



**Jim Esposito**

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## CVS

10255 SW 8th Circle, Ocala FL 34481



Price:	\$6,175,000
Building Size:	13,013 <i>SF</i>
Price/SF:	\$474.53
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Net Lease Investment with 10+ years left on lease
Commission Split:	1%
Cap Rate:	5.75%
Occupancy:	100%
No. Stories:	1
Tenancy:	Single
Year Built:	2004
Lot Size:	1.56 <i>AC</i>

### Highlights

- CVS/pharmacy is America's leading retail pharmacy with more than 7,800 CVS/pharmacy and Longs Drugs stores
- NNN lease with zero landlord responsibilities
- Located along SR 200 (30,500 cars ADT), near other national retailers, residential communities and major highway I-75
- Florida has NO STATE INCOME TAX
- Long-term base lease with options to extend
- Over 39,000 people, with an average household income of \$52K+, within 5 miles

### Description

CVS/pharmacy, the retail division of CVS Health, is America's leading retail pharmacy with more than 7,800 CVS/pharmacy and Longs Drugs stores and over 26,000 pharmacists. CVS/pharmacy sells a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, photo finishing, seasonal merchandise, greeting cards and convenience items. The CVS/pharmacy loyalty card program, ExtraCare®, is the largest retail savings and rewards program with more than 70 million active member households.

CVS Health is a pharmacy innovation company helping people on their path to better health. Through 7,800 retail pharmacies, more than 900 walk-in medical clinics, a leading pharmacy benefits manager with more than 65 million plan members, and expanding specialty pharmacy services, CVS enables people, businesses and communities to manage health in more affordable, effective ways. This unique integrated model increases access to quality care, delivers better health outcomes, and lowers overall health care costs.

Ocala, FL is a city in Marion County, Florida. As of the 2013 census, its population, estimated by the United States Census Bureau, was 57,468. It is the principal city of the Ocala, Florida Metropolitan Statistical Area, which had an estimated 2013 population of 337,362. Marion County is one of the major thoroughbred centers of the world. It has more than 1,200 horse farms, including about 900 thoroughbred farms, totaling some 77,000 acres. Ocala is well known as a horse capital of the world. Ocala is one of only five cities (four in the USA and one in France) permitted under Chamber of Commerce guidelines to use this title, based on annual revenue (over \$2.2 billion locally) produced by the horse industry. Ocala is also known for nearby Silver Springs, site of one of the largest artesian spring formations in the world and Silver Springs Nature Theme Park, one of the earliest tourist attractions in Florida. Ocala is located less than 80 miles from Orlando, with major theme parks including Walt Disney World, Universal Studios and SeaWorld and less than 40 miles from Gainesville, home to the University of Florida, the state's largest and oldest university.

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## Financial Summary

	<b>Actual</b>
Operating Expenses	\$355,125
Net Operating Income	\$355,062.50

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## Major Tenant Information

Tenant	SF Occupied	Lease End Date
CVS	13,013	1/1/2027

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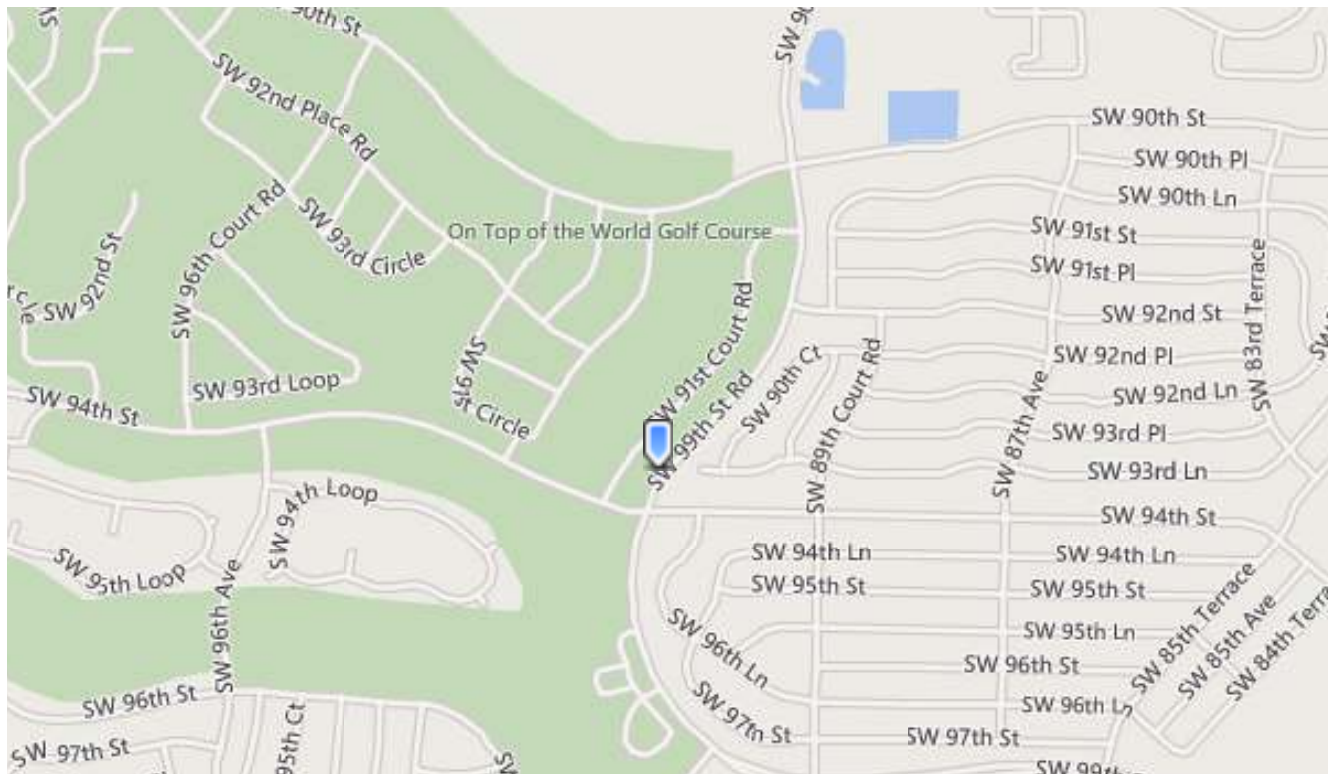
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**Map of 10255 SW 86th Circle, Ocala, FL 34481 (Marion County)**



**Additional Photos**



CVS



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