

CVS PHARMACY

📍 100 South Cushing Avenue | Kaplan, LA

 **Stan Johnson Co.**



INVESTMENT-GRADE GAURANTEE

CVS Health Corp: BBB/Stable (S&P)



±9.5 YEARS REMAINING

w/ 10, 5-Year Renewal Options



ZERO LANDLORD RESPONSIBILITIES

100% Passive Investment



ESSENTIAL DRUGSTORE ASSET

Insulated from E-Commerce



HARD CORNER W/ EXCELLENT ACCESS & VISIBILITY

13,800+ Vehicles per Day



LOW RENT

Below Average CVS Rent PSF
Nationwide

The Offering

Stan Johnson Company, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this CVS Pharmacy property.

The property is located on the hard corner of a signalized intersection, S. Cushing Avenue and W. Veterans Drive. These are by far the two most prominent thoroughfares in Kaplan and thus provide this location with a maximum daily traffic count for the area. The nearest CVS is over 10 miles away, leaving the tenant no opportunity to consolidate with a nearby location. This is the only CVS or Walgreens in the entire town of Kaplan.



\$2,975,000
PRICE



6.50%
CAP RATE



Representative Photo

EXCLUSIVELY OFFERED BY:

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