



INVESTMENT OPPORTUNITY

CVS FOR SALE

**9 MILE RD & KELLY RD
EASTPOINTE, MI**

RETAIL PROPERTY FOR SALE

**ABSOLUTE NET LEASE: 24 YEARS REMAINING
LEASED SQUARE FEET: 13,600**

25-year lease features 5 five-year renewal options with bumps and is guaranteed by CVS Caremark/CVS Health, a Fortune Top 20 company.

**NET OPERATING INCOME: \$344,216.04
PRICE/SF: \$25.45**

CVS/pharmacy®

PROPERTY DESCRIPTION:

- Subject property is 1.28 Acres
- Zoned B-2 within the City of Eastpointe
- Newly constructed in 2014
- Modern non-prototypical, free standing CVS with rear drive-thru



INFORMATION FURNISHED FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY VELMEIR CO, LLC AND IS SUBJECT TO CHANGE IN PRICE, CORRECTIONS, ERRORS AND OMISSIONS, PRIOR SALES OR WITHDRAWALS WITHOUT NOTICE.

NATIONAL DEVELOPMENT COMPANY
CORPORATE OFFICE: 248.539.7997

5757 W. Maple, Ste. 800, West Bloomfield, MI, 48322



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**9 MILE RD & KELLY RD
EASTPOINTE, MI**

**DRIVE-THRU CVS
ON SIGNALIZED, HARD CORNER INTERSECTION**

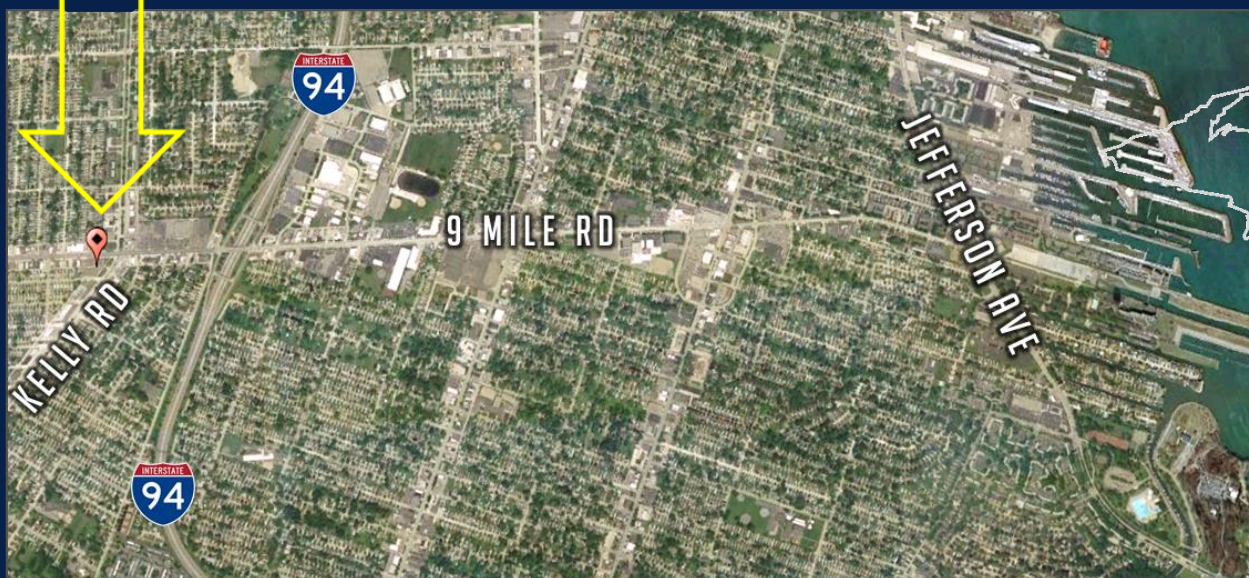


PROPERTY HIGHLIGHTS:

- Excellent visibility on corner of highly trafficked roads
- Located near major highway, I-94
- Less than 2 miles from popular "Nautical Mile, the Jefferson Ave entertainment district"

TRAFFIC COUNTS [2012]:

