



Island Associates Real Estate Inc.

We create value

CVS

**26 Davis Street
Watertown, CT**



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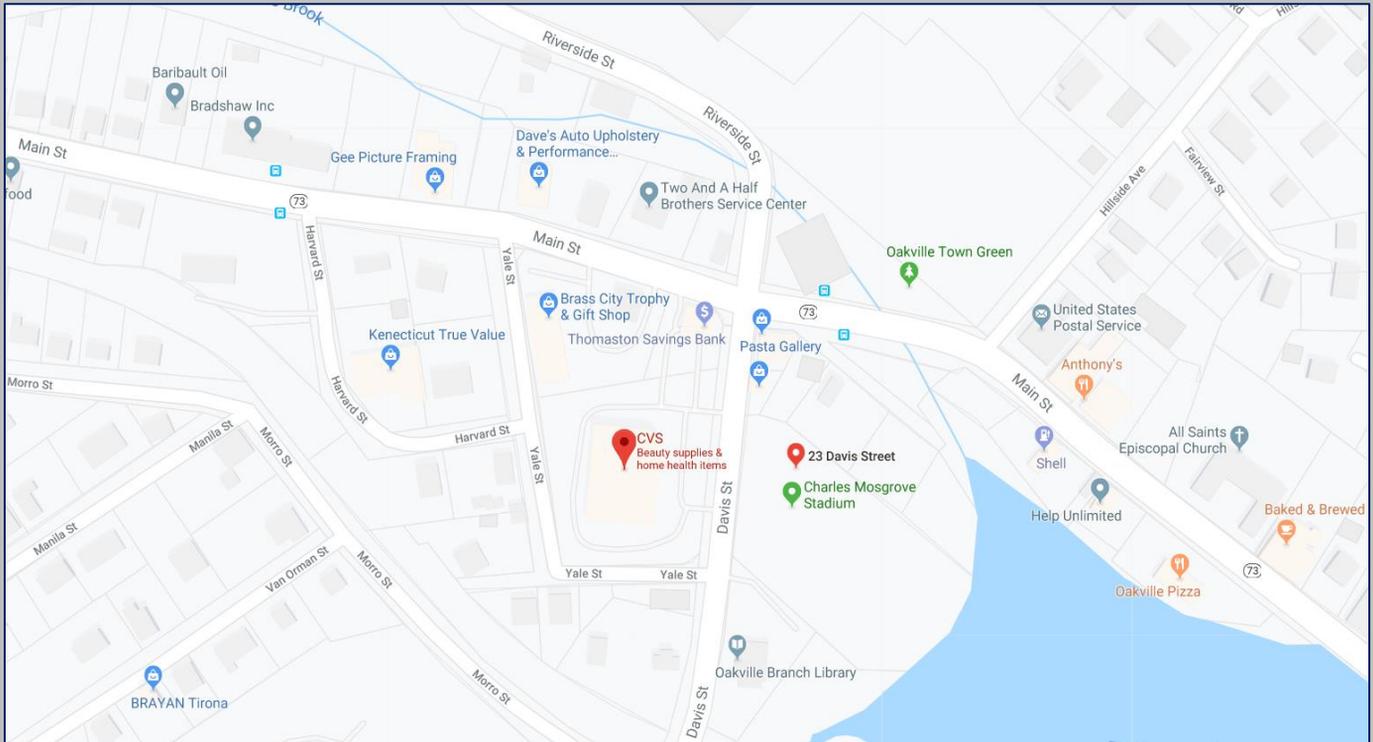
Property Information

