

FOR SALE

4101 Outer Loop | Louisville, KY

\$5,913,580.95



REPRESENTATIVE PHOTO

Rare 23-year Lease Hold Opportunity

NOI \$310,452 NNN



RINNIER
DEVELOPMENT COMPANY

218 East Main Street
Salisbury, MD 21801
www.rinnier.com

Matthew Trader
443.614.4297
mtrader@rinnier.com



PROPERTY HIGHLIGHTS

- Rare 23 year lease hold opportunity with additional 25 year options and 8-9% rent increases
- Absolute NNN with Zero Landlord Responsibilities
- Corporate Lease Guaranteed by CVS Health Corporation
- CVS pays Ground Rent directly
- Perfect for 1031 Buyer
- Great property for cost segregation and Bonus Depreciation



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OUTLINED PROPERTY



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DEMOGRAPHICS

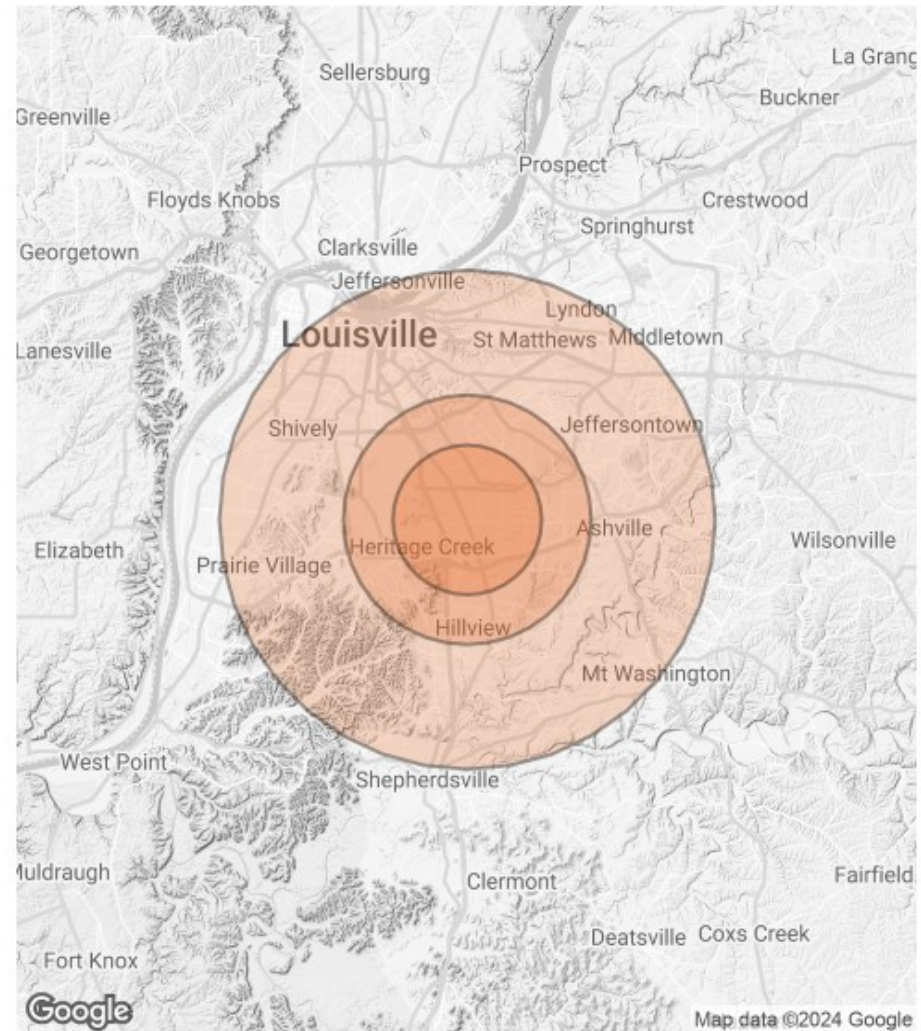
POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	69,849	169,698	650,786
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	38	38	39
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	27,656	68,267	273,489
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$74,143	\$79,997	\$82,958
AVERAGE HOUSE VALUE	\$189,344	\$216,155	\$262,214

Demographics data derived from AlphaMap



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