

RETAIL PROPERTY FOR SALE & LEASE

# CVS - ABSOLUTE NNN LEASE

11591 OLIO RD, FISHERS, IN 46037



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SECTION 1

# INVESTMENT INFORMATION



**CVS - SINGLE TENANT ABSOLUTE NET**  
Growing Suburb of Indianapolis - Fishers, Indiana

# INVESTMENT SUMMARY



## INVESTMENT DESCRIPTION

- This Absolute NNN CVS located in Fishers, Indiana, is a rapidly growing Suburb of Indianapolis.
- It sits at the signalized, high-traffic intersection of Olio Road and E 116th Street –one of the busiest commercial corridors in the rapidly growing Fishers market
- Strong neighborhood retail corner with Kroger, Walgreens, Discount Tire, Starbucks, Pizza Hut, ACE Hardware.
- Population of 129,267 within 5 mile radius. Traffic Count of over 40,000 VPD.
- CVS location includes Minute Clinic, Health Hub & Drive-Thru Lane.
- Median household income \$196,889 with in 1 mile of property.
- CVS is the largest pharmacy in the US, Revenue of \$372.8 billion

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Sale Price:	\$4,140,000
Price/SF:	\$270.41
Lot Size:	1.682 Acres
Building Size:	15,310 SF
NOI:	\$331,210.00
Cap Rate:	8.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,842	17,778	45,247
Total Population	6,124	54,450	129,267
Average HH Income	\$228,956	\$196,889	\$164,955

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# PROPERTY DETAILS



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## INVESTMENT INFORMATION

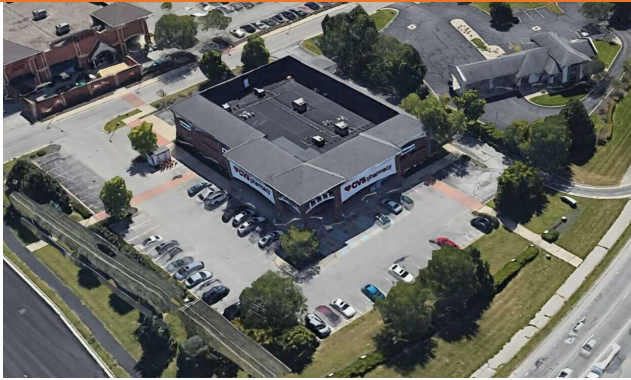
Annual Base Rent:	\$331,210.00
Rent Commencement:	1/9/2009
Lease Expires:	1/31/2031
Original Term	25 years
Term Remaining:	5.5 years
Options to Renew:	Ten (10) - Five-Year Terms
Rent Holiday:	1/10/2028 to 1/31/2031
Lease Type:	Absolute Triple Net

## BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Single
Number of Floors	1 & Mezzanine Office
Year Built	2009
Gross Leasable Area	15,310 SF
Condition	Excellent
Roof	Shingle & Rubber Membrane
Foundation	Concrete

