

100 U.S. 41 Bypass N | Venice, FL 34285
\$7,200,000 | 5.5% CAP



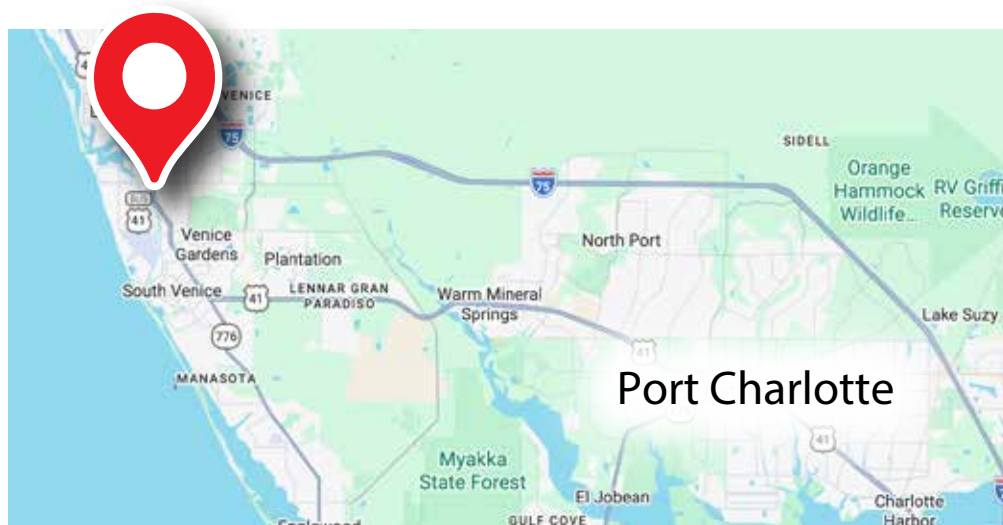
📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037
☎ (858) 348.8700
🌐 www.SilberProperties.com



Financial Info

Lease Expiration:	January 2032
Annual Rent:	\$395,554
Options:	Two (2) @ Five (5) Years Remaining
Increases:	3rd Option : \$401,923 per year 4th Option : \$408,292 per year
Building Size:	14,829 SF
Lot Size:	1.9 Acres
Lease Type:	NNN
Store Sales:	Not required to report
Price:	\$7,200,000 5.5% CAP



Highlights

- Trophy location - Property sits on a hard corner, traffic light regulated intersection with over 70,000 vehicles per day
- CVS has successfully operated at this location since 2000
- Very dense demographics with over 10,000 people in a 1 mile radius
- Convenient ingress/egress access from both E Venice Ave and Tamiami Trl
- Highly Desired Area - Venice Florida is located between Fort Myers and Sarasota



PROPERTY AERIAL

US Hwy 41 N (Byp) - 48,327 VPD



E Venice Ave - 22,022 VPD



125 Newtown Rd, Suite 300
Plainview, NY 11803
(516) 864.8000
www.SilberProperties.com

875 Prospect St, Suite 222
La Jolla, CA 92037
(858) 348.8700
www.SilberProperties.com

Information Shown is Reported to Be From Reliable Sources. No Representation is Made to The Accuracy Thereof And is Submitted Subject To Change in Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice



NEIGHBORHOOD AERIAL





DEMOGRAPHICS

POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	8,613	43,971	80,234
2024 POPULATION	10,007	51,404	92,433
2029 POPULATION PROJECTION	11,661	59,942	107,577
ANNUAL GROWTH 2020-2024	4.00%	4.20%	3.80%
ANNUAL GROWTH 2024-2029	3.30%	3.30%	3.30%

WHITE	9,243	47,012	84,457
BLACK	58	499	841
AMERICAN INDIAN/ALASKAN NATIVE	6	31	44
ASIAN	81	508	1,095
HAWAIIAN & PACIFIC ISLANDER	1	13	21
TWO OR MORE RACES	618	3,340	5,975
HISPANIC ORIGIN	480	2,439	4,318

2020 HOUSEHOLDS	4,672	22,930	40,677
2024 HOUSEHOLDS	5,444	26,720	46,584
2029 HOUSEHOLD PROJECTION	6,354	31,190	54,253
ANNUAL GROWTH 2020-2024	1.20%	1.70%	2.30%
ANNUAL GROWTH 2024-2029	3.30%	3.30%	3.30%
OWNER OCCUPIED HOUSEHOLDS	4,866	24,675	44,283
RENTER OCCUPIED HOUSEHOLDS	1,488	6,515	9,970
AVG HOUSEHOLD INCOME	\$69,869	\$87,246	\$91,949
MEDIAN HOUSEHOLD INCOME	\$54,459	\$64,088	\$69,460

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
📞 (516) 864.8000
🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037
📞 (858) 348.8700
🌐 www.SilberProperties.com





