

CVS Pharmacy | \$142k Avg HH Income

Avon, IN

MARKETING PACKAGE



*Actual Location

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
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ewasserman@acropolisca.com

Listed in Conjunction with Indiana Broker:

Bang Realty, Inc
Brian Brockman – Lic No. RB14037939
11427 Reed Hartman Hwy Suite 236 Cincinnati, OH 45241

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1074 North, IN-267, Avon, IN 46123

Purchase Price: **\$4,141,176**

Cap Rate: **4.25%**

Annual Rent: **\$176,000**

LEASE SUMMARY

Lease Type	Absolute NNN
Roof & Structure	Tenant
Lease Term*	20 Years
Lease Expiration	1/31/2041
Guarantee	Corporate
Options	Ten, 5-year Renewal Options, with 5% Rental Increases in Each.

*Estimated lease expiration date, based on new 20 year extension.



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Parcel Area	2.24 Acres
GLA	12,794 Sq Ft
Access	Two (2) Entry/Exit
Drive-Thru	Yes
Year Built	2005
Ownership	Fee Simple



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Signalized Intersection



20 Year Absolute
NNN Lease



"Essential Retailer"



Centrally Located

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\$142,000+ Average Household Income | Affluent Suburb Approximately 13 Miles from Downtown Indianapolis, IN

- CVS benefits from average household incomes which are over 200% above the national average, providing for greater disposable income
- Avon is located approximately 13 miles from downtown Indianapolis and is an affluent growing suburb. Within a 3-mile radius of the CVS the population increased at an annual rate of 2.7% between 2010 and 2021 and is expected to increase at an impressive 2.4% annual over the next five years.

"Main and Main" Location | 30,000+ VPD | Multiple Points of Ingress and Egress | Large 2.24 Acre Parcel

- CVS is located at the corner of the signalized intersection of IN-267 and East County Road. Combined traffic counts exceed 30,000+ vehicles per day, providing for excellent visibility, exposure, and greater intrinsic value.
- In addition, the CVS benefits from two points of ingress and egress on each roadway as well as cross easement access with the adjacent shopping center.
- East County Road is a major east/west thoroughfare which merges in to 10th street and offers direct access to downtown Indianapolis as well as Interstate 465, the interstate arterial highway which runs throughout the Indianapolis MSA.

3 Miles (7 Minutes) to Indiana University Health Hospital West

- CVS is located approximately 3-miles away from Indiana University Health Hospital – West, a 127-bed facility which covers much of the western Indianapolis MSA. The hospital is directly accessible from the CVS via East County Road.

Close Proximity to Rooftops | Senior Living Community | Limited Pharmacy Competition

- CVS is situated amongst residential communities and rooftops in all directions, thereby creating a greater likelihood of a consistent customer base. Directly adjacent to / behind the CVS is Park Square Manor, a 76 unit senior living community.
- Additionally, the CVS benefits from minimal pharmacy competition. The closest Walgreens is approximately 2.2 miles from the CVS and is situated on a commercial corridor, further away from rooftops.

Proven Location | Brand New 20 Year Extension | Absolute NNN Lease | Corporate Guarantee | Zero Landlord Responsibilities

- CVS recently committed to a long-term 20-year lease extension, boding to their success and commitment to this particular location. The CVS lease is absolute NNN in nature, providing for zero landlord responsibilities and a completely passive investment. In addition, the lease boasts a corporate guarantee for added security.



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TENANT SUMMARY

Ownership	Public
Tenant	Corporate
Net Worth	97.35Billion
Stock Symbol	CVS (NYSE)
Number of Locations	9,900+
Headquartered	Woonsocket, RI
Website	www.cvs.com

CVS Health Corporation (“CVS Health”), together with its subsidiaries (collectively, the “Company”), has more than 9,900 retail locations, approximately 1,100 walk-in medical clinics, a leading pharmacy benefits manager with approximately 103 million plan members, a dedicated senior pharmacy care business serving more than one million patients per year and expanding specialty pharmacy services. The Company also serves an estimated 33 million people through traditional, voluntary and consumer-directed health insurance products and related services, including expanding Medicare Advantage offerings and a leading standalone Medicare Part D prescription drug plan (“PDP”). The Company believes its innovative health care model increases access to quality care, delivers better health outcomes and lowers overall health care costs.



