



300 Liberty St | Walkerton, IN 46574
\$575,000 | 9.4% CAP



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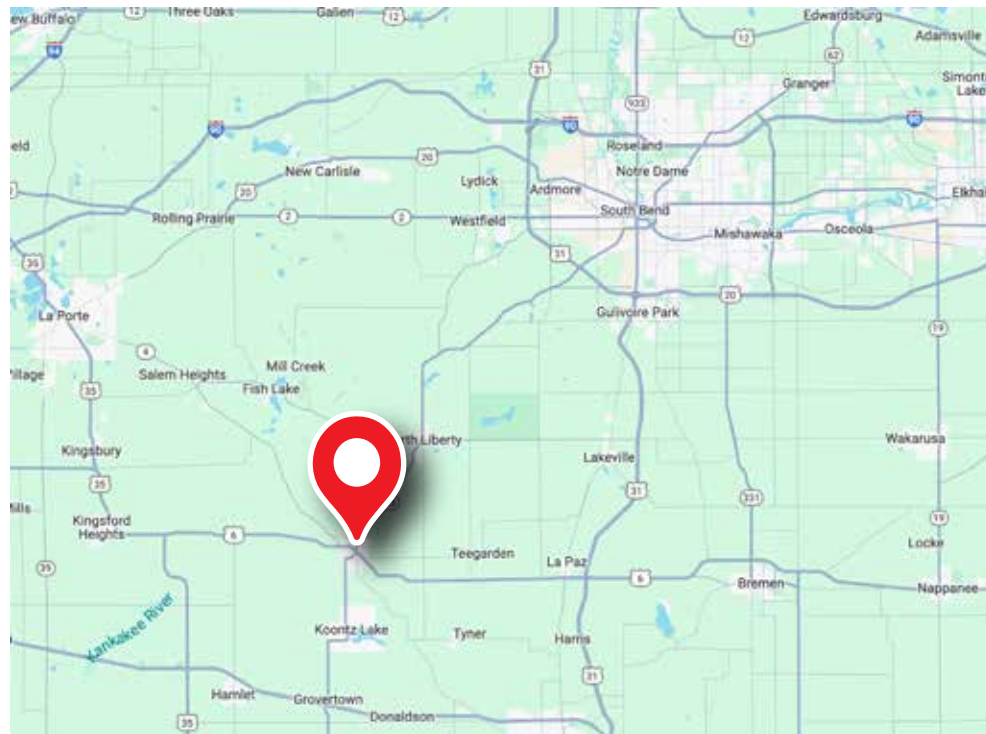


📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com



Financial Info

Lease Expiration:	October 1, 2029
Annual Rent:	\$54,000
Options:	None (recently exercised final option)
Rental Increases:	Exercised recent option with rental Increase
Building Size:	7,400 Sq. Ft.
Lot Size:	.48 Acre(s)
Landlord Responsibilities:	None - True NNN
Price:	\$575,000 9.4% CAP



Highlights

- Recent Option renewal with Rental Increase
- Long Standing Operating History as a Pharmacy since 1974
- Low Rent
- Nearest CVS is over 16 Miles Away



23

Liberty St - 3,731 VPD

23





NEIGHBORHOOD AERIAL



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DEMOGRAPHICS

POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	1,886	3,727	7,750
2020 POPULATION	1,810	3,524	7,595
2024 POPULATION PROJECTION	1,797	3,491	7,605
ANNUAL GROWTH 2010-2019	-0.30%	-0.40%	-0.20%
ANNUAL GROWTH 2020-2024	-0.10%	-0.20%	0%

2020 POPULATION BY RACE:

WHITE	1,746	3,414	7,386
BLACK	12	16	31
AMERICAN INDIAN/ALASKAN NATIVE	16	23	32
ASIAN	9	24	36
HAWAIIAN & PACIFIC ISLANDER	0	0	0
TWO OR MORE RACES	27	47	110
HISPANIC ORIGIN	138	206	318

HOUSEHOLDS:

2010 HOUSEHOLDS	693	1,352	2,936
2020 HOUSEHOLDS	664	1,275	2,881
2024 HOUSEHOLD PROJECTION	659	1,262	2,886
ANNUAL GROWTH 2010-2019	-0.20%	-0.10%	-0.10%
ANNUAL GROWTH 2020-2024	-0.20%	-0.20%	0%
OWNER OCCUPIED	465	997	2,346
RENTER OCCUPIED	194	264	540
AVG HOUSEHOLD INCOME	\$64,806	\$73,862	\$72,602
MEDIAN HOUSEHOLD INCOME	\$55,579	\$62,376	\$63,524

