

SALE

Walgreens Vails Gate, NY

416 WINDSOR HIGHWAY

Vails Gate, NY 12584

PRESENTED BY:

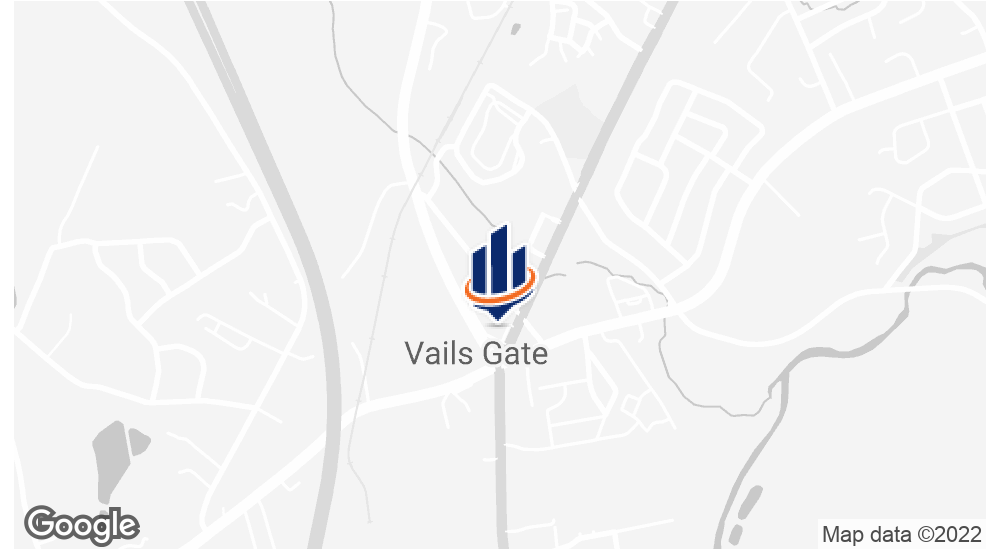
JAMES PARSONS

C: 850.294.0013

jparsons@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$12,858,000
BUILDING SIZE:	14,550 SF
LOT SIZE:	1.74 acres
PRICE / SF:	\$883.71
CAP RATE:	4.5%
NOI:	\$578,610*
LEASE EXP:	10/31/2037

PROPERTY OVERVIEW

SVN Southland is pleased to present this Walgreen's in Vails Gate, New York which is in Orange County, New York. There are over 15+ years of primary term remaining. This lease comes with very rare rental increases through the primary term and option periods. The store was built in 2011. The property is surrounded by other national tenants such as Starbucks, Wendy's, McDonalds, Bank of America, Dunkin' Donuts, Tractor Supply and many more. The property is well positioned at the "Five Points" Intersection with well over 30,000 vehicles per day.

