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FOR SALE



LOCATION:	24800 Tamiami Trail Bonita Springs, FL
PRICE:	\$3,875,000
CAP RATE:	6.2%
ANNUAL RENT:	\$240,330
LEASE TERM:	20 years
LEASE TYPE:	NN
LANDLORD DUTIES:	Roof/ Structure
RENT COMMENCEMENT:	1996
BUILDING SIZE:	10,908
TENANT:	CVS Pharmacy
TENANT CREDIT :	S&P → A
LOCATION:	High traffic location at signalized intersection off US 41 (Traffic Count 53,000). Across from Publix anchored shopping center.

TENANT PROFILE

At CVS, our number one goal is to provide outstanding service and value to our customers — while meeting their healthcare needs and making their overall shopping experience as easy as possible.

We've been delivering on this promise for more than 40 years. And today — with more than 5,000 stores in 36 states, 13 distribution centers, regional business offices, and our Store Support Center in Woonsocket, R.I. — we are well positioned to continue that growth and introduce our special brand of service to a diverse group of new customers in communities and neighborhoods across the country.

At the core of our company's efforts to satisfy our customers are our Mission, Vision and Values. Together, they shape the culture here at CVS and fuel our drive to make things “CVS easy” for our customers, stores, and colleagues.

OUR MISSION

We will be the easiest pharmacy retailer for customers to use.

OUR VISION

We help people live longer, healthier, happier lives.

OUR VALUES

Respect for individuals
Integrity
Teamwork
Openness to new ideas
Commitment to flawless execution
Passion for extraordinary customer service

We hope that when you visit our stores you will see these core elements of our company in action. And that your experience — from the prescriptions you fill to the products you purchase to the service you receive — helps you live life to the fullest.

ABOUT THE AREA**BONITA SPRINGS, FLORIDA**

Ideally located between Naples and Ft. Myers, the community of Bonita Springs offers the unique and inviting Old Florida lifestyle of a charming small beach town. Beautiful beaches along with the sparkling Gulf of Mexico and the natural beauty of Estero Bay offer sun-lovers and anglers the ultimate paradise.

Relax and enjoy all that Southwest Florida has to offer with a range of delightful neighborhoods and residential communities. Bonita Springs offers the best in Florida living.

**HISTORY**

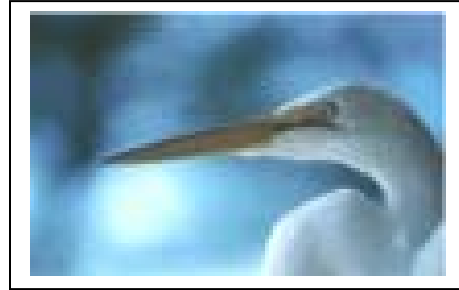
The fierce Calusa Indians originally populated Southwest Florida's beautiful backwater bays and lush lands. The tribe lived nomadically off the lands, always staying close to a river known as Surveyor's Creek, which they believed had the power to heal the sick. The Calusa way of life was changed forever with the arrival of Ponce De Leon during the Spanish exploration, and by the 18th century, the tribe was gone altogether, leaving only their unique painted

pottery and huge shell mounds as reminders of their existence.

The area was all but forgotten as the country fought a civil war and expanded westward, until the 1880's. During that time, Braxton B. Coomer purchased 6,000 acres of land and opened a pineapple, banana, and coconut plantation. With the addition of workers from the north, the largely unpopulated area began to flourish and was transformed into a community called Survey.

BONITA TODAY

Bonita Springs is a city with small beachtown charm and the abundant lifestyle amenities usually found in larger cities.



