



**LEGACY**  
COMMERCIAL REAL ESTATE ADVISORS



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**7431 ATLANTIC BLVD, JACKSONVILLE, FL 32211**

# **CVS/PHARMACY**

**FOR SALE \$3,844,356 | 6.75% CAP**

LEGACYCREA.COM

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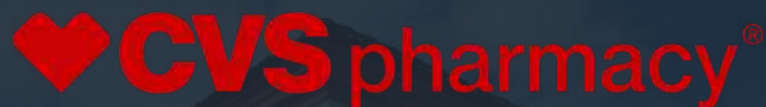
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## JACKSONVILLE, FL

- Single Tenant Freestanding CVS in Jacksonville, FL
- Absolute NNN Lease Structure with Zero (0) Landlord Responsibilities
- Florida is an Income Tax Free State
- Jacksonville, FL MSA - TOP 50 MSA's - Ranked (#38) in the U.S.A.
- Dense Demographics - Population Exceeds 15,000 Individuals within 1 Mile Radius of Site - 89,000+ within 3 Mile Radius of Site
- Signalized Hard Corner with Great Frontage & Visibility - 66,000+ Vehicles Pass Site Daily
- CVS Holds a Credit Rating of "BBB" with S&P and a Credit Rating of "Baa1" with Moody's
- Essential Retailer - Pandemic and Recession Resistant Tenancy
- Projected +4.63% Population Growth in the Next 5 Years within 1 Mile Radius of Site
- 42,100+ Daytime Employees within 3 Mile Radius of Site
- \*\*Rent is Pre-Paid Through Remaining Lease Term; Seller to Provide Credit at Close of Escrow\*\*

