

CVS - ABSOLUTE NNN LEASE

8989 E US HIGHWAY 20, NEW CARLISLE, IN 46552



CVS - SINGLE TENANT ABSOLUTE NET Lake Country - New Carlisle, Indiana

PROPERTY DESCRIPTION

Introducing an exceptional opportunity for Retail / Retail Pad investors: 8989 E Us Highway 20, New Carlisle, IN. This impressive property features a 10,296 SF building, constructed in 2005 and zoned PUDM, offering 100% occupancy. Strategically located in the thriving New Carlisle area, this single tenant Absolute Triple Net Lease presents a prime investment proposition. Boasting high-traffic exposure and surrounded by well-established retail giants such as Kroger, Walgreens, Discount Tire, and more, this property provides a robust foundation for retail success. Don't miss the chance to become part of the flourishing retail landscape in this rapidly growing Indianapolis suburb.

PROPERTY HIGHLIGHTS

- 10,296 SF building with 100% occupancy
- Built in 2005, zoned PUDM
- Prime location in New Carlisle area
- Strong retail corner with major brands
- deal traffic count and CVS location
- Single tenant Absolute Triple Net Lease
- Within a growing Indianapolis suburb

OFFERING SUMMARY

Sale Price:	\$2,080,000
Number of Units:	1
Lot Size:	59,121 SF
Building Size:	10,296 SF
NOI:	\$166,249.00
Cap Rate:	8.0%

TYLER BINKLEY
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Sale Price **\$2,080,000**

LOCATION INFORMATION

Building Name	CVS - Absolute NNN Lease
Street Address	8989 E US Highway 20
City, State, Zip	New Carlisle, IN 46552
County	LaPorte
Cross-Streets	N 900 E
Township	Hudson
Nearest Highway	US Hwy 20 East, Interstate 80
Nearest Airport	South Bend International Airport

BUILDING INFORMATION

Building Size	10,296 SF
NOI	\$166,249.00
Cap Rate	8.0
Occupancy %	100.0%

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Retail Pad
Zoning	PUDM
Lot Size	59,121 SF
APN #	460433276028000050

