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PHOTO SOURCE: COSTAR

# CVS NNN GROUND LEASE

11120 PATTERSON AVE • RICHMOND, VA

						
<b>\$3,500,000</b>	<b>5.00%</b>	<b>13,750</b>	<b>2009</b>	<b>2.59</b>	<b>NNN</b>	<b>JAN 2035</b>
LIST PRICE	CAP RATE	TOTAL GLA (SF)	YEAR BUILT	LOT SIZE (AC)	LEASE TYPE (GROUND LEASE)	LEASE EXPIRATION

**THE OPPORTUNITY**

- CVS Pharmacy | Corporate Guaranty | Just Under 10 Years Remaining
- 13,750 SQ FT | 2009 Construction | 2.59 Acres | Double Lane Drive-Thru
- Absolute NNN Ground Lease | No Landlord Obligations
- Five 5-Year Options each with a 10% Increase
- CVS S&P Rating of "BBB" and Ranked #6 on Fortune 500 List
- Strong Performing Location: Operating for 15 Years on Site with Continued Foot Traffic Growth | 16% Increase Last 3 Years (Placer Ai)
- Protected Wetlands to the South and East Precludes Competing Development
- Great Visibility from Patterson Ave & Lauderdale | Signalized Corner | 33,000+ VPD

**THE LOCATION**

- Attractive Demographics | \$149,000 Avg HH Income Within 3 Miles | 140,000+ Residents Within 5 Miles
- New Construction and QSRs at Adjacent Tuckahoe Village Shopping Center
- New Retail and Office Development Planned Two (2) Miles Away | Oak Hill East Shopping Center | 18 AC Multi-Family Site, 22,000 SF Retail, 11,500 SF Office + Standalone Starbucks
- Additional Traffic Generators Nearby Include: Food Lion, Arby's, Wendy's, McDonald's, Taco Bell, Truist, Dunkin', 7-Eleven, Carver Elementary, Godwin Highschool, Steward School, and Collegiate Robins Campus
- Two (2) Miles to Hwy 288 Access
- Five (5) Miles to University of Richmond | Fifteen (15) Miles to Downtown Richmond

**FOR MORE INFORMATION, PLEASE CONTACT:**

[WWW.AMPROPERTYGRP.COM](http://WWW.AMPROPERTYGRP.COM)

**HARRISON JONES**  
ASSOCIATE • INVESTMENTS  
(804) 802-6882  
Harrison.M.Jones@marcusmillichap.com  
VA: 0225265219