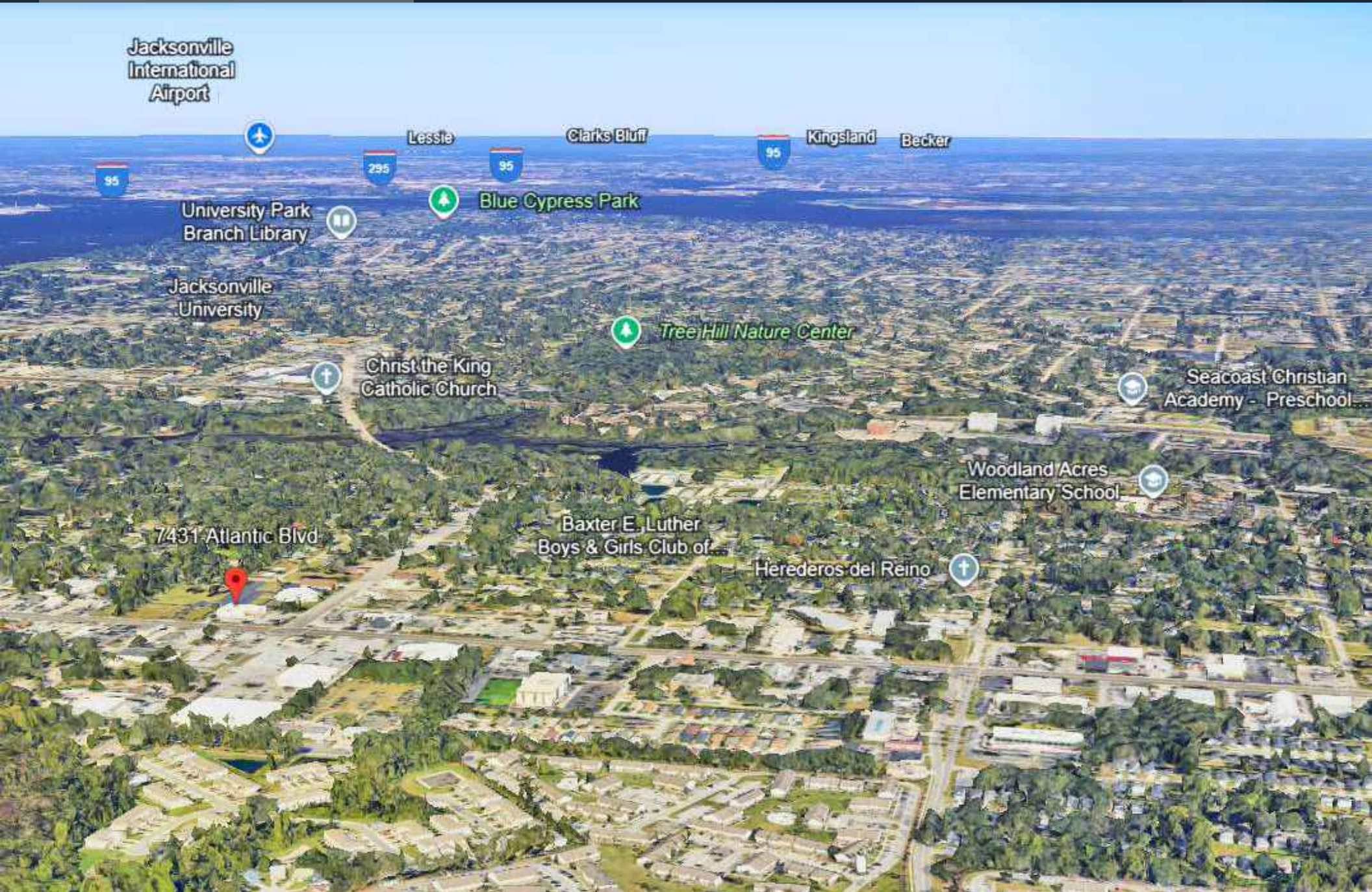
### PROPERTY DETAILS

Building Area:	11,010 SF
Land Area:	1.38 Acres
Built:	2002
Price (PSF):	\$349.17
Price:	\$3,844,356
Cap Rate:	7% CAP

### LEASE OVERVIEW

Remaining Lease Term:	3.2 Years
Lease Expiration:	1/31/2028
NOI:	\$259,494
Lease Type:	Absolute NNN
Options:	(10) 5 Year Options
Increases:	Options 1-2: Flat Options 3-10: FMV
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Tenant
HVAC:	Tenant

