

WALGREENS PORT LAVACA, TX



\$4,950,000

Purchase Price

7.15%

Cap Rate

Address	1302 N. Virginia Street Port Lavaca, TX 77979
Building Size	± 13,650 SF
Land Area	± 2.02 Acres
Ownership Interest	Fee Simple
Encumbrances	None, Delivered Free & Clear
NOI	\$354,000

The property is located on the northeast corner of U.S. Highway 35 and Virginia Avenue. The signalized intersection provides exceptional site visibility and averages over 34,100 VPD. The property is surrounded by a population of 15,869 within a 10-mile radius and an average household income of approximately \$95,485 within a 1-mile radius.



ABSOLUTE NNN

ZERO LANDLORD RESPONSIBILITIES



CORPORATE

GUARANTY



STRONG

DEMOGRAPHICS

 **CLICK TO VIEW OFFERING MEMORANDUM**

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