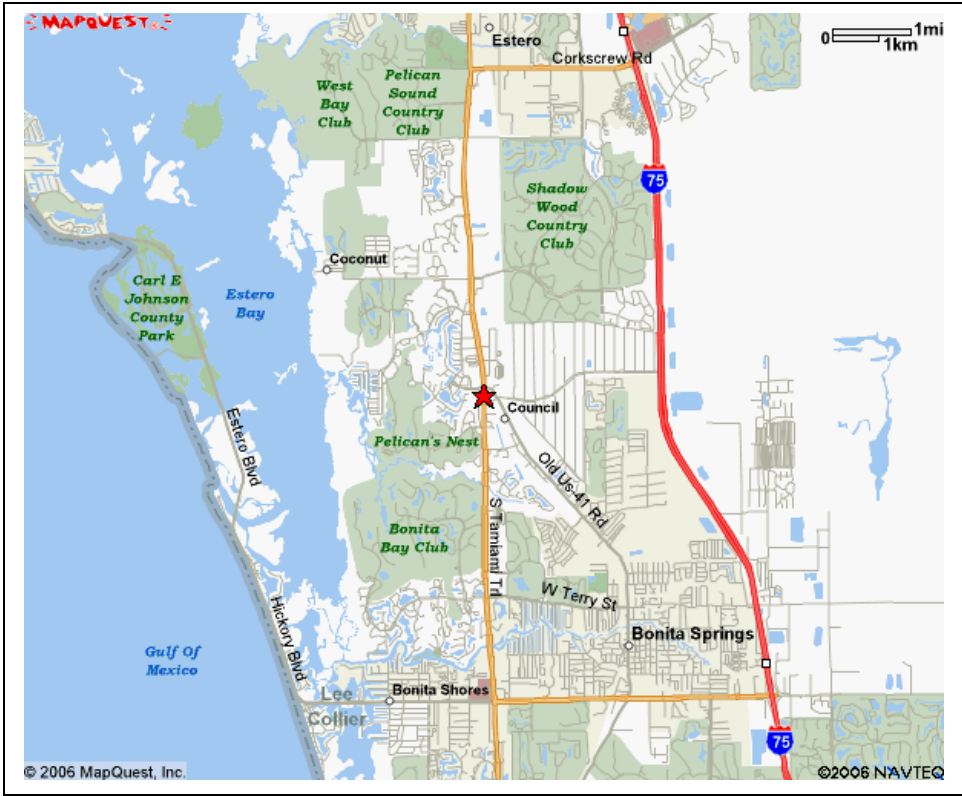
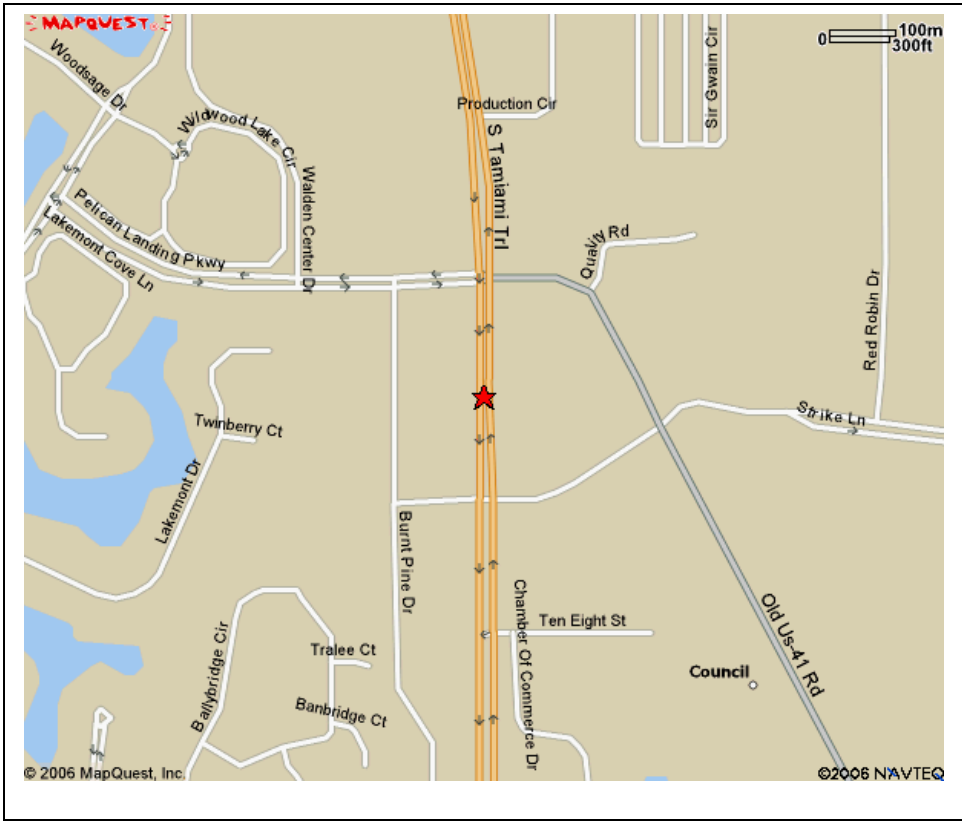
Bonita Springs, known as The Gateway to The Gulf, is home to some of the most beautiful beaches and islands along the Gulf of Mexico. In addition to the beaches, Bonita Springs also has extensive freshwater lakes and streams. Boating, Fishing, Shelling and Sunning and, of course, Golf are just some of the wonderful outdoor activities that Bonita Springs offers.

