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

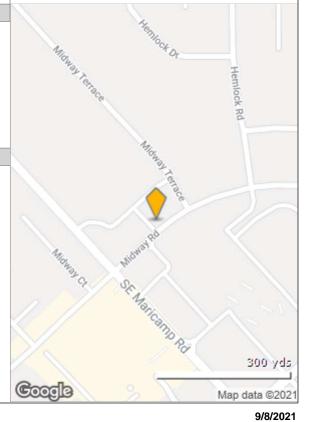
Center Type: Drug Store Bldg Status: Built 2008 % Leased: 100.0% Rent/SF/Yr: For Sale Stories: 1 Elevators: -

Total Avail: **0 SF** Bldg Vacant: **0 SF** Owner Occupied: **No** Tenancy: **Single Tenant** Center Size: 14,550 SF Zoning: B4 Owner Type: No Land Area: 128,066 SF Lot Dimensions: -CAM: -

 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







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