



Island Associates Real Estate Inc.

We create value

CVS
26 Davis Street
Watertown, CT



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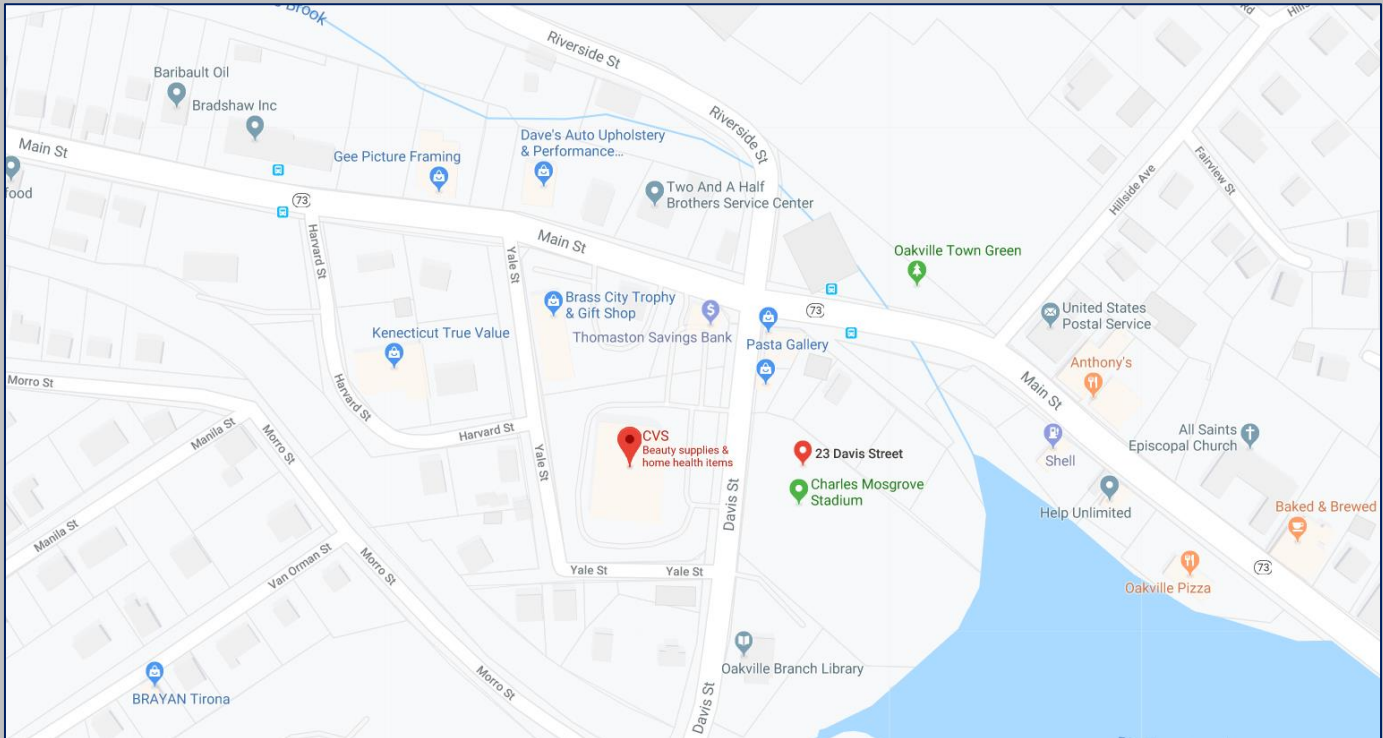
Property Information

