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**Dark Location
Absolute NNN Ground Lease
8275 Bay Pines Blvd
St. Petersburg, FL 33709**



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HIGHLIGHTS

- Strong Traffic Volume 47,500 vehicle per day
- Conversion to the new CVS occurred in fall of 2014
- 17 Years remaining on its current lease with 6 Six years option
- Zero Landlord Responsibilities
- Investment Grade Rated Tenant (S&P: BBB+)
- Household income of \$62,197 In five miles radius
- Population of 234,419 in five miles radius



PROPERTY SUMMARY

Triple Net Investment Group is pleased to offer for sale an absolute-net corporate ground lease CVS located at 8275 Bay Pines Blvd St. Peterson, FL . CVS occupies a 12,900 -square foot rental space on 2 acres of land. The original lease commenced in September 30 2010. CVS currently has over 17 years lease remaining with lease expiration date of Jan 31, 2036 . CVS Pharmacy offers Customers the convenience of pharmacy and ample parking. The lease calls for 6 five years option with 5% rental increase. This CVS Pharmacy is located on a hard corner near national tenants such as Wal-Mart, Target, Outback, Carrabba and other retail brands. CVS closed this location about 2.5 years ago and currently is marketing the space for sublease.

Property Information			
Property	CVS	Year Built	2010
Property Address	8275 Bay Pines Blvd St. Petersburg, FL 22709	Lease Start Date	Sep 30/2010
Price	\$3,934,426	Lease End Date	Jan 31/2036
Rentable Square Feet	12,900 SF	Cap Rate	6.1%
Lot size	2 acres	NOI	\$240,000
Options	Six (6), (5 Years Option)	Increases	5% In Each Option

About the Tenant

CVS Health Corp completed its nearly \$70 billion acquisition of Aetna Inc., forging a new industry giant and starting the clock ticking on ambitious goals of curbing health-care costs and improving consumers' experience. Aetna will be operated as a stand-alone unit, and CVS will continue using the brand in reference to its insurance products.

CVS / Pharmacy, the retail division of CVS Caremark, is America's leading retail pharmacy with more than 7,600 CVS/pharmacy and Longs Drugs store nationwide. CVS/Pharmacy is reinventing pharmacy to help people on their path to better health by providing the most accessible and personalized expertise, both in its store and online at CVS.com. Our more than 26, 000 CVS pharmacists dispense prescriptions and provide services such as flu vaccination as well as face to face patient counseling with respect to adherence to drug therapies, closing gaps in care and most cost effective therapies. Our integrated pharmacy services model enables us to enhance access to care while helping to lower overall health care costs and improve health outcomes.



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About the Area

St. Petersburg is a city within the county of Pinellas County Florida, United States. Located in Pinellas County, FL, St. Petersburg can be found on the west side of Tampa. This Florida city is a popular destination for tourists, thanks to the popular beaches in the surrounding area, including the Fort De Soto Beach. St. Petersburg was officially founded in 1888, many years after the land was purchased by John C. Williams in 1875. Today, St. Petersburg is the second-largest city in the Tampa Bay Area, after Tampa. Together with Clearwater, these cities comprise the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area, the second-largest in Florida with a population of around 2.8 million. The City of St. Petersburg saw a major uptick in high-wage jobs created in the data analytics industry, with more than half of its jobs created in 2017. St. Petersburg continues to develop as one of the brightest spots in the Southeast, not only as a business location, but as a home for a talented workforce.





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Demographics

	1 Miles	3 Miles	5 Miles
Total Population	8,707	90,532	234,419
Media Age	56.6	47.0	45.4
Avg. Household Income	\$50,986	\$62,552	\$62,197
Total Household	4,481	37,892	96,678

RACE & ETHNICITY:

White Population %	90.3%	90.0%	87.9%
Black Population %	5.1%	4.2%	5.7%
Hispanic Population %	5.7%	6.6%	7.0%
Asian Population %	2.4%	3.6%	4.1%



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