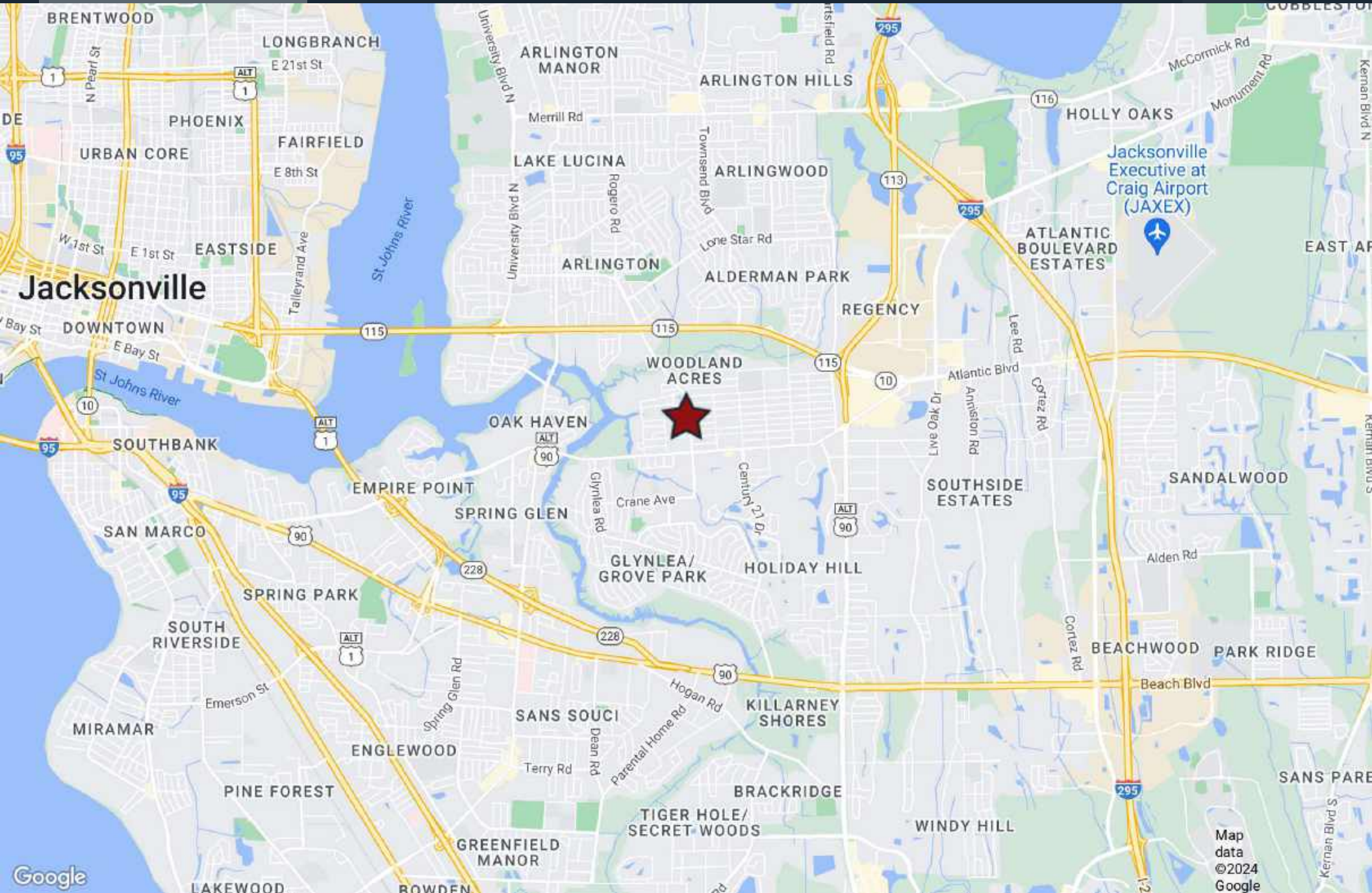










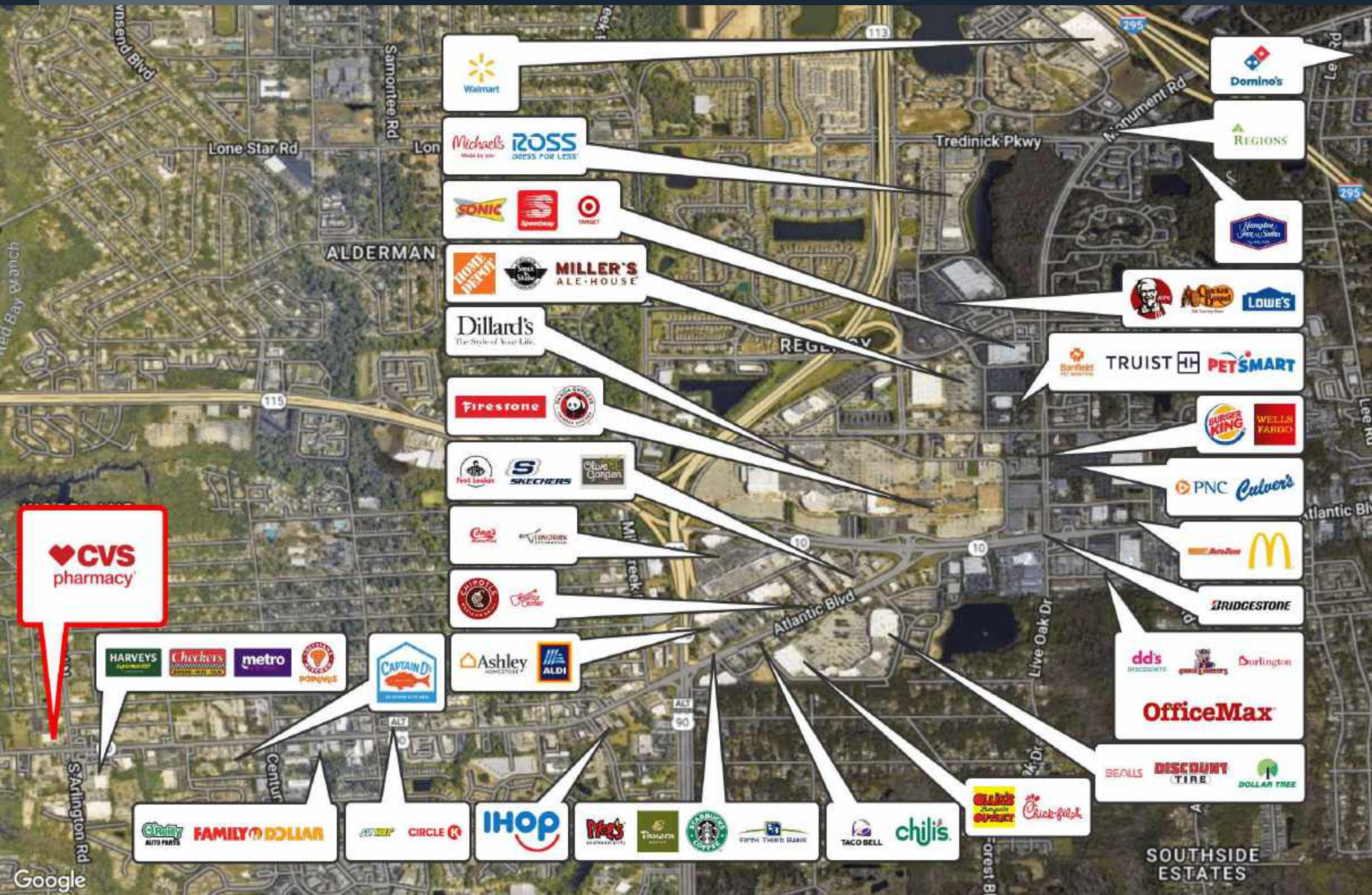


Map data ©2024 Google



# RETAILER MAP

7431 ATLANTIC BLVD | JACKSONVILLE, FL 32211







 **CVS**  
pharmacy

16,202 Vehicles Per Day

50,018 Vehicles Per Day

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

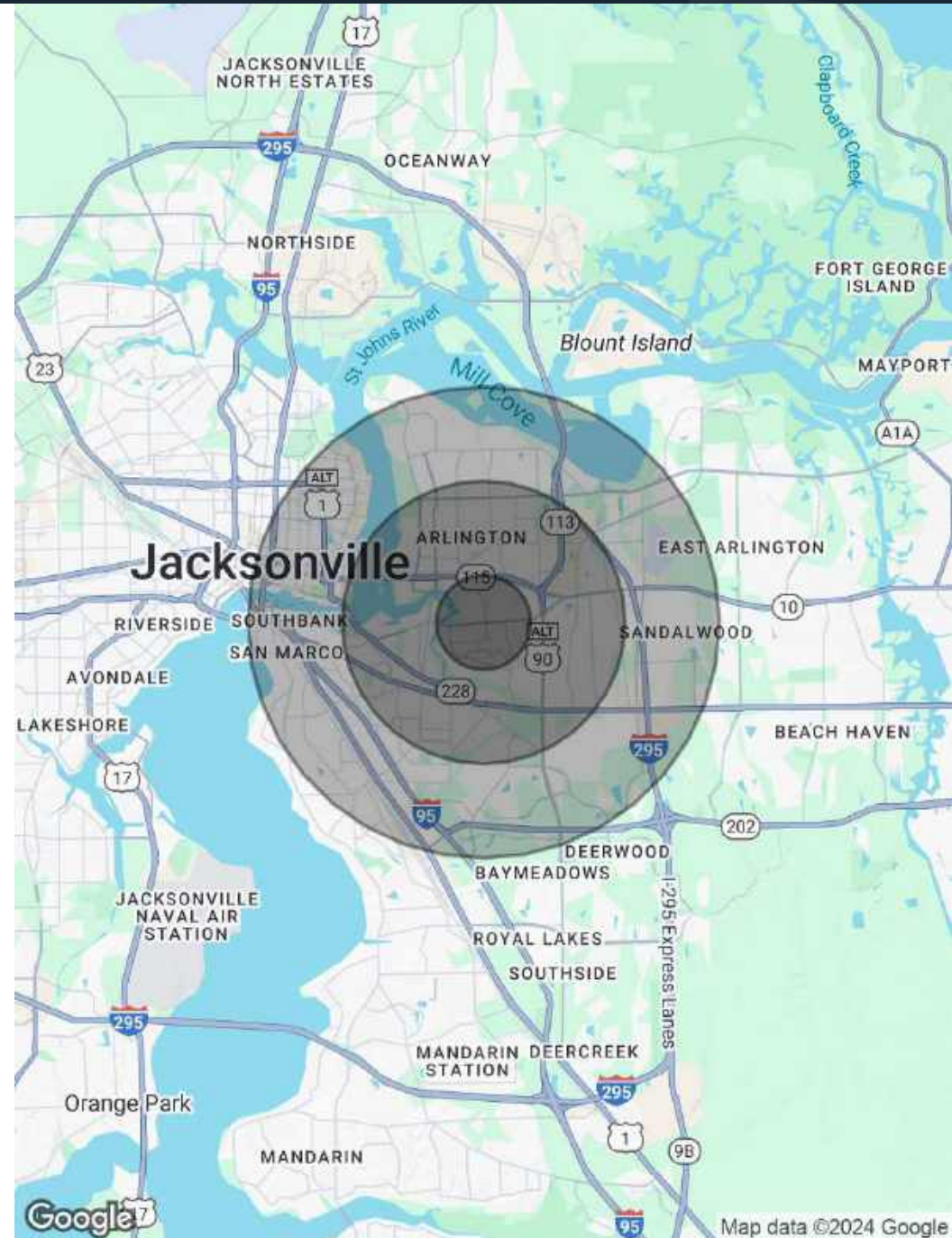


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,405	89,999	223,827
Average Age	37	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,332	36,468	90,952
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$59,274	\$64,878	\$69,253
Average House Value	\$227,281	\$265,205	\$287,569

Demographics data derived from AlphaMap







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