

1 89 Midway Rd - Walgreens

Ocala, FL 34472 - Outlying Marion County Submarket
14,550 SF Retail Drug Store Building Built in 2008
Property is for sale at \$8,133,332 (\$558.99/SF)

Investment Information

Sale Price: **\$8,133,332**
Price/SF: **\$558.99**
Cap Rate: **5.25%**

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

Days On Market: **1**



Investment Notes

This is a rare opportunity for an investor to own a long term, net leased Walgreens in the tax-free state of Florida. Strategically positioned at the heart of the trade area, this Walgreens is anchored by both a Walmart Supercenter and Publix. CVS is right across the street, making this a critical location for Walgreens. Rounding out the immediate trade area are McDonald's, AutoZone, Taco Bell, Dollar Tree, Wendy's and Advance Auto. With over 12 years remaining on the firm term of the Lease and the full backing of Walgreens corporate credit, this investment is a perfect 1031 exchange and won't last long.

Center Information

Center Type: Drug Store	Center Size: 14,550 SF
Bldg Status: Built 2008	Zoning: B4
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 128,066 SF
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Street Frontage: **352 feet on Midway Rd**
Parking: **57 Surface Spaces are available; Ratio of 3.91/1,000 SF**
Parcel Number: **9007-0100-01**