There are also extensive shopping, dining and entertainment opportunities as well. The Promenade is a fine example of stunning blend of exquisit shops and excellent restaurants in a beautiful setting where you can find something for everyone.

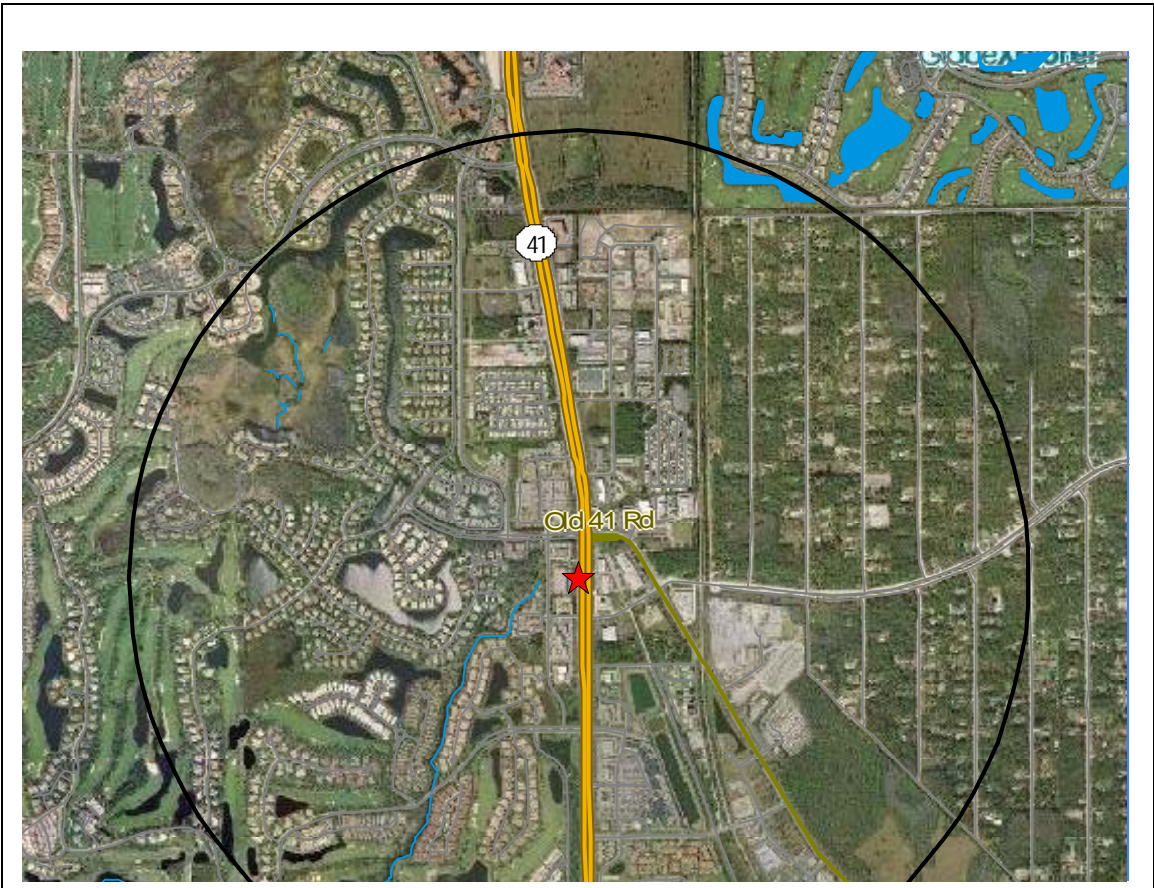
Bonita Springs is also home to a wide variety of entertainment options and art museums/galleries and also includes the Germain Arena with its hometown hockey team, The Florida Everblades. The Germain Arena also hosts a wide variety of entertainment offerings including concerts by well known performers and other events.



