



RETAIL PROPERTY FOR SALE

**CVS**

109 Terry Road, Smithtown, NY 11787

*Exclusively Listed By:*

**BRANDON HANNA**

Managing Partner

248.702.0290

bhanna@encorereis.com

**TOMMY HANNAWA**

Director, Investment Sales

248.702.0624

thannawa@encorereis.com

*In conjunction with:*

**BRIAN BROCKMAN**

Bang Realty, Inc.

Brian@bangrealty.com

513.657.3645



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 Google Map

 Street View

SALE PRICE

\$6,136,700

CAP RATE

4.0%

INVESTMENT SUMMARY

List Price:	\$6,136,700
NOI:	\$245,469
Cap Rate:	4.0%
Price / SF:	\$606.09
Building Size:	10,125 SF
Land Acreage:	1.4 Acres
Year Built:	1997

LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Original Lease Term:	20 Years
Term Remaining:	7 Years
Commencement Date:	07/17/1997
Term Expiration:	01/31/2029
Options:	Two (5), Five-Year Options
Increases:	Initial Term & Option Periods
Guarantor:	Corporate Guarantee

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Pride of Ownership CVS: Extremely High Barriers to Entry
- Attractive Cost of Occupancy - \$24 per sqft
- Suffolk County is New York's Second Largest County
- \$129,000+ Household Income - 1 Mile
- Prototypical Free-Standing Building with Drive-Thru
- Corporate Backed Lease – CVS Health | S&P Credit Rating "BBB"
- Surrounding Tenants Include: Chase Bank, 7-Eleven Walgreens, Dunkin Donuts, Hertz Car Rental, Taco Bell, U-Haul, and Many More

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,710	71,623	199,911
Total Households	3,259	23,746	63,828
Average HH Income	\$121,872	\$118,762	\$108,289

LEASE ABSTRACT



LEASE SUMMARY

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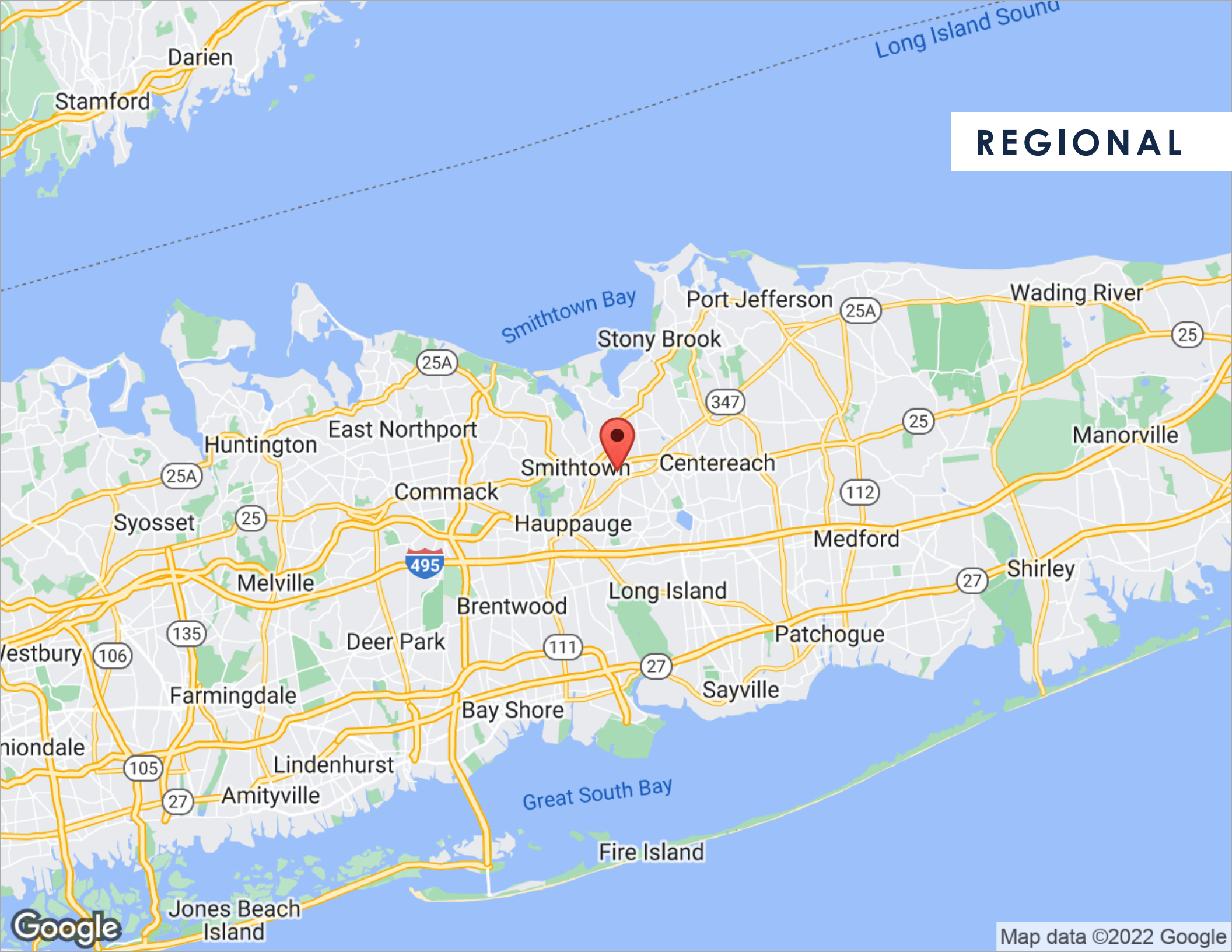
ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
11/30/2013 - 01/31/2024	\$194,861.76	\$16,238.48
02/01/2024 - 01/31/2029	\$245,469.60	\$20,455.80
Option 1 (02/01/2029 - 01/31/2034)	\$265,107.24	\$22,092.27
Option 2 (02/01/2034 - 01/31/2039)	\$286,315.80	\$23,859.65
Base Rent ( / SF)		\$24.24
Net Operating Income		\$245,469









## REGIONAL

RETAIL PROPERTY FOR SALE

# CVS - SMITHTOWN, NY

109 Terry Road, Smithtown, NY 11787



**ENCORE REAL ESTATE INVESTMENT SERVICES**

6755 Daly Road

West Bloomfield, MI 48322

[Encoreinvestmentrealestate.com](http://Encoreinvestmentrealestate.com)

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**BRANDON HANNA**

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