



Jim Esposito
954-336-3776

Great Listings Presented by
www.FortLauderdaleBeachProperty.com

Commercial & Income Property



CVS

4610 South University
Davie, Florida

\$5.366 Million

Cap Rate: 6.76% at \$5 Mil

Almost 2 Acre Lot

Corner of University & Griffin Road

12,792 Square Feet

\$419 per S.F.

NNN Lease through 2019

81,659 Square Foot Lot

NNN Lease through 2019

**Huge Traffic Counts
72,000 Cars Per Day**

**Corner of University & Griffin
With Traffic Signal**

**Perfect for 1031 Buyer
Free and Clear of Debt**

**Established Area
Well-Performing Store**

Free standing CVS, built in 1999, located at the signalized intersection of University Drive and Griffin Road in Davie, Florida.

Huge traffic counts: over 72,000 cars per day. (University Drive 46,500 cars per day; Griffin Road 25,500 cars per day)

Contractual Increases of \$6,370 during each of four 5 year option periods starting in February of 2019. Leased to Holiday CVS, the wholly-owned CVS Company that owns and operates approximately 700 leased Stores in the State of Florida.

The site has excellent access and visibility. 3.9 miles from the Hard Rock Hotel and Casino complex.



Jim Esposito
(954) 336-3776 (Cell)
(954) 785-8558 (Office)



3418 North Ocean Blvd.
Fort Lauderdale, FL 33308