MAPS



AERIAL PHOTOGRAPHS



PICTURES



DEMOGRAPHICS

Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
2005 Demographics			
Total Population	3,985	25,087	56,215
Total Households	1,953	11,313	25,591
Female Population	2,021	12,445	27,826
% Female	50.7%	49.6%	49.5%
Male Population	1,964	12,643	28,389
% Male	49.3%	50.4%	50.5%
Population Density (per Sq. Mi.)	1,268.4	887.3	715.8
Age:			
Age 0 - 4	4.0%	4.3%	4.3%
Age 5 - 14	7.5%	7.3%	7.4%
Age 15 - 19	3.8%	4.1%	4.4%
Age 20 - 24	3.2%	4.2%	4.7%
Age 25 - 34	8.2%	8.0%	8.5%
Age 35 - 44	10.5%	9.2%	9.7%
Age 45 - 54	14.3%	13.1%	12.1%
Age 55 - 64	20.6%	21.2%	17.4%
Age 65 - 74	17.5%	17.8%	17.6%
Age 75 - 84	8.7%	8.6%	10.7%
Age 85 +	1.8%	2.1%	3.1%
Median Age	54.2	54.8	54.1
Housing Units			
Total Housing Units	3,220	20,014	42,992
Owner Occupied Housing Units	49.4%	46.9%	47.6%
Renter Occupied Housing Units	11.3%	9.7%	11.9%
Vacant Housing Units	39.4%	43.5%	40.5%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.8%	1.1%	1.1%
Asian or Pacific Islander	0.7%	0.6%	0.7%
Black	1.7%	1.6%	1.6%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	94.4%	90.7%	90.4%
Other	1.7%	5.0%	4.9%
Multi-Race	0.6%	1.0%	1.3%
Hispanic Ethnicity	7.0%	16.6%	17.5%
Not of Hispanic Ethnicity	93.0%	83.4%	82.5%

Marital Status:

Age 15 + Population	3,525	22,172	49,611
Divorced	8.3%	7.5%	8.9%
Never Married	10.6%	11.6%	12.6%
Now Married	71.6%	69.4%	65.5%
Separated	3.1%	4.6%	4.9%
Widowed	6.5%	6.9%	8.2%

Educational Attainment:

Total Population Age 25+	3,249	20,079	44,504
Grade K - 8	3.9%	5.7%	6.0%
Grade 9 - 12	7.2%	8.0%	9.6%
High School Graduate	22.0%	21.7%	26.2%
Associates Degree	8.0%	7.4%	7.3%
Bachelor's Degree	25.8%	25.4%	20.8%
Graduate Degree	14.0%	13.0%	11.6%
Some College, No Degree	19.2%	18.7%	18.5%

Household Income:

Income \$ 0 - \$9,999	1.6%	3.2%	4.0%
Income \$ 10,000 - \$14,999	3.2%	2.7%	3.9%
Income \$ 15,000 - \$24,999	7.8%	10.4%	11.6%

