as well as the investment grade credit of CVS. The real estate also plays an important driver in these assets, as they are almost exclusively hard corner locations with premiere visibility, and generous access on 1.00 - 2.00 acres of land.

Over the past decade, CVS has signed a variety of lease types. Originally, CVS stores operated under NN leases, holding the landlord responsible for the roof and structure of the building, and in some cases parking and landscaping. These NN leases might provide rental increases as often as every 5 years. However, new leases typically contain flat rents over the primary term, (some prime locations can demand rental bumps) and can vary from ground leases to NN fee simple transactions.

CVS Health Corporation is a publicly traded company on the New York Stock Exchange and has been in business for more than 50 years with the start of first store in Lowell, Massachusetts.

CVS Health Corporation includes CVS Pharmacy which approximately has 9,600 retail pharmacies, CVS MinuteClinic with more than 1,100 walk-in health care clinics, CVS Caremark, a leading pharmacy benefits manager with more than 75 million plan members, and CVS Specialty, a dedicated senior pharmacy care business serving more than one million patients per year, and expanding specialty pharmacy services.

Representative Photo

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MONTGOMERY | WEST VIRGINIA

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Montgomery is a city in West Virginia, along the Kanawha River. Most of the city is in Fayette County, with the remainder in Kanawha County. The population was 1,638 at the 2010 census. From 1876 to 1890, the town was called Coal Valley Post Office. The name then changed to Montgomery's Landing, then to Coal Valley. In 1890 it was again renamed, as Cannelton. It was incorporated on April 1, 1891, and the name Montgomery was settled upon; it was named for James C. Montgomery, one of the city's first settlers. The land was given to James Montgomery as a wedding present from his father-in-law, Levi Morris, who owned all the land. The town's late-19th century growth was due to the construction of the Kanawha & Michigan Railroad across the river and the connection of the Virginian Railway at nearby Deepwater. In the early 1910s, Montgomery was the shipping center for 26 different coal operations and was the largest town in Fayette County at the time. From 1895 until its 2017 move to Beckley, Montgomery was the home of West Virginia University Institute of Technology, popularly called WVU Tech. The city is currently home to BridgeValley Community and Technical College – Montgomery Campus.



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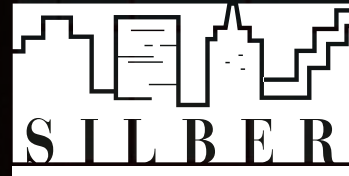
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FOR MORE INFORMATION



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