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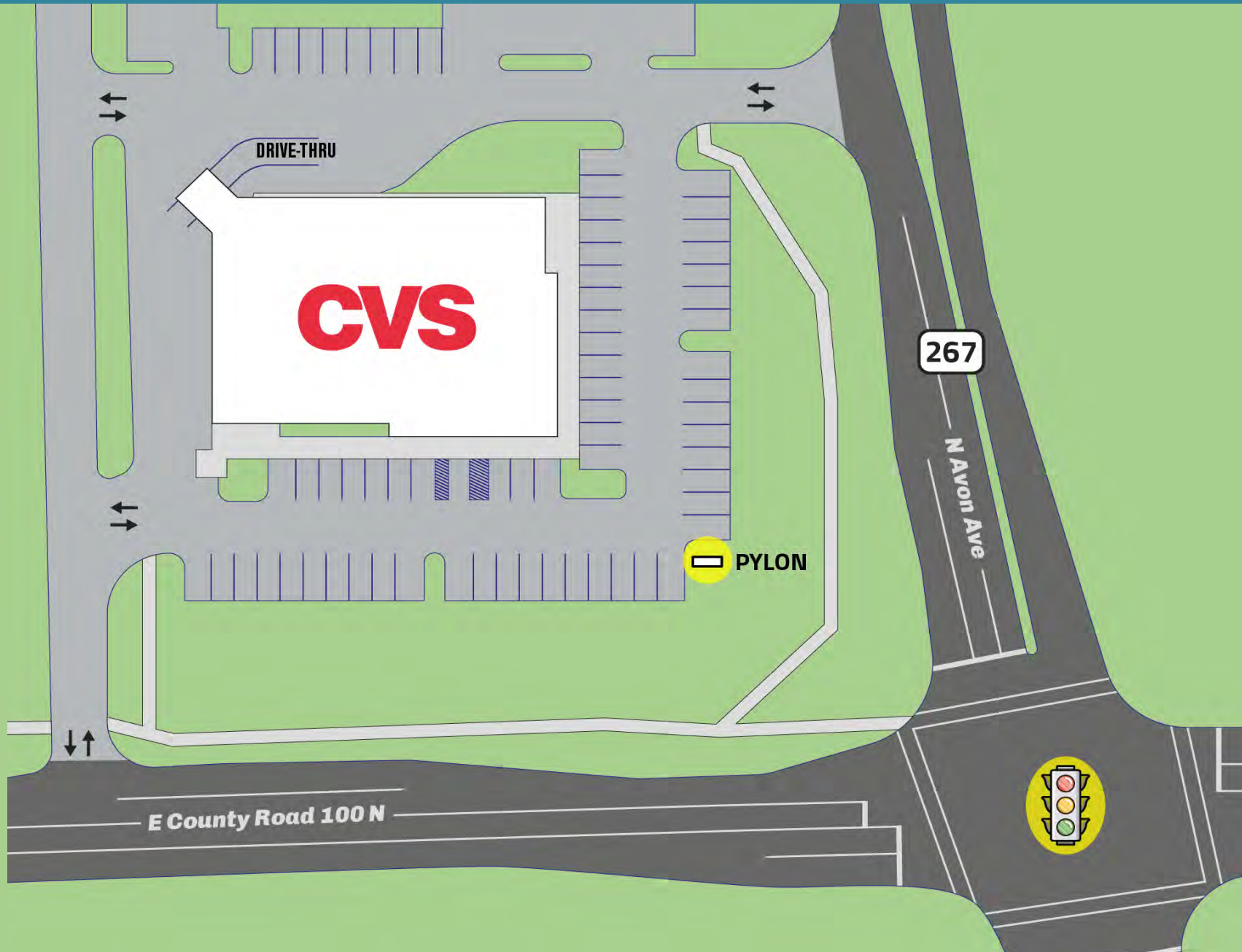