Income \$ 25,000 - \$34,999	12.7%	10.4%	12.1%
Income \$ 35,000 - \$49,999	16.6%	14.1%	17.2%
Income \$ 50,000 - \$74,999	19.0%	16.5%	17.8%
Income \$ 75,000 - \$99,999	12.0%	10.7%	10.6%
Income \$100,000 - \$124,999	7.4%	8.1%	6.6%
Income \$125,000 - \$149,999	5.3%	5.1%	4.2%
Income \$150,000 +	14.5%	18.7%	12.1%
Average Household Income	\$81,628	\$107,379	\$80,068
Median Household Income	\$60,700	\$62,362	\$51,341
Per Capita Income	\$38,372	\$48,543	\$36,672

Vehicles Available:

0 Vehicles Available	4.5%	4.7%	5.0%
1 Vehicle Available	42.6%	41.8%	44.4%
2+ Vehicles Available	52.9%	53.5%	50.6%
Average Vehicles Per Household	1.70	1.70	1.70
Total Vehicles Available	3,310	19,455	42,553

Business and Employment:

Number of Employees	1,297	10,570	24,777
Number of Establishments	134	1,249	3,055

	1 Miles:	3 Miles:	5 Miles:
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2010 Demographics

Total Population	4,968	30,980	66,780
Total Households	2,400	13,834	30,155
Female Population	2,507	15,330	32,938

% Female	50.5%	49.5%	49.3%
Male Population	2,461	15,650	33,842
% Male	49.5%	50.5%	50.7%

Age:

Age 0 - 4	4.2%	4.4%	4.5%
Age 5 - 14	7.7%	7.5%	7.6%
Age 15 - 19	4.1%	4.3%	4.5%
Age 20 - 24	3.6%	4.5%	5.0%
Age 25 - 34	8.3%	8.1%	8.6%
Age 35 - 44	9.8%	8.6%	9.0%
Age 45 - 54	14.7%	13.6%	12.6%
Age 55 - 64	19.9%	20.7%	17.1%
Age 65 - 74	16.5%	17.0%	16.7%
Age 75 - 84	8.9%	8.7%	10.8%
Age 85 +	2.1%	2.4%	3.5%
Median Age	53.6	54.3	53.7

Housing Units Trend

Total Housing Units	4,059	25,348	52,451
Owner Occupied Housing Units	46.7%	44.2%	45.0%
Renter Occupied Housing Units	12.4%	10.4%	12.5%
Vacant Housing Units	40.9%	45.4%	42.5%

Race and Ethnicity

American Indian, Eskimo, Aleut	1.3%	1.6%	1.7%
Asian	0.9%	0.8%	0.8%
Black	1.9%	1.6%	1.7%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	93.4%	89.1%	88.8%
Other	1.8%	5.8%	5.7%
Multi-Race	0.7%	1.1%	1.3%
Hispanic Ethnicity	10.3%	18.8%	20.0%
Not of Hispanic Ethnicity	89.7%	81.2%	80.0%

Marital Status:

Age 15 + Population	4,373	27,287	58,702
Divorced	9.3%	8.3%	9.6%
Never Married	11.5%	12.2%	13.0%
Now Married	68.5%	66.8%	63.4%
Separated	4.0%	5.5%	5.8%
Widowed	6.7%	7.0%	8.1%

Educational Attainment:

Total Population Age 25+	4,029	24,775	52,719
Grade K - 9	3.6%	5.1%	5.4%
Grade 9 - 12	6.6%	7.3%	8.7%
High School Graduate	22.0%	21.7%	26.2%
Associates Degree	8.4%	8.0%	7.9%
Bachelor's Degree	27.6%	27.4%	22.7%
Graduate Degree	14.8%	13.8%	12.5%
Some College, No Degree	17.0%	16.7%	16.5%

Household Income:

