

# 1 12077 S Orange Blossom Trl - CVS

Orlando, FL 32837 - SE Orange Outlying Submarket  
13,846 SF Retail Drug Store Building Built in 2010  
Property is for sale at \$12,253,733 (\$885.00/SF)

## Investment Information

Sale Price: **\$12,253,733**  
Price/SF: **\$885.00**  
Cap Rate: **4.50%**

Sale Status: **Active**  
Sale Conditions: **Investment Triple Net**  
Sale Type: **Investment**

Days On Market: **1**



## Investment Notes

CVS for sale located at 12077 South Orange Blossom Trail in Orlando, Florida. The 13,846 Square Foot Building on 1.42 Acres with a Drive Thru Pharmacy benefits from being strategically located on South Orange Blossom Trail, which sees over 55,000 cars per day. The property is close to several Regional Medical Centers and Hospitals, large residential communities with over 75,000 people residing in a 3-Mile Radius and numerous national retailers. The property is perfect for a principal looking for a passive investment with a long term, Absolute NNN Lease with a Corporate Guarantee from a Credit Tenant.

CVS is one of the nation's largest leading drugstore chains with over 9,600 stores. CVS sells prescription drugs and a wide assortment of general merchandise. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores.

## Center Information

Center Type: <b>Drug Store</b>	Center Size: <b>13,846 SF</b>
Bldg Status: <b>Built Mar 2010</b>	Zoning: <b>C-1</b>
% Leased: <b>100.0%</b>	Owner Type: <b>-</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>62,291 SF</b>
Stories: <b>1</b>	Lot Dimensions: <b>-</b>
Elevators: <b>-</b>	CAM: <b>-</b>
Total Avail: <b>0 SF</b>	
Bldg Vacant: <b>0 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Single Tenant</b>	

Street Frontage: **193 feet on S Orange Blossom Trl**  
Parking: **66 free Surface Spaces are available; Ratio of 4.77/1,000 SF**  
Amenities: **Bus Line, Signage**  
Parcel Number: **22-2429-1849-01-000**

