

FOR SALE

"DARK" WALGREENS

79 FULTON ST, MIDDLETOWN, NY 10940



CLICK ON THE FOLLOWING LINKS:



Map



Street

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$5,000,000
Building Size:	13,500 SF
Lot Size:	2.3 Acres
Price / SF:	\$370.37
Cap Rate:	4.55%
NOI:	\$227,638

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Tenant
Term Remaining:	18 Months

PROPERTY HIGHLIGHTS

- NNN Lease Structure - No Landlord Responsibilities
- Sits on a 2.3 Acre Lot Providing Excellent Parking and Options to Re-Tenant or Re-Purpose
- Building Constructed with a Drive Thru
- Average Household Income Exceeds \$85,000 Annually within a 5 Mile Radius
- Population Exceeds 71,000 Individuals within a 5 Mile Radius
- Site Plan Approved for 7 Stories
- Leniently Zoned for Mixed Used
- Big Box National Tenants in Discussion for Long Term Lease at Site

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Lease Abstract



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Regional Map



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Retailer Map



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Aerial Maps



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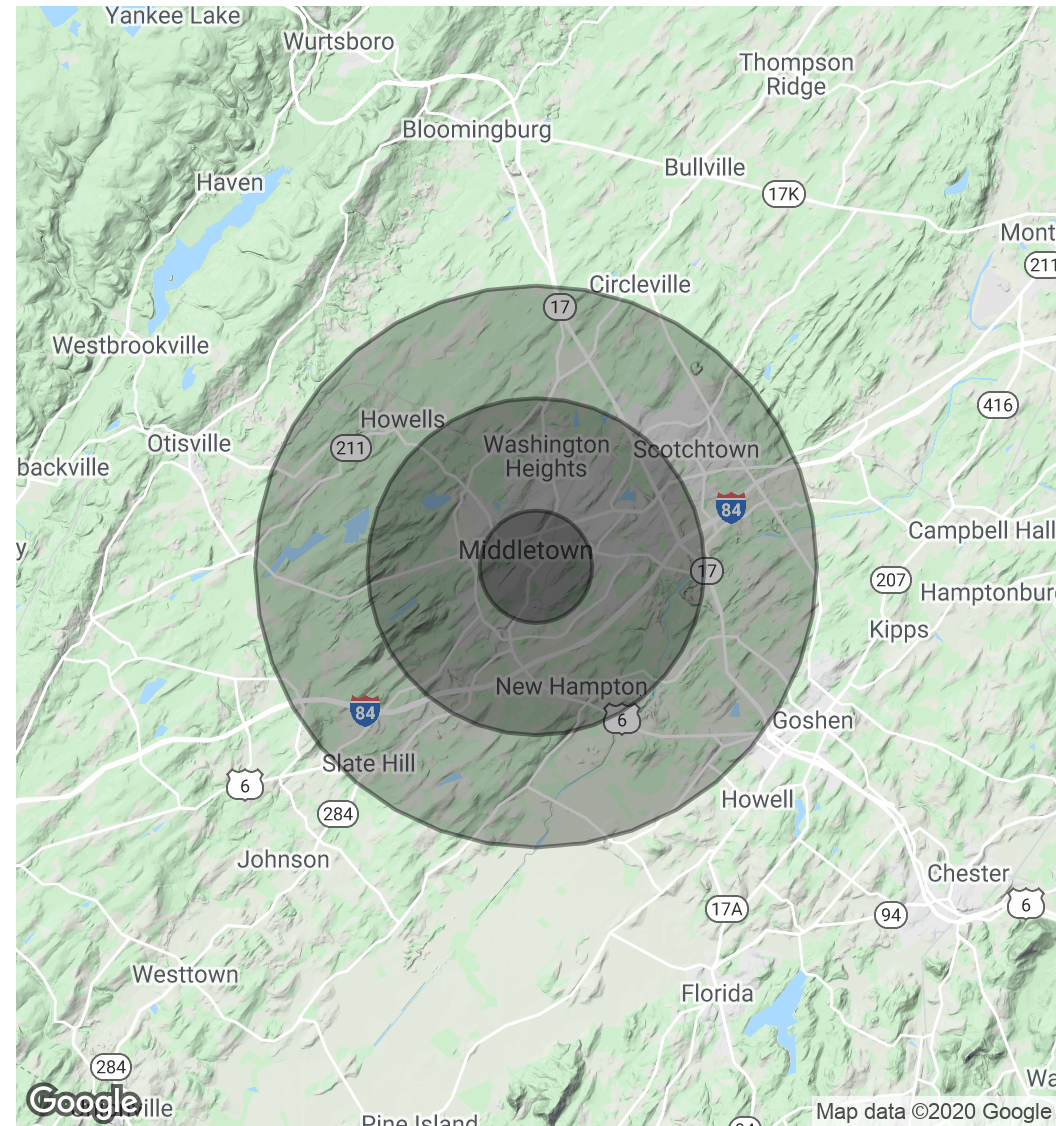
Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,908	52,341	71,175
Average age	33.5	34.9	36.2
Average age (Male)	33.9	34.1	35.4
Average age (Female)	33.0	35.3	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,907	18,329	24,971
# of persons per HH	2.9	2.9	2.9
Average HH income	\$76,066	\$78,987	\$85,123
Average house value	\$251,704	\$270,923	\$276,029

** Demographic data derived from 2010 US Census*



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