

**Only National Pharmacy in Town | Low Rent per SF | Hard Corner**



**Actual Property**



***Walgreens***

**106 South Columbia St, Union City, IN 47390**



# PROPERTY SUMMARY

TD Commercial Group is pleased to offer for sale the Fee Simple Interest (land & building) in a freestanding, single tenant, NNN leased, Walgreens with a double drive-thru, located in Union City, Indiana. Rite Aid/Walgreens has occupied at this proven location for 19 years and has 30+ years of remaining lease-term, including the option periods, providing long-term security and stability for the new buyer. There are not any other major competing drug stores within the Union City trade area. The NNN lease calls out that Walgreens is responsible for property taxes, insurance and maintaining the building and common area. Landlord is responsible for roof and structure.

Walgreens is strategically located at the signalized, hard-corner of the busiest intersection in Union City (Chestnut Street & Columbia Street) and has unobstructed street visibility and two (2) monument signs, and is positioned directly across the street from McDonalds. This one of the first 50 Rite Aid stores to be converted to Walgreens.

## For More Info Contact:

**Frank Casaccia**

954 594 2526

[Frank@TDCommercialGroup.com](mailto:Frank@TDCommercialGroup.com)



# INVESTMENT HIGHLIGHTS

- Signalized, Hard Corner
- Double Drive-Thru
- NN Lease (roof & structure)
- Roof Seems Recoated
- Liquor License
- Low Rent Per SF



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# INVESTMENT DETAILS

**Price:** **\$1,788,493**

**CAP Rate:** **8.10%**

**NOI (Annual):** **\$144,868**

**NOI (Monthly):** **\$12,072.33**

**Lease Term Remaining:** **1.5 Years**

**Lease Expiration:** **1/31/2022**

**Lease Type:** **NNN**

**Building Size:** **11,868 SF**

**Lot Size:** **1.10 Acres**

**Rent Per SF:** **\$12.21**

**Price Per SF:** **\$152.58**

**Year Built:** **1999**