CVS Available on 1.70 Acres

Price: \$4,600,000

Cap Rate: 4.65%

NOI: \$214,000

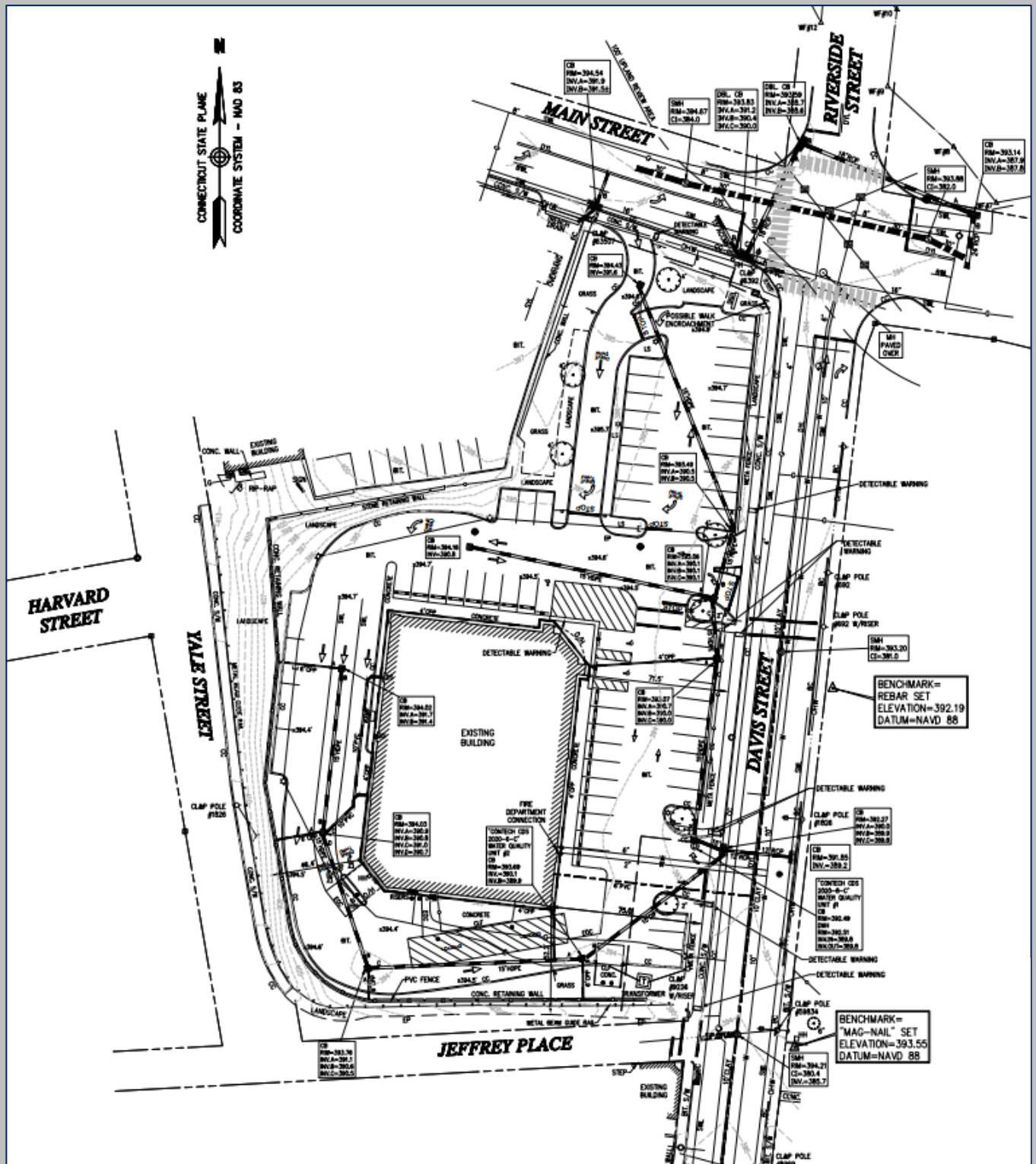


❖ New Absolute Triple Net Lease

- ❖ Five – 5 Year Options with 10% Increases in each option period.
- ❖ 2013 Construction - Relocation store 20+ year operating history in the immediate area.
- ❖ Located on a signalized intersection of Main St and Davis St which have average daily traffic counts of 16,000+ vpd.
- ❖ Guarantee Investment Grade Tenant

All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.

