

# CVS PHARMACY | FORT WALTON BEACH, FL



**\$5,545,000**

*Purchase Price*

**6.00%**

*Cap Rate*

|                    |                                              |
|--------------------|----------------------------------------------|
| Address            | 434 Racetrack Road NE, Fort Walton Beach, FL |
| Building Size      | 13,949                                       |
| Land Area          | 1.49 AC                                      |
| Ownership Interest | Fee Simple                                   |
| Expenses           | Absolute NNN                                 |
| NOI                | \$332,696                                    |



**ABSOLUTE NNN**

ZERO LANDLORD RESPONSIBILITIES



**CRESTVIEW MSA**

310,000 RESIDENTS



**NATIONAL TENANT**

\$372.8 BILLION REVENUE



**INCOME**

TAX-FREE STATE



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