

CVS McDonough, GA

2098 GA-20 | MCDONOUGH, GA 30253

8+ YEARS REMAINING ON
NNN LEASE



FOR SALE

Offering Summary

2098 GA-20 | MCDONOUGH, GA 30253

OFFERING SUMMARY

Offering Price	\$5,865,142
Cap Rate	7.00%
Net Operating Income	\$410,560
Average Cap Rate Over Base Term	7.00%
Gross Leasable Area	13,013
Price / SF	\$450.71
Lot Size	1.86 Acres
Year Built	2007

LEASE SUMMARY

Tenant	CVS
Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant
Base Lease Term	25 Years
Lease Commencement	9/13/07
Lease/ Rent Expiration	1/31/33
Term Remaining	8+ Years
Credit Rating	BBB

PRICE: \$5,865,142 NOI: \$410,560

LIST CAP RATE: 7.00%

RENT SCHEDULE

Base Rent:

INCREASE SCHEDULE	ANNUAL	MONTHLY	ANNUAL PSF	CAP RATE
Current	\$410,560.00	\$34,213.33	\$31.55	7.00%

Renewal Base Rent:

INCREASE SCHEDULE	ANNUAL	MONTHLY	ANNUAL PSF	CAP RATE
Option 1	\$388,320.00	\$32,360.00	\$29.84	6.86%
Option 2	\$407,736.00	\$33,978.00	\$31.33	7.20%
Option 3	\$428,123.00	\$35,676.92	\$32.90	7.56%
Option 4	\$449,530.00	\$37,460.83	\$34.54	7.94%



Facts / Demographics

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FACTS:

- 8+ Years Remain on Absolute NNN Lease
- Extremely Limited Competition, Closest Pharmacy is 4 Miles Away (Walgreens)
- Located in a very strong industrial corridor, great daytime population
- Situated on Hard Corner, 4 way intersection of Highway 20 & Westridge Parkway
- Great Retail Market Vacancy of 1.8%
- Above Average AHHI of \$91,990 within one mile.



1

MILES



5,738

Total Population



6,551

Daytime Population



\$91,990

Average Household Income

3

MILES

34,943

Total Population

38,917

Daytime Population

\$84,779

Average Household Income

5

MILES

77,162

Total Population

78,439

Daytime Population

\$90,658

Average Household Income

Close In Aerial

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45 ACRE PROPOSED
MIXED USE / RESIDENTIAL
DEVELOPMENT

WESTRIDGE PKWY

20

SITE

THE SHOPS AT WESTRIDGE

Publix



WESTRIDGE
Dental Care

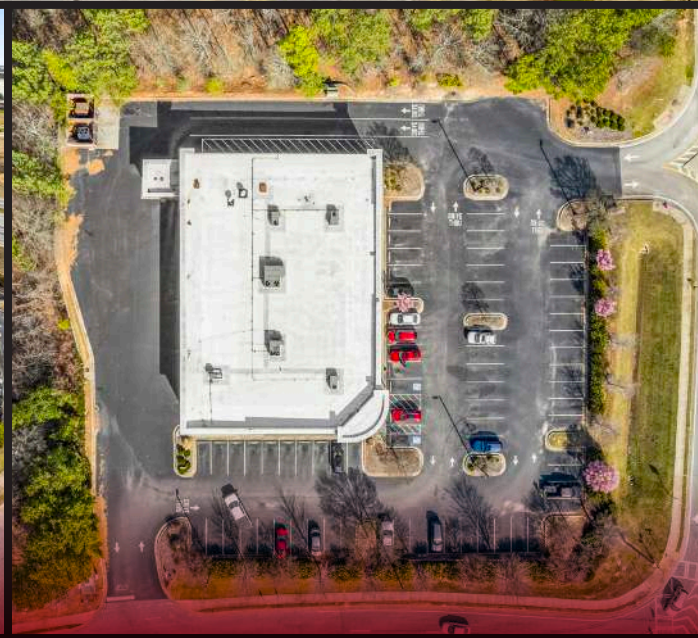


MCDONOUGH HAMPTON RD.

The
Southern
CREDIT UNION

Exterior

2098 GA-20 | MCDONOUGH, GA 30253



Market Aerial

2098 GA-20 | MCDONOUGH, GA 30253



SOUTHPOINT

- HOBBY LOBBY
- TEXAS CHICKEN
- KOHL'S
- AspenDental
- five BELOW
- MILLER'S ALE HOUSE
- FIVE GUYS BURGERS and FRIES
- PANDA EXPRESS CHINESE KITCHEN
- jcpenny

MCDONOUGH MARKETPLACE

- Walmart
- LOUISIANA RESTAURANT
- LOWE'S
- POPEYES
- McDonald's
- DOLLAR TREE
- DISCOUNT TIRE
- TACO BELL

THE SHOPS AT WESTRIDGE

- Publix
- Marathon
- WESTRIDGE Dental Care
- HEALTHY PET VETERINARY CLINIC
- TREK

The Southern CREDIT UNION

SITE

4 MILLION SF INDUSTRIAL SPACE

MCDONOUGH HAMPTON RD.



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