Additional Information



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CONNECTICUT STATE PLANE
COORDINATE SYSTEM - NAD 83

MAIN STREET (CONN. RTE. No. 73)
(FORMERLY KNOWN AS WATER TOWN ROAD)
(PUBLIC - VARIABLE WIDTH - 1931 STATE HIGHWAY LAYOUT)

471 MAIN STREET
TAX MAP 133 BLOCK 214 LOT 1
NOW OR FORMERLY
ROLANDO TROCEN
VOLUME 738 PAGE 184

PROPOSED DEFINED EASEMENT
FOR HIGHWAY PURPOSES
SEE MAP REFERENCE NO. 9

POSSIBLE DEFINED
EASEMENT IN FAVOR OF
THE STATE OF CONNECTICUT
NO RECORD DEED FOUND
MAP REFERENCE #3

SIDEWALK EASEMENT IN FAVOR
OF TOWN OF WATER TOWN
SCHEDULE B II
EXCEPTION #4p
VOLUME 881 PAGE 116
MAP REFERENCE #4

R=18.62'
L=21.33'
Δ=85°38'57"
T=12.01'
C=20.19'
CB=S26°21'43"E

N 83°52'36" W
54.02'

POINT OF BEGINNING

CONCRETE BOUNDARY
w/ DISK F

**TAX MAP 133
BLOCK 214 LOT 5**
**AREA = 74,166± SQUARE FEET
(1.70262± ACRES)**

26 DAVIS STREET
NOW OR FORMERLY
PJV REAL ESTATE MANAGEMENT, LLC
VOLUME 1870 PAGE 175 &
VOLUME 1870 PAGE 178

HARVARD STREET

3/8" REBAR FOUND
S 59°57'35" W 0.20'
FROM PROPERTY CORNER

4" x 4" GRANITE
MONUMENT FOUND (HELD)

YALE STREET
(PUBLIC - 40' WIDE - MAP REFERENCE #1)

6" x 6" GRANITE
MONUMENT FOUND
LEAVING N.E.M.

EXISTING BUILDING
NO. 26 DAVIS STREET

AREA OF EXTERIOR
FOOTPRINT OF BUILDING AT
GROUND LEVEL
=13,000± SQ. FT.

ELECTRIC DISTRIBUTION
EASEMENT IN FAVOR OF
THE CONNECTICUT LIGHT
AND POWER COMPANY
SCHEDULE B II
EXCEPTION #4p
VOLUME 1834 PAGE 265

R=60.00'
L=28.41'
Δ=27°07'46"
T=14.48'
C=28.15'
CB=N77°43'07"W

NOW OR FORMERLY
TOWN OF WATER TOWN
VOLUME 1801 PAGE 342

DAVIS STREET
(PUBLIC - 50' WIDE - STREET BOOK PAGES 98 & 118)

JEFFREY PLACE
(A.K.A. "PASSWAY" - 20' WIDE - NO LAYOUT FOUND)

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Additional Area Information

- Between 2016 and 2017 the population of Watertown, CT grew from 3,351 to 3,608, a 7.67% increase.
- Mean Housing prices of \$316,897.
- Estimated Median Household Income of \$81,299
- 3.5 Miles from the location is the Private Taft Boarding School with over 600 students living across the schools 226 Acre Campus.
- Less then ½ mile away is the Swift Middle School with 660 Enrolled & at St. Mary Magdalen School with enrollment of 200 Students.
- 1.5 Mile south, west is a major thoroughfare on Rt.63 who's area retailers include: Staples, McDonalds, Kmart, Audi, Hyundai, Wells Fargo Bank, BMW, Volvo, Mitsubishi, Stop & Shop, Dunkin' Donuts, Honda, Toyota, Nissan, Lincoln, Ford & Others.
- 1.5 Miles North West is Auto Zone, Rite Aid, Burger King, KIA, TD Bank, Starbucks, Dunkin Donuts, Starbucks, Marshalls, Taco Bell & More!
- 3 Miles from Waterbury Hospital. A 357 Bed Teaching Hospital caring for over 13,000 inpatients yearly & more then 173,000 people in their outpatient medical clinics. They also handle more than 55,000 emergency departments visits per year.