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PROPERTY PHOTOS



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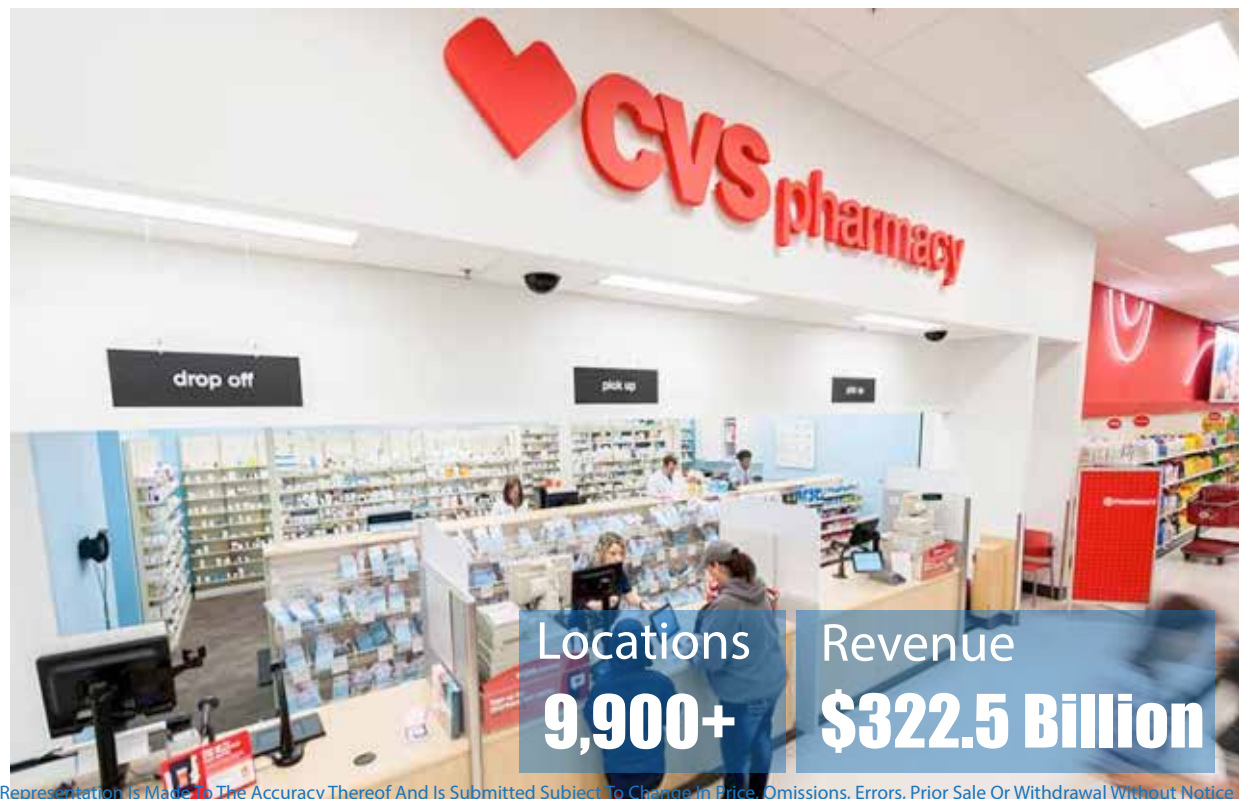
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TENANT INFORMATION

CVS Pharmacy, Inc. is an American retail corporation. A subsidiary of CVS Health, it is headquartered in Woonsocket, Rhode Island. Originally named the Consumer Value Stores, it was founded in Lowell, Massachusetts in 1963.

The chain was owned by its original holding company Melville Corporation from its inception until its current parent company (CVS Health) was spun off into its own company in 1996. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. Its parent company ranks as the fifth largest U.S. corporation by FY2020 revenues in the Fortune 500. The parent company of CVS Pharmacy's leading competitor (Walgreens) ranked 19th for the same time period. CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within or outside CVS stores.



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FOR MORE INFORMATION

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