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	60

UTILITIES & AMENITIES

HVAC	Roof Top Units
Restrooms	2

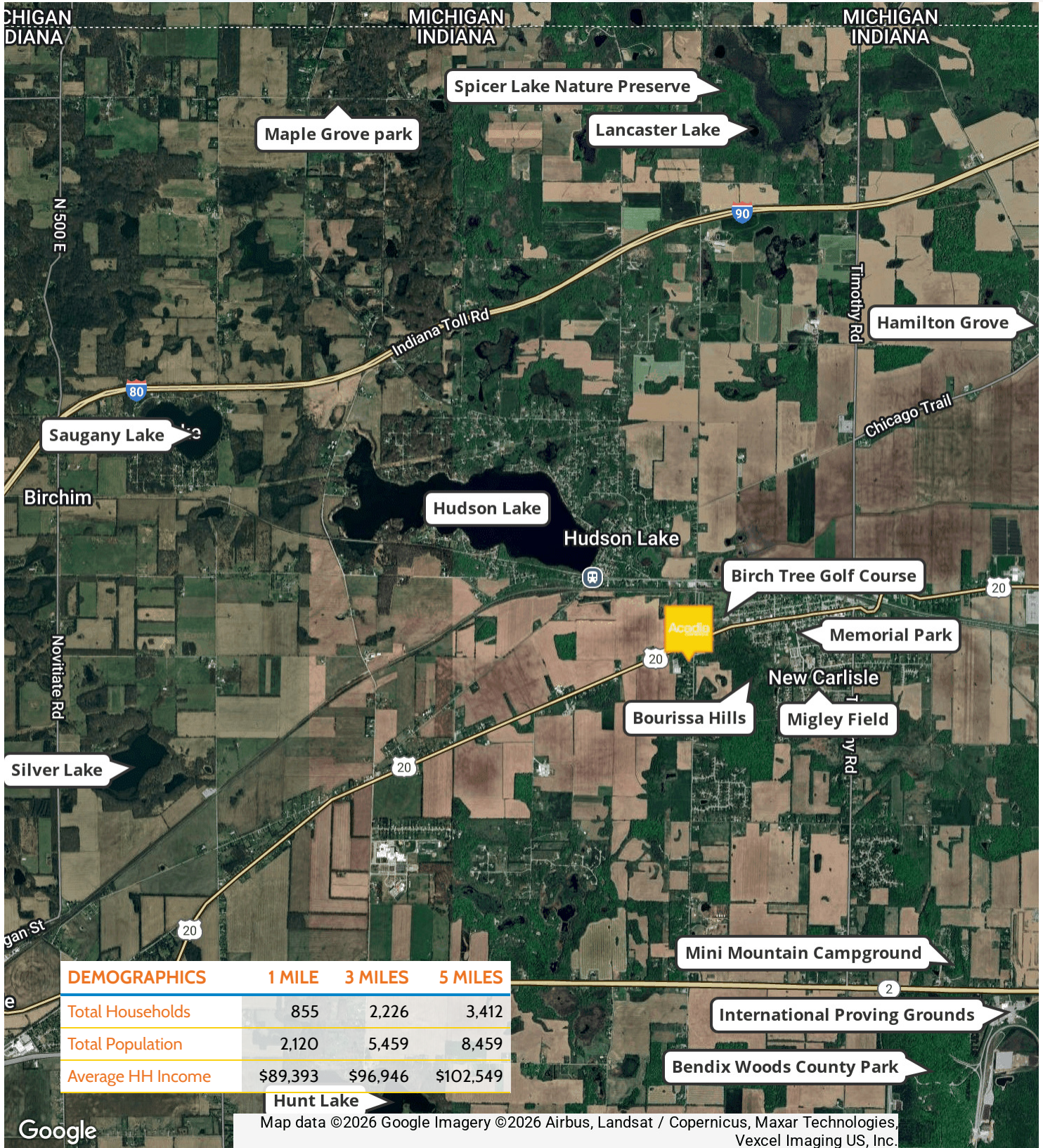


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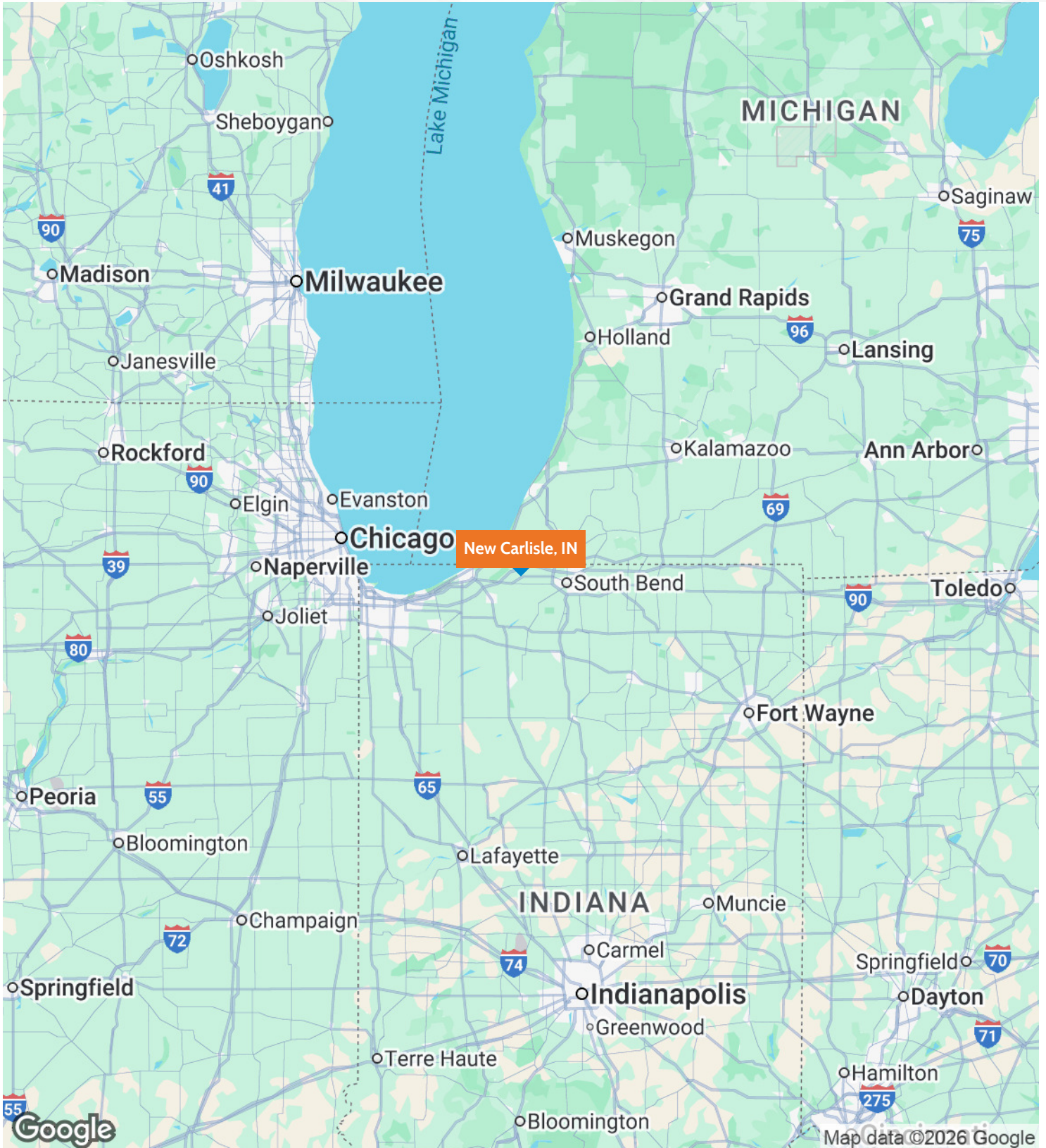


