



WALGREENS NNN LEASE FOR SALE

11020 Pendleton Pike
Lawrence, IN 46236

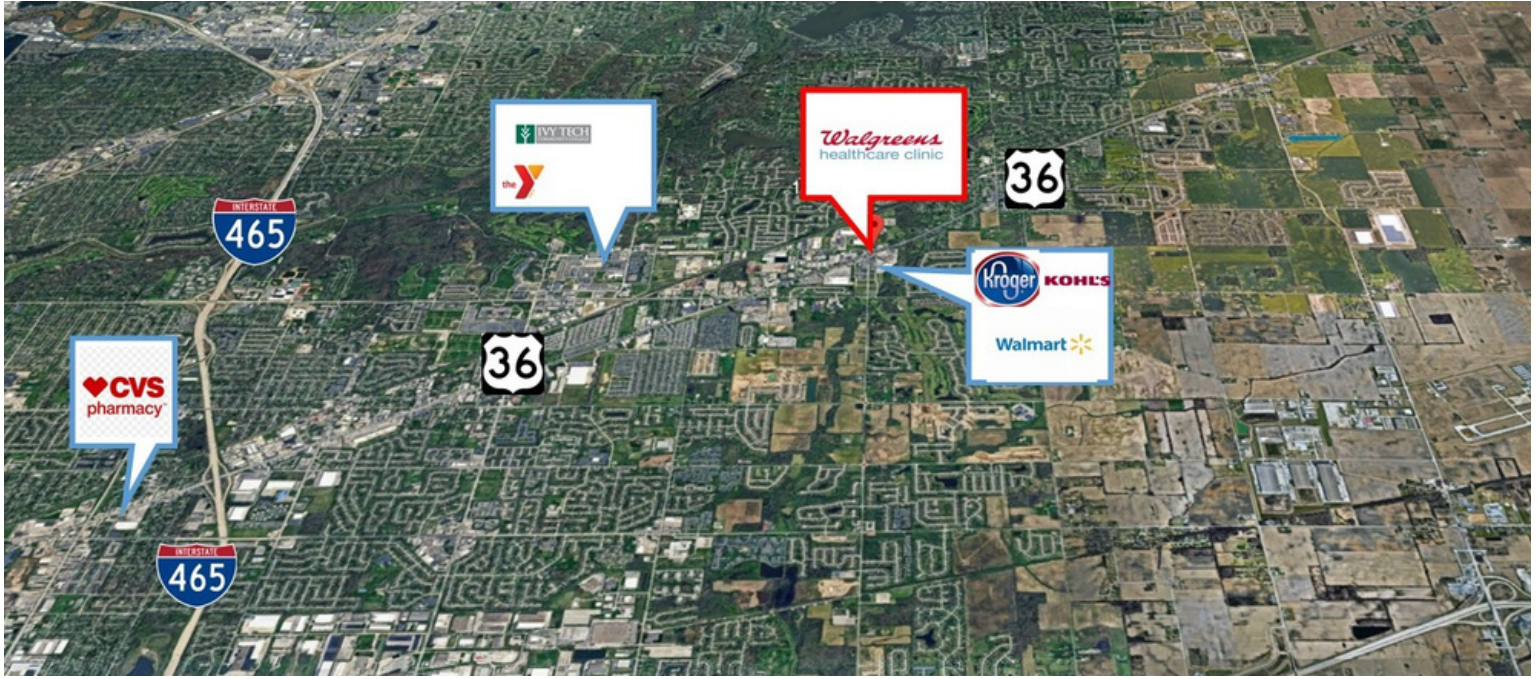
OFFER SUMMARY

Price	2,850,000
Cap Rate	7.01%
Lease Type	Triple Net
Sales Price/ SF	\$189.85
Annual NOI	\$200,000
Annual Taxes	\$35,516.00



CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER
F.C. TUCKER/BLOOMINGTON, REALTORS®
COCKERHAM COMMERCIAL REAL ESTATE & CONSULTING
487 S. CLARIZZ BLVD. BLOOMINGTON, IN 47401
DIRECT: (812) 340-3083 - CHRIS@COCKERHAM.US
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Indiana RE Broker #RB14027897 Indiana Auctioneer License #AU12000060





Property Overview

F. C. Tucker, Cockerham Commercial is pleased to exclusively offer For Sale the 15,012 SF Walgreens located at 11020 Pendleton Pike Lawrence, IN. The property is being offered at a 7.01% CAP rate and is in an Opportunity Zone. Property is located directly off HWY 36.

BUILDING INFORMATION

Street Address	11020 Pendleton Pike
City, State, Zip	Lawrence, IN 46236
County	Marion
Building Size	15,012 SF
Lot Size	1.90 Acres
Year Built	2000

Additional Online information:

Cockerhamcommercial.com

ICREX.com

Loopnet.com

Crexi.com

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