

10,500 SF - FOR SALE

GARFIELD, NJ
CVS DRUG STORE
MIDLAND AVE. AT VAN WINKLE AVE.

**Available
Immediately**



CVS DRUG STORE

- 10,500 sf Retail Building on 1 acre of Land
- Corner Location with Traffic Light
- Prime Retail Site
- Population over 290,000 in 3 miles
- Over \$70,000 Average Income

TENANT DETAILS

- CVS is publicly traded on the New York Stock Exchange
- CVS has a net worth of approximately \$7 Billion
- CVS has an S&P rating of A-

FINANCIAL DETAILS

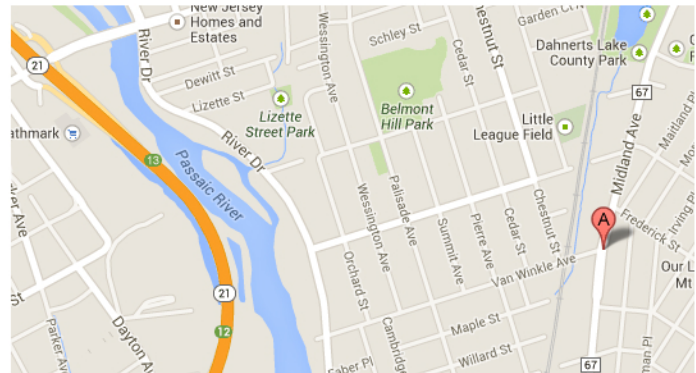
- Purchase Price: \$4,582,000
- Cap Rate: 5.15%

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	45,050	291,451	622,934
Daytime Population	11,646	119,825	310,692
Households	15,687	102,203	219,769
Avg. HH Income	\$55,914	\$70,097	\$76,522

EXCLUSIVE BROKERS

ALAN GOLDSTEIN
201.703.9700 ext. 113
agoldstein@thegoldsteingroup.com



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