PROPERTY PHOTOS



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

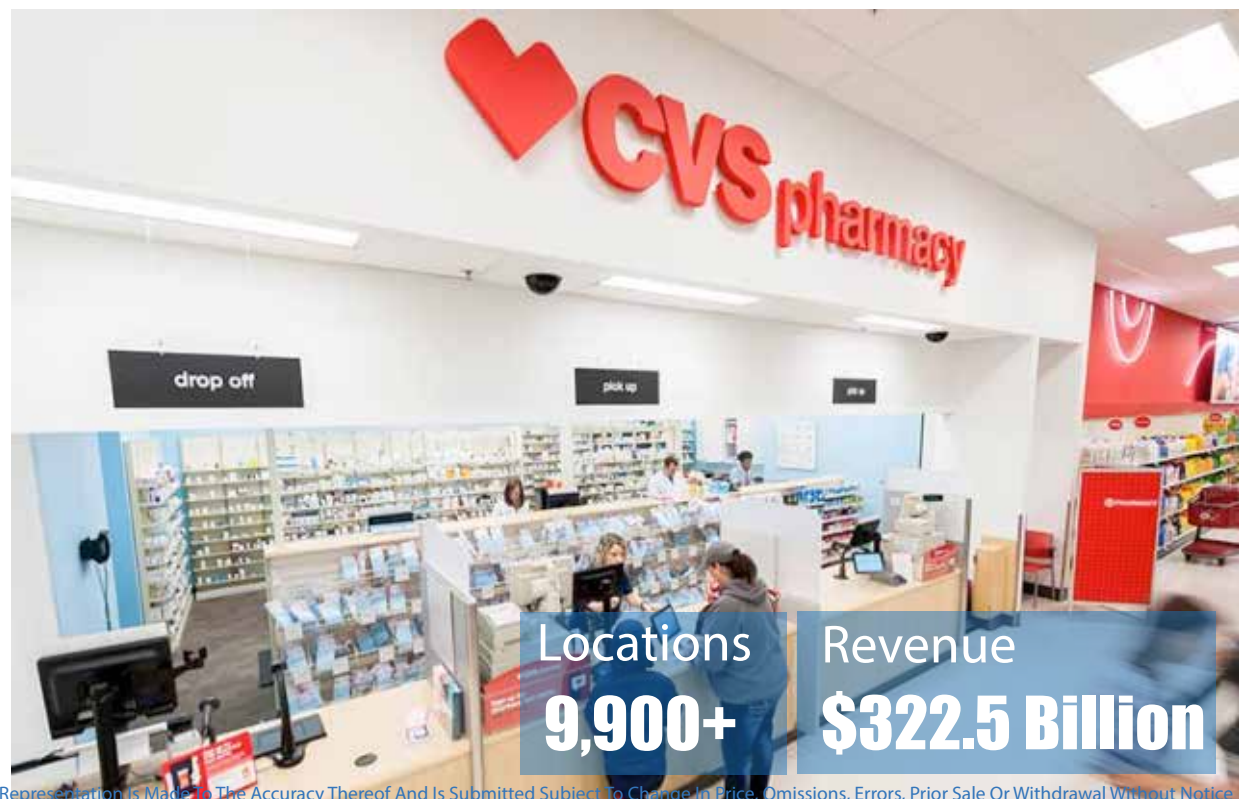
📍 875 Prospect St, Suite 222
La Jolla, CA 92037
☎ (858) 348.8700
🌐 www.SilberProperties.com



CVS Pharmacy, Inc. is an American retail corporation. A subsidiary of CVS Health, it is headquartered in Woonsocket, Rhode Island. Originally named the Consumer Value Stores, it was founded in Lowell, Massachusetts in 1963.

The chain was owned by its original holding company Melville Corporation from its inception until its current parent company (CVS Health) was spun off into its own company in 1996. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. Its parent company ranks as the fifth largest U.S. corporation by FY2020 revenues in the Fortune 500. The parent company of CVS Pharmacy's leading competitor (Walgreens) ranked 19th for the same time period. CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. 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 or outside CVS stores.

TENANT INFORMATION



Locations
9,900+

Revenue
\$322.5 Billion

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037
☎ (858) 348.8700
🌐 www.SilberProperties.com

Venice, FL



Venice is a city in Sarasota County, Florida, United States. The city includes what locals call "Venice Island", a portion of the mainland that is accessed via bridges over the artificially created Intracoastal Waterway. The city is located in Southwest Florida. As of the 2020 Census, the city had a population of 25,463, up from 20,748 at the 2010 Census. Venice is part of the Sarasota metropolitan area.

Venice, Florida, is primarily known as the "Shark Tooth Capital of the World," with beaches like Caspersen and Venice Beach famous for abundant, fossilized shark teeth. Often called the "Happiest Seaside Town in America," it is renowned for its historic 1920s downtown, Italian Renaissance-style architecture, charming shopping, and boating canals.



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037
☎ (858) 348.8700
🌐 www.SilberProperties.com



100 U.S. 41 Bypass N | Venice, FL 34285

\$7,200,000 | 5.5% CAP



📍 | 125 Newtown Rd, Suite 300
Plainview, NY 11803

☎ | (516) 864.8000

🌐 | www.SilberProperties.com

📍 | 875 Prospect St, Suite 222
La Jolla, CA 92037

☎ | (858) 348.8700

🌐 | www.SilberProperties.com