CVS Available on 1.70 Acres

Price: \$4,600,000

Cap Rate: 4.65%

NOI: \$214,000



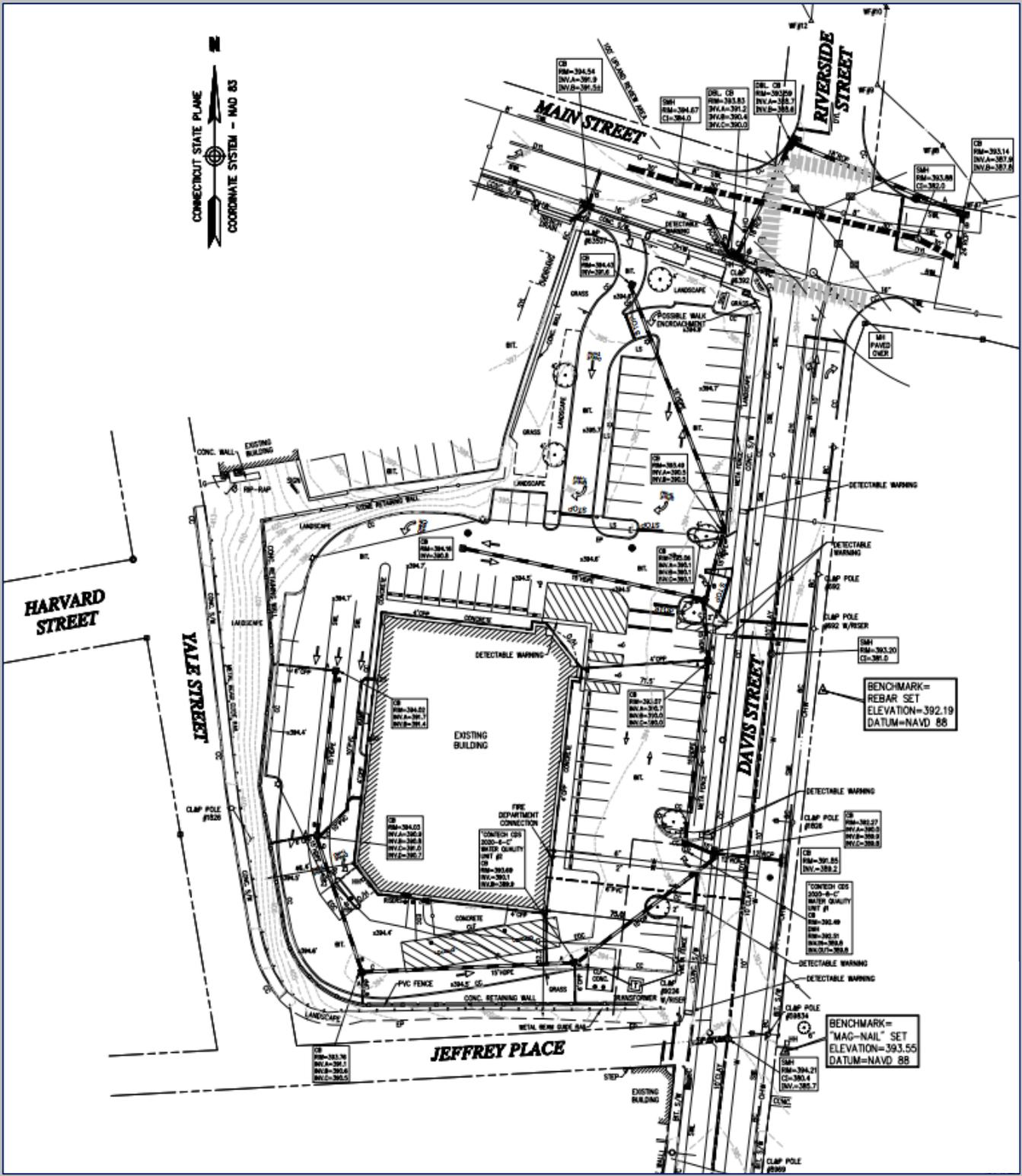
❖ New Absolute Triple Net Lease

- ❖ 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

CONNECTICUT STATE PLANE
 COORDINATE SYSTEM - NAD 83



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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 than 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 than 173,000 people in their outpatient medical clinics. They also handle more than 55,000 emergency departments visits per year.