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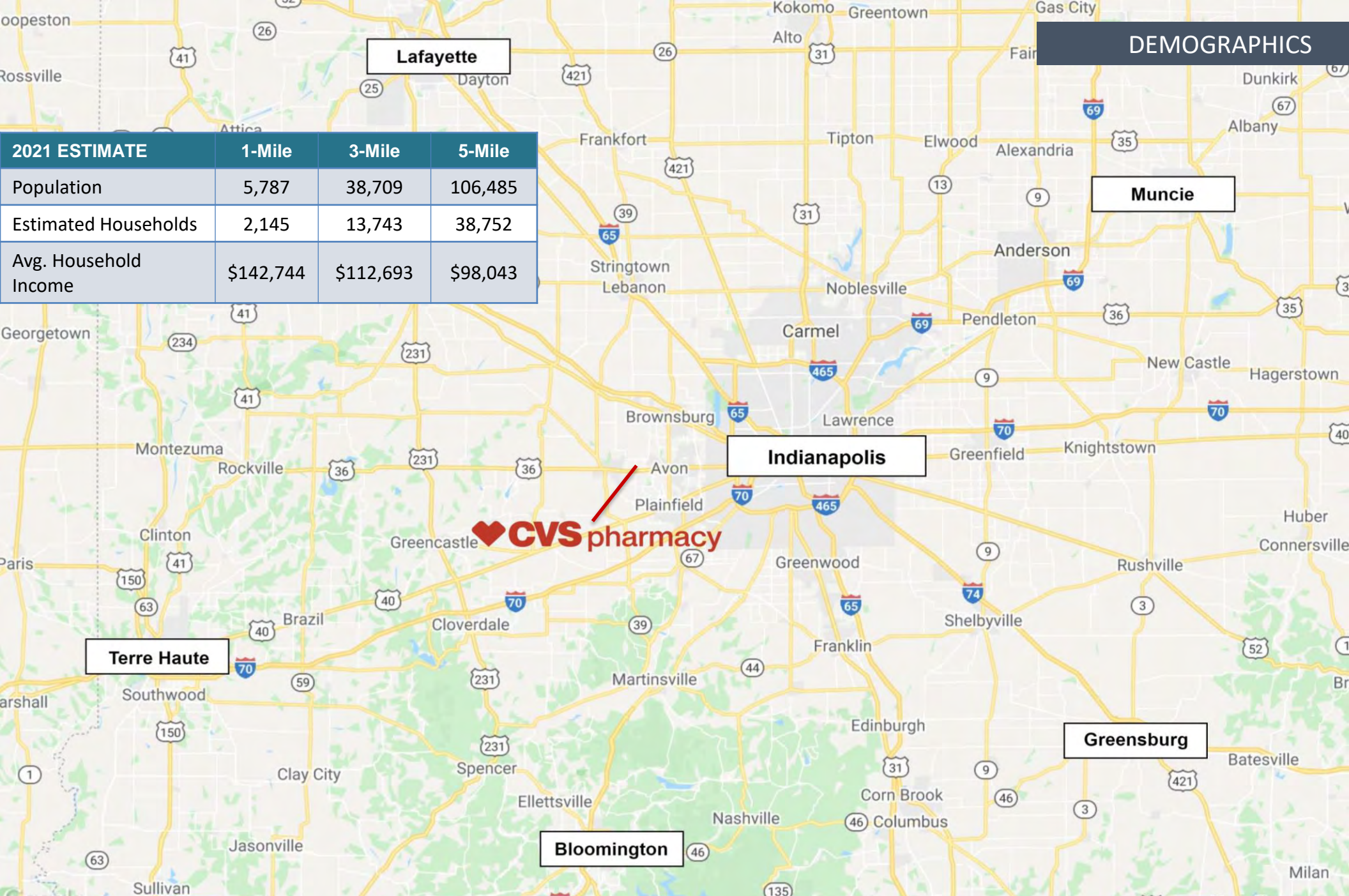


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