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**Absolute NNN Ground Lease
1212 West Main Street
Lebanon, TN 37087**



HIGHLIGHTS

- Operating in a Strong Location of Wilson County
- Conversion to the new CVS occurred in fall of 2014
- 20+ Years remaining on its current lease with 5 Five years option
- Zero Landlord Responsibilities
- Investment Grade Rated Tenant (S&P: BBB+)
- Growth Area: Within a 3 mile radius where the population is expected to grow approximately 9% in the next 5 years.



PROPERTY SUMMARY

Triple Net Investment Group is pleased to offer for sale an absolute-net corporate CVS ground lease located at 1212 West Main Street Lebanon, TN. CVS occupies a 13,225 -square foot rental space on 1 acres of land. The original lease commenced in October 15, 2014. CVS currently has over 20 years lease remaining with four 5 years options through 2039. CVS Pharmacy offers Customers the convenience of pharmacy and ample parking. The lease calls for 5 five years option with 5% rental increase. This CVS Pharmacy is located on a hard corner near national tenants such as McDonald, Burger King, O'reilly, Kroger, Walgreens, Ups, Hondai, Verizon, Ruby Tuesdays and more...

Property Information			
Property	CVS	Year Built	2014
Property Address	1212 West Main Street Lebanon, TN 37087	Lease Start Date	10/15/2014
Price	\$2,476,800.00	Lease End Date	10/31/2039
Rentable Square Feet	13, 225 SF	Cap Rate	5.00%
Lot size	1 acres	NOI	\$123,840.00
Options	Five (5), (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

Lebanon is a city in and the county seat of Wilson County, Tennessee, United States. Located east of Nashville, TN, off of Interstate 40, the town of Lebanon is in a prime location of business expansion. It is the largest city of Wilson County and it accounts for nearly half of the business and work force in the area. Lebanon is host to the annual Wilson County Fair, which is considered by Busy Bee Trader Magazine to be the best County fair in Tennessee. As it is the home of two upper level educational institutions, the city of Lebanon serves over 4,000 students internationally improving the local work force in the area. A number of high profile investment reside in Wilson County including Dell Computer, Cracker Barrel, Toshiba America Genesco and Bridgestone/Firestone. Wilson County is home to a large concentrations of cedar glades, a unique ecosystem where the soil is too rocky or shallow for trees to grow. Many of these glades are found in Cedars of Lebanon State Park.





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Demographics

	1 Miles	3 Miles	5 Miles
2017 Estimate Population	4,323	26,734	38,530
2022 Projected Population	4,806	29,847	43,030
Avg. Household Income (2017)	\$56,790	\$62,234	\$70,675
Median HH Income (2017)	\$39,374	\$41,321	\$45,610
2017 Estimated Household	1,810	10,423	14,844
2022 Projection Household	2,014	11,655	16,604



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**Robert Gamzeh,
Managing Director
Triple Net Investment Group Inc.
100 North Washington Street
Suite #210
Falls Church, VA 22046
Tel: (202)361-3050
Email: info@nnnig.com**

**In association with:
John Cavin– Director
Southeast Venture LLC
4011 Armory Oaks Dr.
Nashville, TN 37204**