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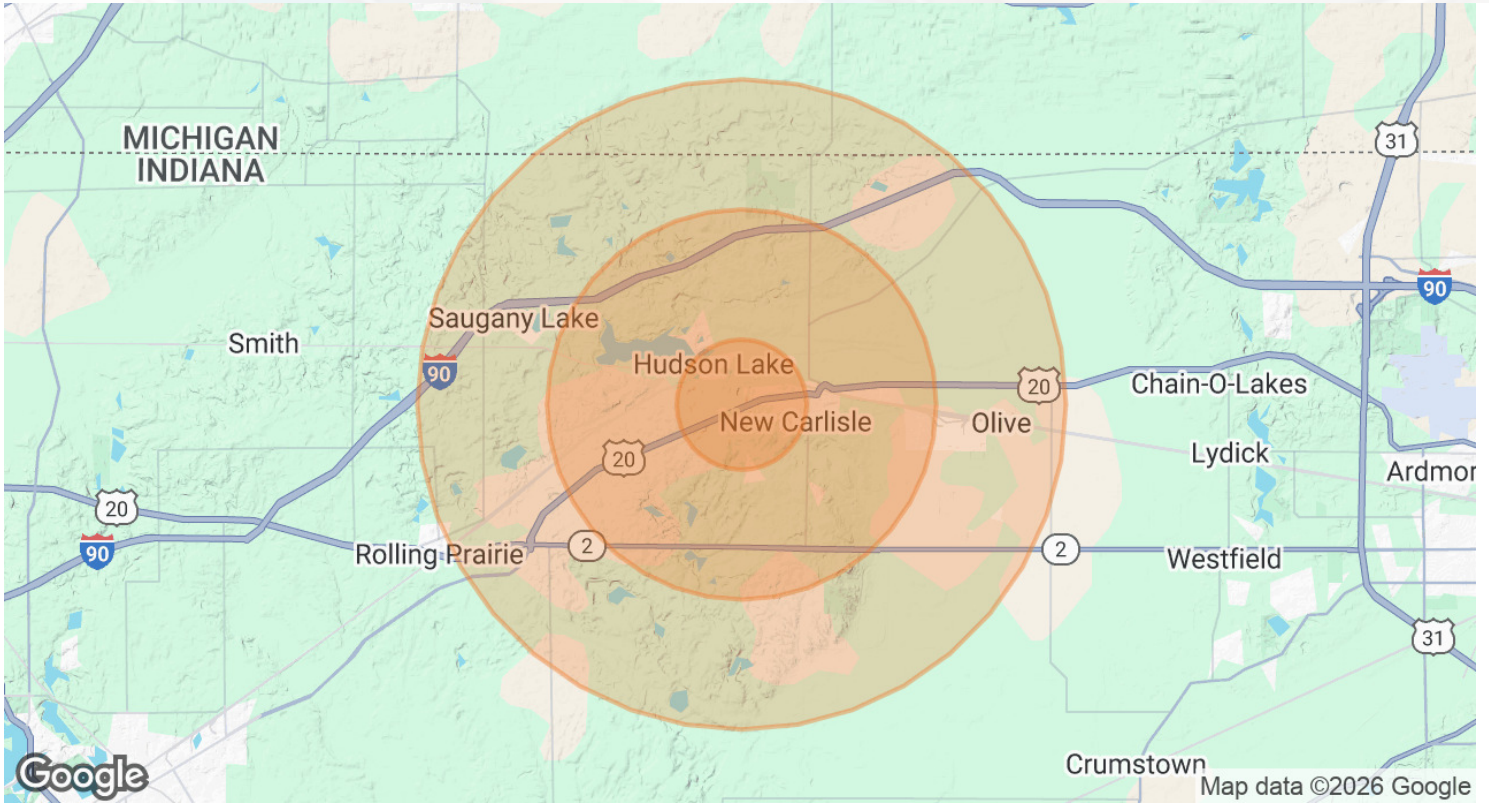


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,120	5,459	8,459
Average Age	40	42	43
Average Age (Male)	40	42	42
Average Age (Female)	41	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	855	2,226	3,412
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$89,393	\$96,946	\$102,549
Average House Value	\$250,336	\$267,706	\$279,725

Demographics data derived from AlphaMap

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