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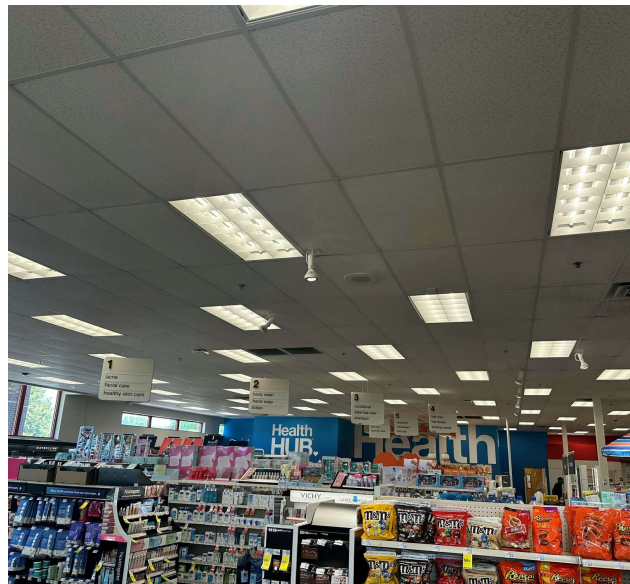
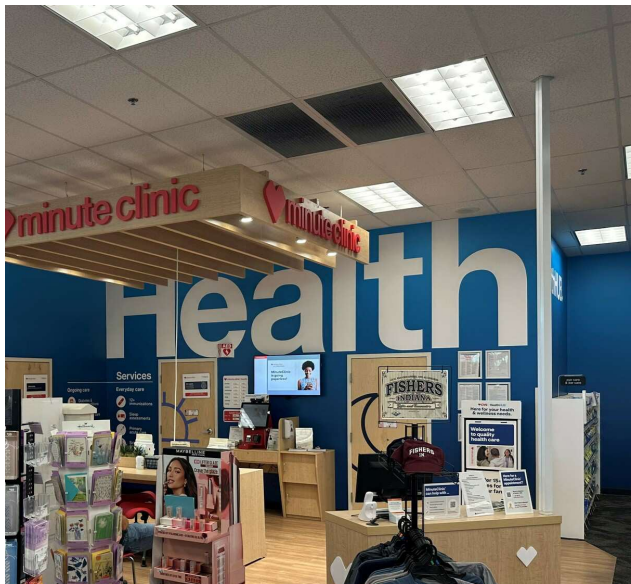
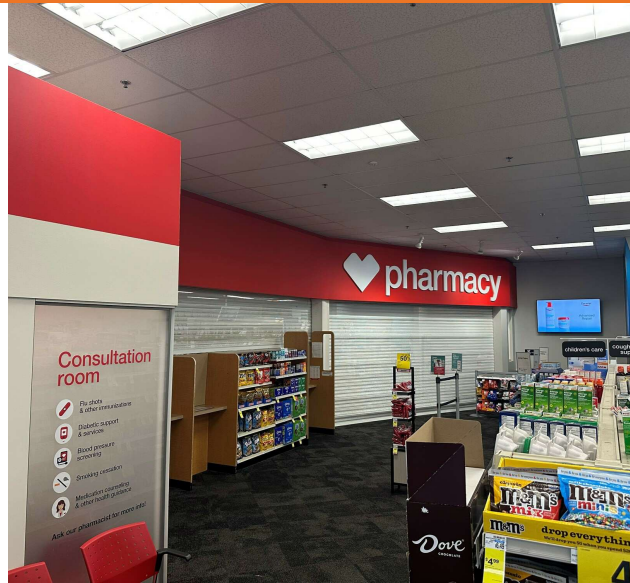
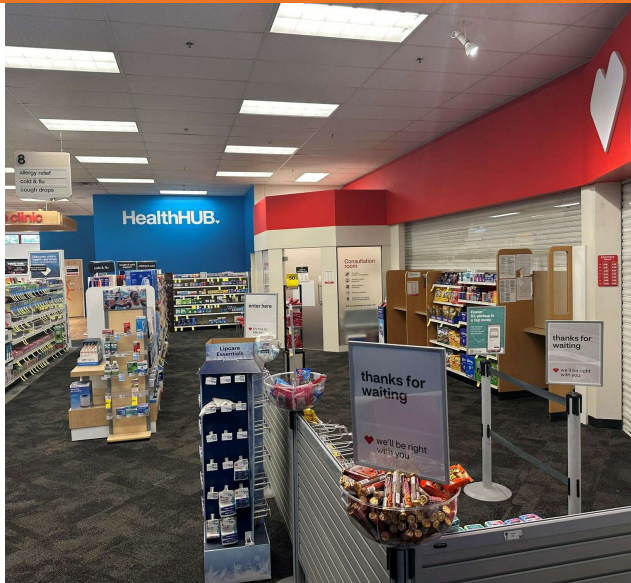
# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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# LOCATION INFORMATION



