



WALGREENS WITH ABSOLUTE NET LEASE FOR SALE

1900 S Ohio St.
Martinsville, IN 46151

OFFER SUMMARY

Price	\$3,450,000
Cap Rate	9.42%
Lease Type	Absolute Net
Lease Term Remaining	5 1/2 Years
Price/ SF	\$237.52
NOI	\$325,000

Additional Online information:

Cockerhamcommercial.com
ICREX.com
Loopnet.com
Crexi.com



CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER
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Indiana RE Broker #RB14027897 Indiana Auctioneer License #AU1200060





Property Overview

F. C. Tucker, Cockerham Commercial is Pleased to Exclusively Offer for Sale the 14,525 SF Walgreens Located at 1900 S Ohio Street in Martinsville IN. The Property is being offer at an 8% CAP rate. Property is located directly off HW-169. Also 20 minutes from Indianapolis to the North and Bloomington to the South.

BUILDING INFORMATION

Street Address	1900 S. Ohio St.
City, State, Zip	Martinsville, IN 46151
County	Morgan
Building Size	14,525
Lot Size	2.13 Acres
Year Built	2004

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