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Offering Memorandum



OFFERED EXCLUSIVELY BY

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CVS Pharmacy

ABSOLUTE NNN

245 S Military Trail, West Palm Beach, Florida 33415

IN ASSOCIATION WITH

JOSH PARDUE

FL Lic. #BK3372471



\$6,921,000

Offering Price



4.50%

Average Cap

NORTHMARQ

120 West 45th Street, Suite 2610

New York, NY 10036

stanjohnsonco.com

THE OFFERING

Northmarq is pleased to offer for sale to qualified investors an attractive retail property 100% leased to CVS Pharmacy located in West Palm Beach, Florida.

CVS is operating under a twenty-five (25) year lease with the primary term expiring July 23, 2027. This location is in a dense market with over 137,000 people living within 3 miles. The Property is situated at the hard corner signalized intersection.

HIGHLIGHTS

- Investment Grade Tenant with Corporate Guarantee
- Absolute NNN Lease
- Excellent Access, Visibility and Traffic Count
- Favorable Option Structure with Increases
- Low Rent
- Income Tax-Free State