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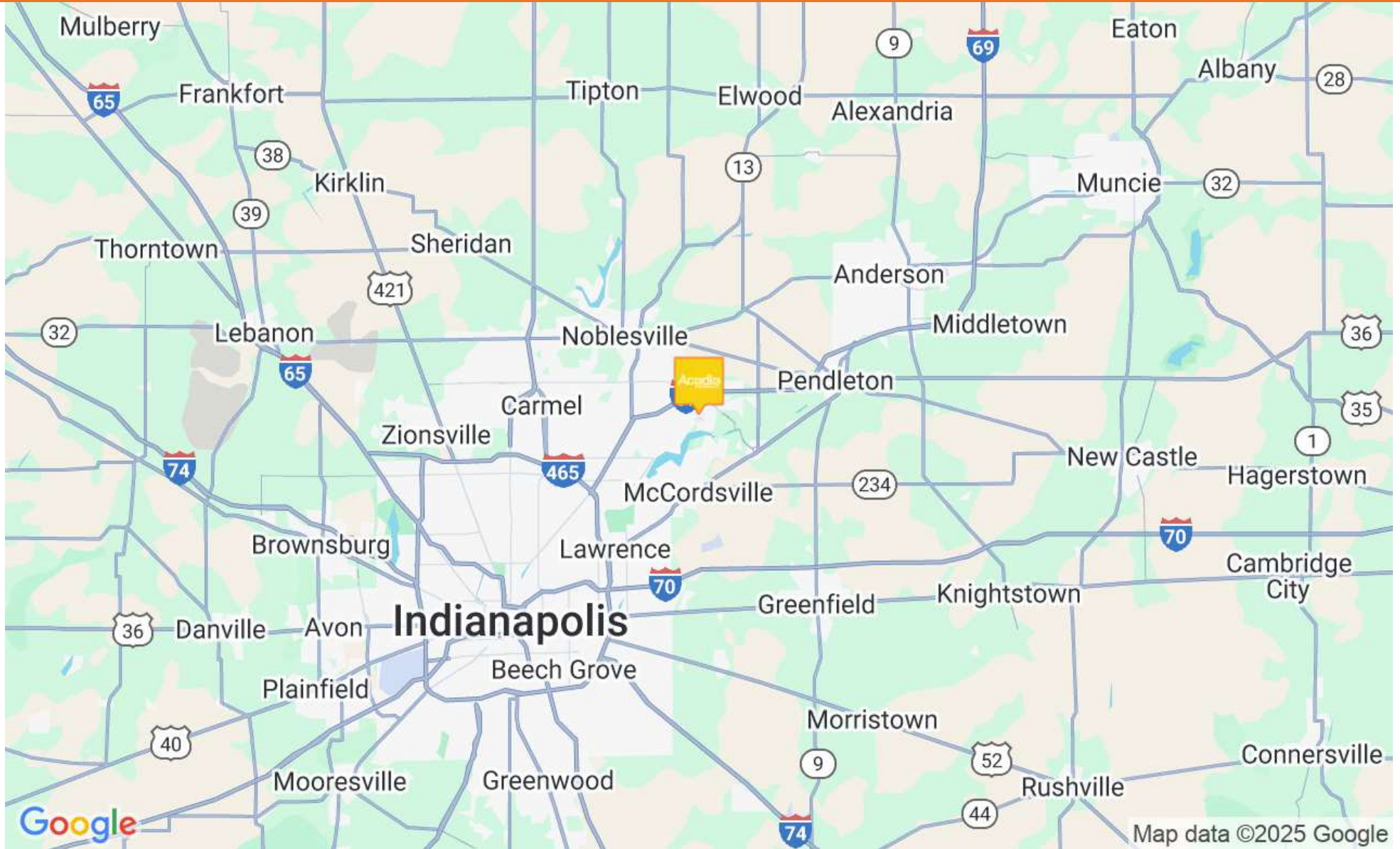
# RETAIL MAP