PROPERTY HIGHLIGHTS

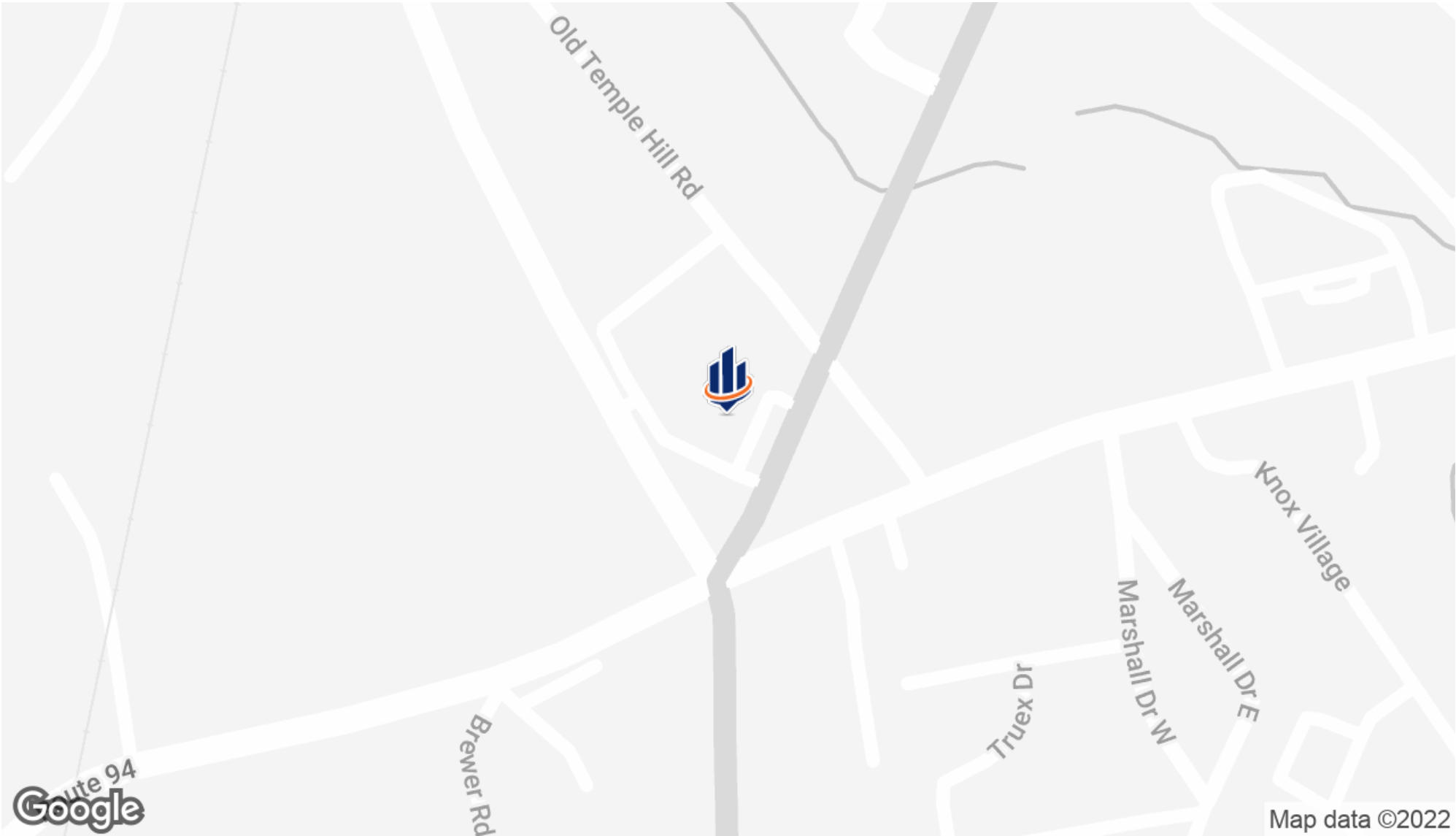
- Rare Rental Increases
- NNN Lease
- 15+ Years of Primary Term

