

FOR SALE SINGLE TENANT CVS

111 DEPOT ROAD - HUNTINGTON STATION, NY 11746

PRICE: \$4,833,333
CAP RATE: 6.00%
NO RENT HOLIDAY



[CLICK TO VIEW PROPERTY VIDEO](#)

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REALTY INC.

25 West 39th Street – Suite 700 – New York, NY 10018

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Property Information

Address: 111 Depot Rd
Town: Huntington Station, NY 11746
Tenant: CVS Corporation
Lease Type: NN+, LL Roof/Structure;
TT Responsible for Parking
Maintenance, Snow
Landscaping & Lighting

Annual NN Rent: \$290,000
Lease Expiration: 1/31/2036
Section-Block-Lot: 146-200-47.1
Lot Acreage: 1.2 Acres
Building SF: 11,865 SF
Ground Floor SF: 10,125 SF
Mezz SF: 1,740 SF

Highlights:

- Recent 12.5-year extension demonstrating long-term commitment to the site.
- Prime Western-Suffolk County Long Island location - 30 miles east of Manhattan - Just off Route 110 in Huntington Station.
- Extremely High-Density - High barrier-to-entry location.
- Hard southwest corner of the five-way signalized intersection with entrances to the lot from both Depot and E Pulaski Roads.
- Corporate Lease - CVS has operated successfully at this location since 2001.
- Very high average household income - just under \$200k within 5 miles.



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Section-Block-Lot: 146-200-471
Lot Acreage: 1.2 Acres
Building SF: 11,865 SF
Ground Floor SF: 10,125 SF
Mezz SF: 1,740 SF
Year Built: 2001
Lease Execution: 3/31/2000
Options: Two 5-year Options
 with 365-day notice.
Rental Increases: Flat through initial term;
 3% at each option.

Rent Schedule

Initial Term	Monthly Rent	Annual Rent
2/1/2001 - 1/31/2006	\$21,178.13	\$254,137.50
2/1/2006 - 1/31/2011	\$22,448.81	\$269,385.75
2/1/2011 - 1/31/2016	\$23,795.74	\$269,385.75
2/1/2016 - 1/31/2021	\$25,223.49	\$285,548.90
2/1/2021 - 1/31/2024	\$25,980.19	\$311,762.28
2/1/2024 – 1/31/2036	Current Term \$24,166.66	\$290,000.00
Option Terms		
Option Term 1 2/1/2036 - 1/31/2041	\$24,891.66	\$298,700.00
Option Term 2 2/1/2041 - 1/31/2046	\$25,638.42	\$307,661.00

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Aerial View



HUNTINGTON LIRR STATION

PULASKI RD. AADT: 20,089 VPD

DEPOT RD AADT: 12,464 VPD

**SUBJECT PROPERTY
111 DEPOT ROAD**

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Demographics

	1 mile	3 miles	5 miles
Population			
2010 Population	22,030	86,460	163,185
2020 Population	23,442	88,426	165,134
2022 Population	23,428	87,675	163,863
2027 Population	23,334	87,106	162,683
2010-2020 Annual Rate	0.62%	0.23%	0.12%
2020-2022 Annual Rate	-0.03%	-0.38%	-0.34%
2022-2027 Annual Rate	-0.08%	-0.13%	-0.14%
2022 Male Population	51.5%	50.0%	49.5%
2022 Female Population	48.5%	50.0%	50.5%
2022 Median Age	36.1	41.8	44.8
Households			
2022 Wealth Index	121	214	257
2010 Households	6,400	29,011	55,789
2020 Households	6,865	29,551	56,568
2022 Households	6,823	29,349	56,183
2027 Households	6,801	29,230	55,888
2010-2020 Annual Rate	0.70%	0.18%	0.14%
2020-2022 Annual Rate	-0.27%	-0.30%	-0.30%
2022-2027 Annual Rate	-0.06%	-0.08%	-0.11%
2022 Average Household Size	3.42	2.95	2.87
Median Household Income			
2022 Median Household Income	\$96,053	\$122,823	\$139,537
2027 Median Household Income	\$109,682	\$143,468	\$158,690
2022-2027 Annual Rate	2.69%	3.16%	2.61%
Average Household Income			
2022 Average Household Income	\$123,250	\$173,455	\$198,192
2027 Average Household Income	\$141,353	\$197,025	\$223,571
2022-2027 Annual Rate	2.78%	2.58%	2.44%
Per Capita Income			
2022 Per Capita Income	\$35,919	\$58,106	\$68,154
2027 Per Capita Income	\$41,206	\$66,166	\$77,031
2022-2027 Annual Rate	2.78%	2.63%	2.48%

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