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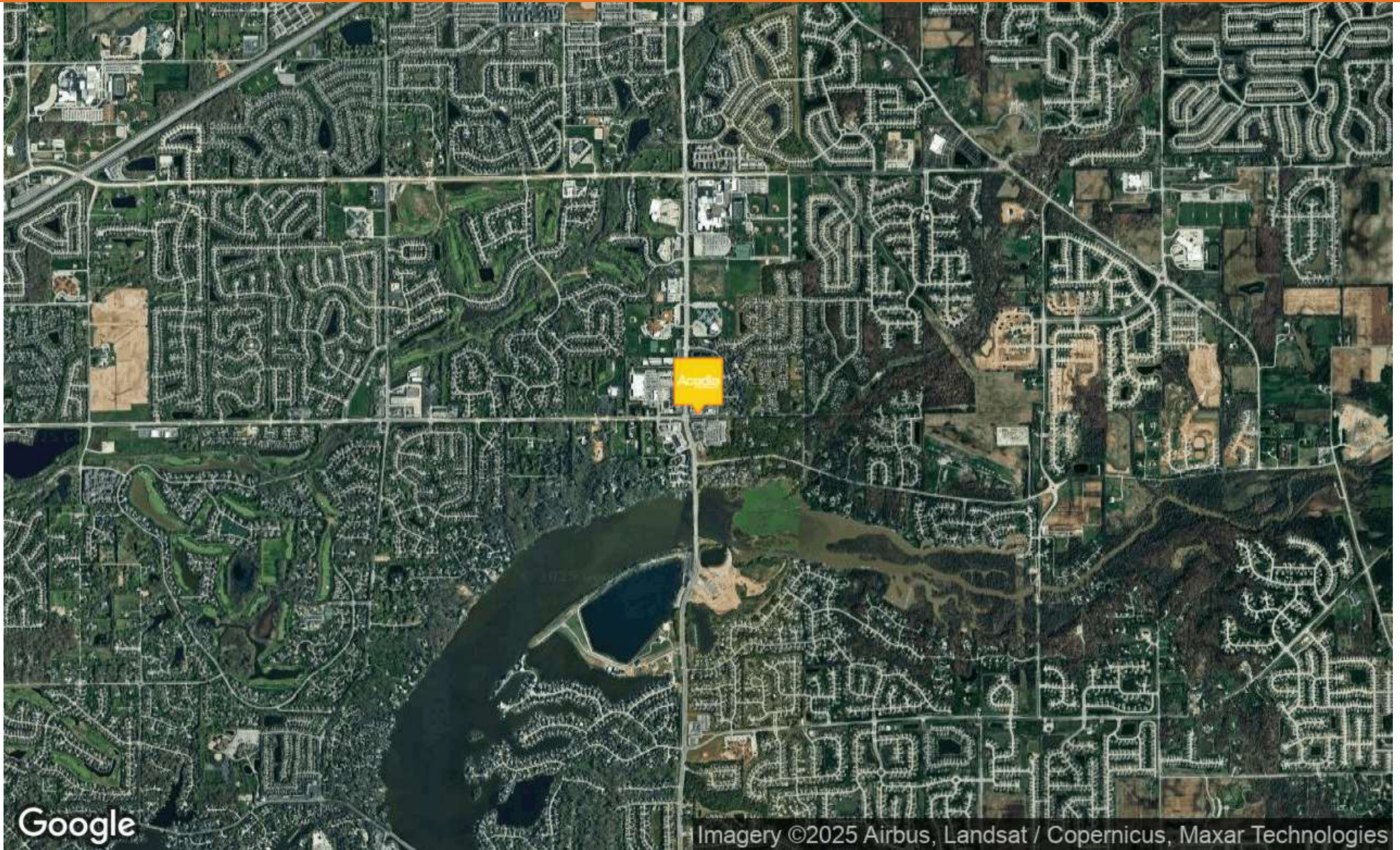
# LOCATION MAP