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

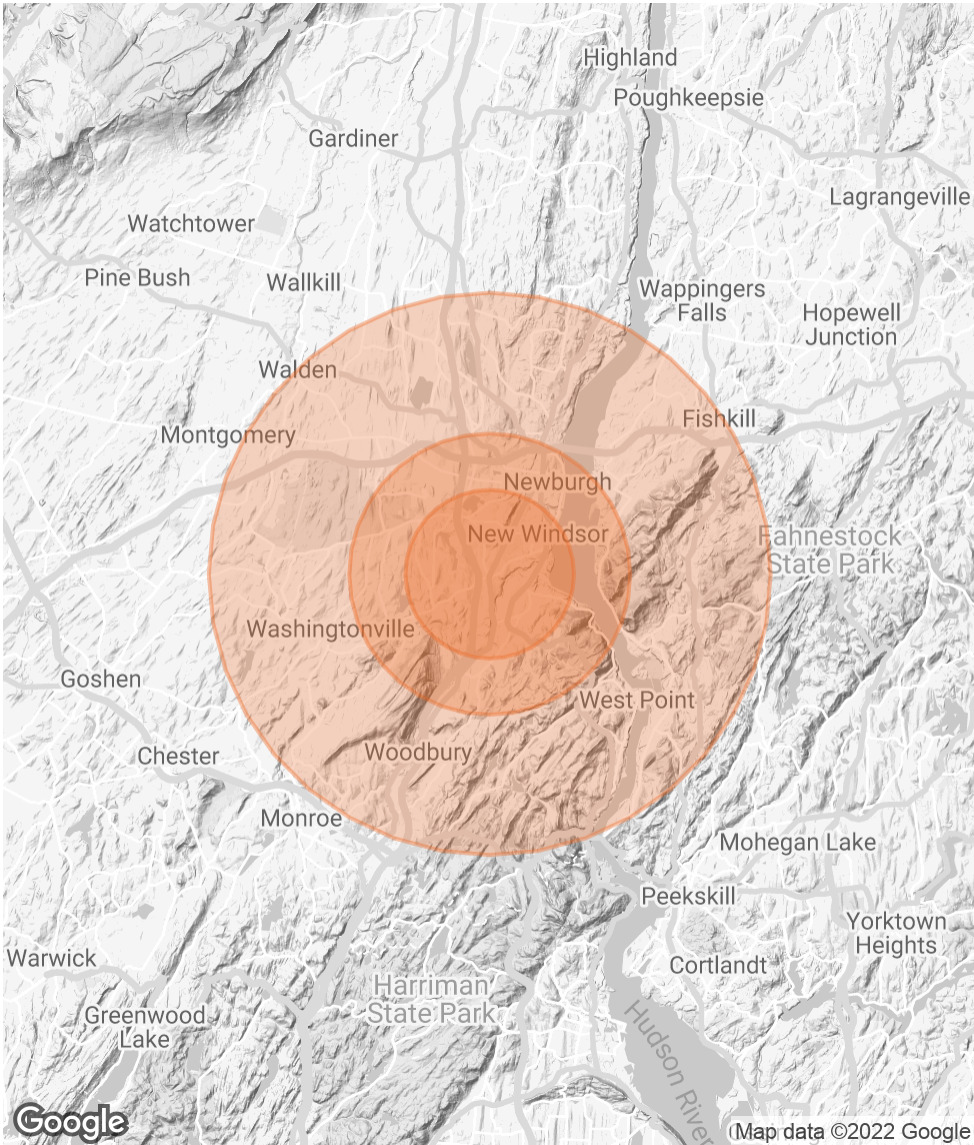
POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	27,574	82,153	210,957
AVERAGE AGE	40.5	35.7	37.0
AVERAGE AGE (MALE)	40.0	35.4	36.7
AVERAGE AGE (FEMALE)	40.6	36.1	37.3

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	10,898	29,224	71,729
# OF PERSONS PER HH	2.5	2.8	2.9
AVERAGE HH INCOME	\$80,064	\$72,022	\$81,955
AVERAGE HOUSE VALUE	\$320,338	\$323,047	\$346,471

* Demographic data derived from 2010 US Census



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RENT ROLL

WALGREENS	LEASE START	LEASE ENDS	ANNUAL RENT
PRIMARY TERM	10/1/2016	9/30/2022	\$552,000
PRIMARY TERM	10/1/2022	9/30/2032	\$578,610*
PRIMARY TERM	10/1/2032	9/30/2037	\$601,257
OPTIONS 10 (5-YEAR) WITH INCREASES AT EACH OPTION			

*BUYER WILL BE CREDITED THE DIFFERENCE IN RENT
UNTIL THE INCREASE ON 10/1/2022 AT CLOSING.

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RETAILER MAP



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ADDITIONAL PHOTOS



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