- 9 Mile Rd: 31,132 VPD
- Kelly Rd: 18,310 VPD
- I-94: 141,617



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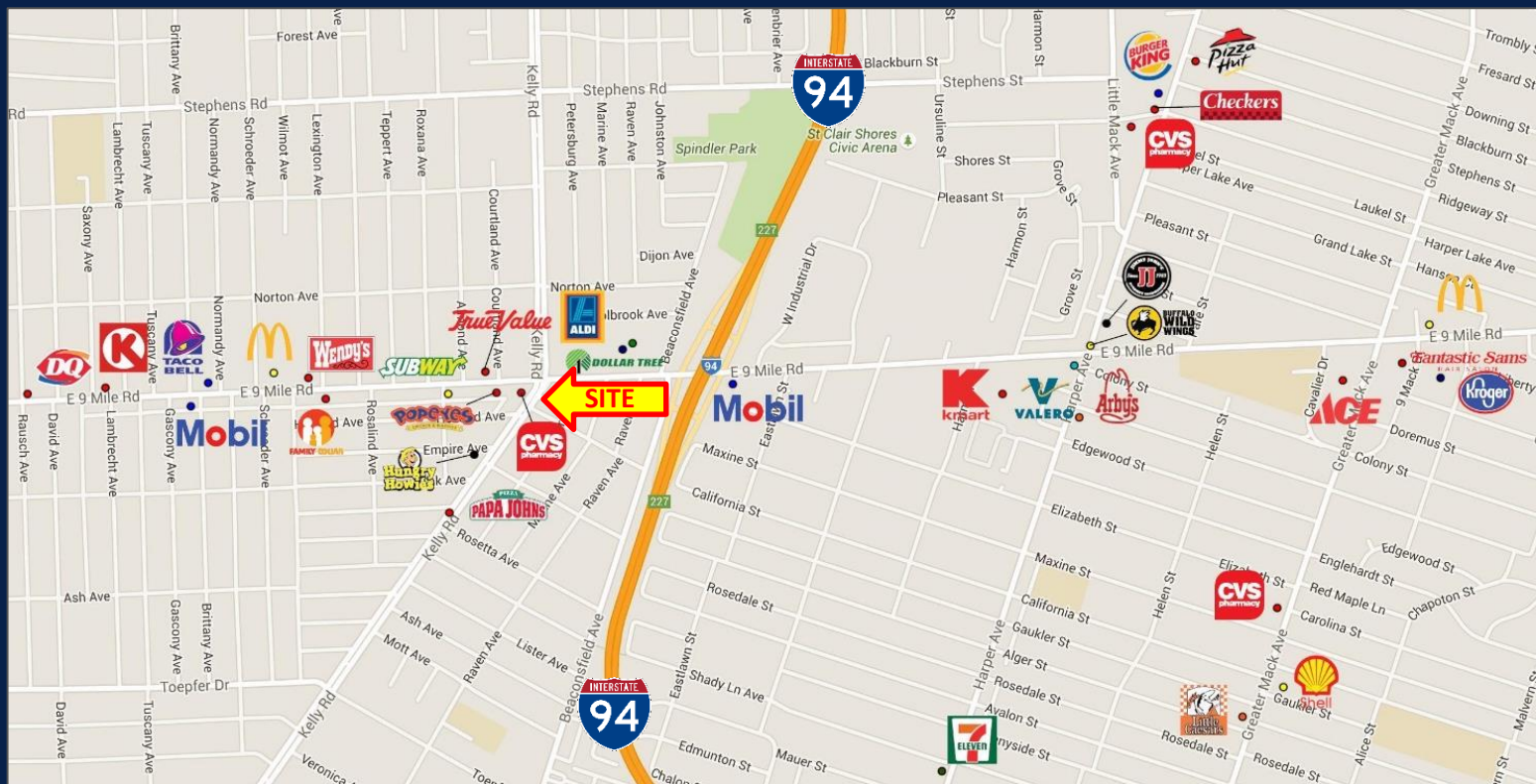
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DEMOGRAPHICS

RADI (2014)	1 MILE	1.5 MILE	2 MILE
POPULATION	19,349	40,438	74,475
HOUSEHOLDS	8,158	17,169	31,773
AVG HH INCOME	\$50,561	\$51,584	\$54,619
EMPLOYEES	5,137	15,841	24,770



MAJOR WEST-EAST CORRIDOR WITH MANY NATIONAL TENANTS



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