

CVS | Brand New 15-Year Lease

Trafalgar, IL

MARKETING PACKAGE



Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman – BK3213758
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Indiana Broker:

Bang Realty, Inc
RC51000665

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705 W Trafalgar Point Way, Trafalgar, IN 46181

Purchase Price: **\$4,849,094.74**

Cap Rate: **4.75%**

Annual Rent: **\$230,332**

LEASE SUMMARY

Lease Type	Absolute NNN
Lease Term	15 Years from COE
Guarantee	Corporate
Options	8 (5-Year Options)
Increases	5% Each Option



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GLA	13,283 Sq Ft
Land Area	1.75 Acres
Access	Three (3) Entry/Exit
Drive-Thru	Yes
Year Built	2008
Ownership	Fee Simple

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Essential Retailer



**New 15-Year Lease
Term at COE**



**Closest CVS 8.5+ mi
Away**



**\$111,000+ Avg HH
Income (5-mi)**



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Hard Corner Location | 22,000+ VPD | Easy Access To State Highway | Limited Competition | Near Other National Tenants

- CVS is situated at the signalized intersection of West Trafalgar Pointe Way and West Trafalgar Pointe Place, which provides direct access to State Roads 135 and 252, traffic counts in front of the CVS exceed 22,000+ VPD. This intersection is a main signalized intersection in Trafalgar and those travelling to and through the town must pass by the CVS providing for a strong potential customer base. In addition, State Road 135 provides a direct route to Indianapolis, which is only 25 miles away.
- CVS benefits from being the only national drug store located in Trafalgar, providing for minimal competition and greater resident reliance. The closest CVS is also over 8.5 miles away creating additional need in the immediate area.
- Other national tenants in the immediate area include Dairy Queen, McDonald's, Dollar General, Subway, Speedway, and others.

Only 25 Miles from Downtown Indianapolis | Direct Access Via Route 135 | \$111,00+ Average Household Income

- CVS is located just 25 miles from downtown Indianapolis, which is directly accessible via State Road 135. Trafalgar's proximity allows for an easy commute to those residents who work in downtown. As such, the average household income within a 5-mile radius of the CVS is over \$111,000, which is well above the national average, providing for greater disposable income.

Close Proximity to Local Traffic Drivers | Schools, Health Center, and Camp

- CVS is located less than 5 minutes from Trafalgar's local schools: Indian Creek Elementary, Intermediate, Middle, and High Schools. In 2021, the school district broke ground on a multimillion-dollar expansion project on the shared campus, featuring a 68,00-square-foot fieldhouse and 27,000-square-foot auditorium.
- In addition, CVS is diagonally across the 135/252 intersection from Windrose Health Network's Trafalgar Center. The Center specializes in Family Medicine, Internal Medicine, Nursing, and Pediatrics, and is the sole area provider.
- CVS is also located less than 5 minutes from Camp Allendale, which is along State Road 235. Camp Allendale hosts over 2,700 day and overnight campers each summer as well as youth, business, and social retreats during non-summer months.

Long-Term Absolute NNN Lease | Corporate Guarantee | Investment Grade Tenant

- The subject property is subject to a long-term absolute NNN lease which provided for zero landlord responsibilities. In addition, the lease boasts a corporate guarantee from CVS for added security. The lease provides for rental increases at the beginning of each option period.



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TENANT SUMMARY

Ownership	Public
Tenant	Corporate
Net Worth	\$119.95 Billion
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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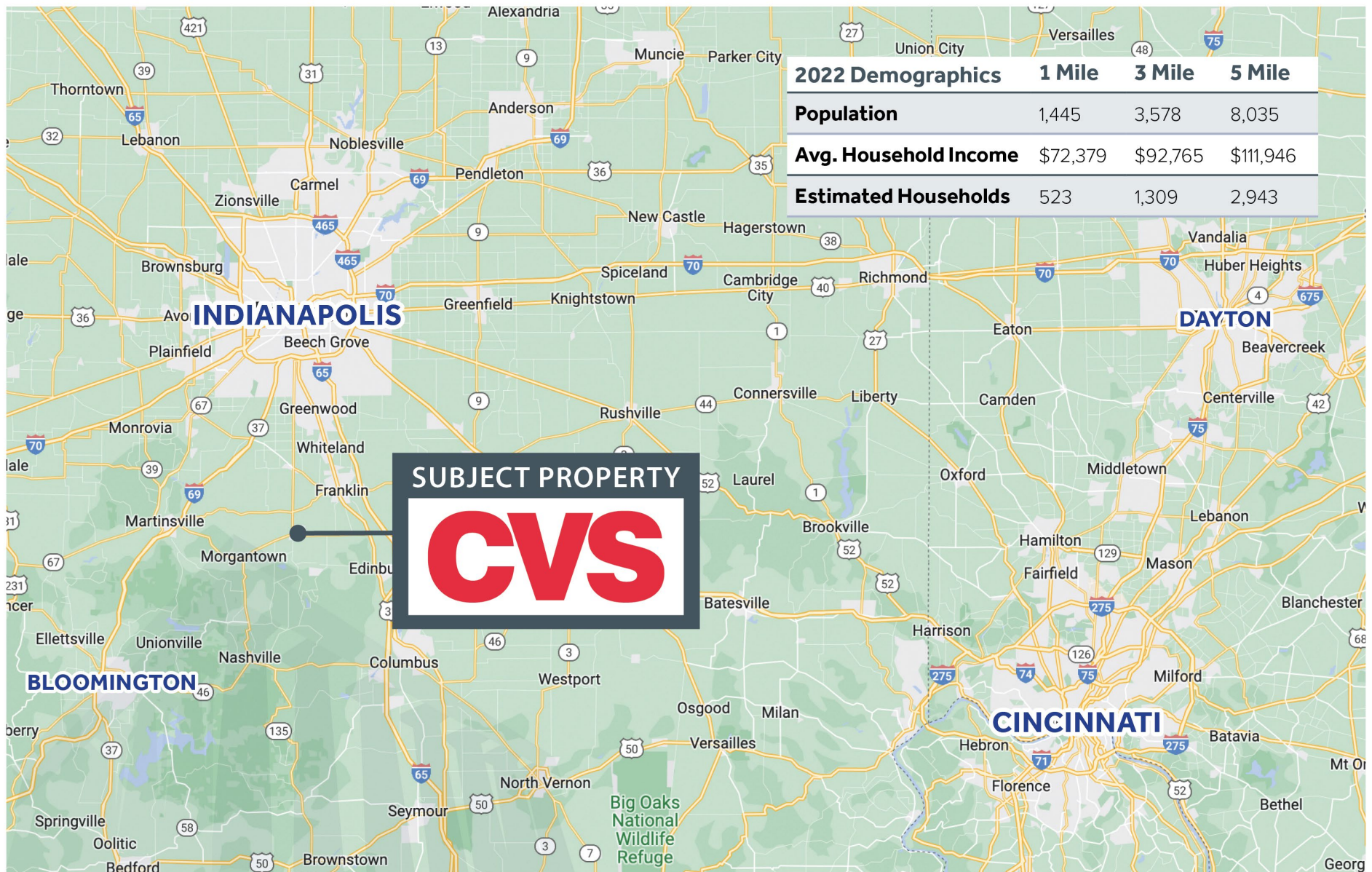
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REFERENCE MAP & DEMOGRAPHICS



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