

# JUST LISTED!

CVS PHARMACY- DORAL, FL

14,900 SF RETAIL PROPERTY



Price:	\$7,667,900
Cap Rate:	4.5%
Price PSF:	\$514.62
Net Operating Income:	\$345,000
Square Feet:	14,900 SF
Land Area:	1.09 Acres
Year Built:	2016
Current Occupancy:	100%
Tenancy:	Single
Traffic (Corner of 87th Ave & 36th St):	77,000 VPD



3750 NW 87th Ave Suite B  
Doral, FL 33178



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## PROPERTY HIGHLIGHTS

- CVS Pharmacy- National Credited Tenant generating \$292 billion in revenue (2021)
- Absolute triple net ground lease (NNN) offering, no landlord responsibility
- Ground lease fee with 47,530 square feet of land (1.09 acres)
- The original ground lease term is 25 years with four (4) - five (5) year options and includes rent increases every five (5) years starting in the first option
- Property situated on the signalized corner of NW 87th Ave (36,000 vehicles travel per day) & NW 36th St (41,000 vehicles travel per day)
- Centrally located in the heart of Doral with easy access to the Palmetto Expressway and the Dolphin Expressway







Exclusively listed and marketed by:



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# ABSOLUTE NNN GROUND LEASE CVS PHARMACY

CONTACT A TEAM MEMBER FOR MORE INFORMATION

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