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# AERIAL MAP



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# FINANCIAL ANALYSIS



**CVS - SINGLE TENANT ABSOLUTE NET**  
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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

## CVS ABSOLUTE NNN LEASE - INDY SUBURB

Price	\$4,140,000
Price per SF	\$57
GRM	12.5
CAP Rate	8%
Cash-on-Cash Return (yr 1)	5.38%
Total Return (yr 1)	\$137,764
Debt Coverage Ratio	1.25

## OPERATING DATA

## CVS ABSOLUTE NNN LEASE - INDY SUBURB

Gross Scheduled Income	\$331,210
Net Operating Income	\$331,210
Pre-Tax Cash Flow	\$66,786

## FINANCING DATA

## CVS ABSOLUTE NNN LEASE - INDY SUBURB

Down Payment	20 YR TERM/6.75%/20% Down Payment
	\$1,242,000
Loan Amount	\$2,898,000
Debt Service	\$264,424
Debt Service Monthly	\$22,035
Principal Reduction (yr 1)	\$70,978

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# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	CVS	15,310 SF	100%	\$21.63	\$331,210	1/9/2009	1/31/2031
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
<b>AVERAGES</b>		<b>15,310 SF</b>	<b>100%</b>	<b>\$21.63</b>	<b>\$331,210</b>		

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# DEMOGRAPHICS



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# DEMOGRAPHICS MAP & REPORT

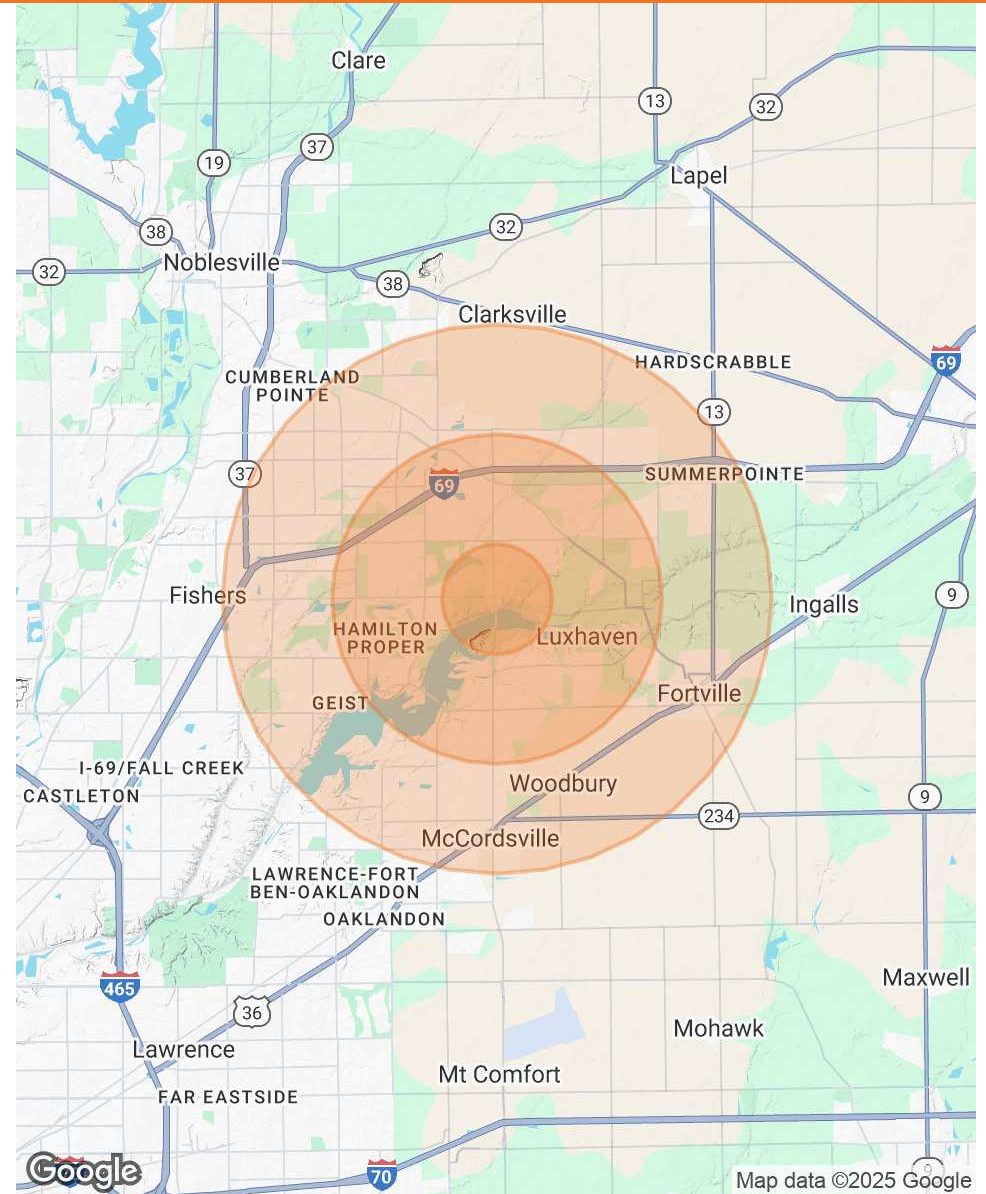
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,124	54,450	129,267
Average Age	35	36	37
Average Age (Male)	35	36	36
Average Age (Female)	35	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,842	17,778	45,247
# of Persons per HH	3.3	3.1	2.9
Average HH Income	\$228,956	\$196,889	\$164,955
Average House Value	\$594,241	\$517,929	\$434,686

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	4.3%	5.3%	6.1%

RACE	1 MILE	3 MILES	5 MILES
% White	73.9%	73.1%	74.1%
% Black	7.3%	8.3%	8.7%
% Asian	9.6%	9.0%	6.8%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	0.2%	0.2%	0.2%
% Other	1.3%	1.5%	2.0%

Demographics data derived from AlphaMap



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# ABOUT FISHERS, INDIANA



## FISHERS INDIANA - THE ELITE & GROWING SUBURB OF INDIANAPOLIS



10,576

NEW JOB COMMITMENTS

\$3,385,034,623

CAPITAL INVESTMENT

- "Named the #1 Place to Live in America by Money Magazine."
- 54,000 People Workforce
- 107,169 Population
- \$155,193 average household income

Leading industries include:

- Eli Lilly
- Roche
- LabCorp
- Stevanato Group
- INCOG Biopharma Services

\$76,287

AVERAGE SALARY OF NEW  
JOB COMMITMENTS



# CVS/pharmacy

CVS Health is a vertically integrated healthcare leader coming retail, pharmacy benefits, and insurance - uniquely positioned to capitalize on shifting healthcare dynamics and aging demographics. With over 100M touchpoints annually, CVS is building a scalable platform for accessible, lower cost care across the U.S.



## CVS: LARGEST RETAIL PHARMACY IN U.S.

**\$4.6 BILLION**

NET INCOME

**9,100+**

LOCATIONS

**1963**

YEAR FOUNDED

**\$372 BILLION**

REVENUE (2024)

**300,000+**

EMPLOYEES

**RANKED 5<sup>TH</sup>**

FORTUNE 500 IN 2025

**Trade Name:**

CVS Health

**Credit Reporting:**

S&P: BBB+ -Investment Grade

**Corporate Headquarters:**

Woonsocket, Rhode Island

**Stock Exchange:**

NYSE annual dividend of \$2.66 per share, with a yield of 3.80%