Income \$ 0 - \$9,999	1.5%	3.0%	3.8%
Income \$ 10,000 - \$14,999	2.7%	2.4%	3.4%
Income \$ 15,000 - \$24,999	6.3%	8.9%	9.9%
Income \$ 25,000 - \$34,999	12.3%	10.5%	12.1%
Income \$ 35,000 - \$49,999	13.8%	11.6%	14.3%
Income \$ 50,000 - \$74,999	17.2%	16.0%	17.8%
Income \$ 75,000 - \$99,999	14.2%	10.0%	10.3%
Income \$100,000 - \$124,999	7.5%	8.7%	7.9%
Income \$125,000 - \$149,999	6.0%	6.4%	5.0%
Income \$150,000 +	18.5%	22.5%	15.5%
Average Household Income	\$91,547	\$116,679	\$88,706

Median Household Income	\$68,209	\$70,539	\$57,083
Per Capita Income	\$42,444	\$52,234	\$40,252

Vehicles Available

0 Vehicles Available	5.8%	5.7%	5.7%
1 Vehicle Available	40.0%	39.4%	41.5%
2+ Vehicles Available	54.2%	54.9%	52.8%
Average Vehicles Per Household	2.10	2.20	2.00
Total Vehicles Available	4,174	24,514	52,017

	1 Miles:	3 Miles:	5 Miles:
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Population Trend

1990	950	7,122	22,823
2000	3,035	17,697	44,145
Change 1990 to 2000	219.5%	148.5%	93.4%
2005	3,985	25,087	56,215
2010	4,968	30,980	66,780
Change 2005 to 2010	24.7%	23.5%	18.8%

Household Trend

1990	461	3,134	10,025
2000	1,513	7,932	20,121
Change 1990 to 2000	228.1%	153.1%	100.7%
2005	1,953	11,313	25,591
2010	2,400	13,834	30,155
Change 2005 to 2010	22.9%	22.3%	17.8%

Average Household Size Trend

1990	1.99	2.24	2.24
2000	2.00	2.23	2.17
2005	2.04	2.22	2.18
2010	2.07	2.24	2.20

Median Age Trend

1990	56	50	52
2000	56	56	56
Change 1990 to 2000	0.5%	10.9%	7.0%
2005	54	55	54
2010	54	54	54
Change 2005 to 2010	-1.2%	-0.9%	-0.8%

Housing Units Trend

Total Housing Units

Change 1990 to 2000	194.0%	143.2%	74.0%
Change 2005 to 2010	26.1%	26.7%	22.0%

Owner Occupied Housing Units

Change 1990 to 2000	282.9%	181.0%	112.2%
Change 2005 to 2010	19.3%	19.4%	15.3%

Renter Occupied Housing Units

Change 1990 to 2000	81.6%	63.8%	61.6%
Change 2005 to 2010	38.5%	36.3%	28.0%

Vacant Housing Units

Change 1990 to 2000	150.7%	128.8%	41.0%
Change 2005 to 2010	30.9%	32.3%	28.1%

Race and Ethnicity Trend

American Indian, Eskimo, Aleut

Change 1990 to 2000	186.0%	294.6%	159.5%
Change 2005 to 2010	92.1%	83.4%	79.3%

Asian or Pacific Islander

Change 1990 to 2000	1,497.1%	159.8%	181.2%
Change 2005 to 2010	59.7%	53.6%	46.9%

Black

Change 1990 to 2000	670.0%	179.5%	320.9%
Change 2005 to 2010	36.9%	27.0%	23.8%

White

Change 1990 to 2000	213.1%	133.2%	81.4%
Change 2005 to 2010	23.4%	21.3%	16.7%

Other

Change 1990 to 2000	846.7%	804.2%	552.2%
Change 2005 to 2010	32.1%	44.4%	36.8%

Hispanic Ethnicity

Change 1990 to 2000	383.6%	506.7%	337.9%
Change 2005 to 2010	83.6%	39.8%	35.4%

Not of Hispanic Ethnicity

Change 1990 to 2000	215.8%	126.0%	77.1%
Change 2005 to 2010	20.2%	20.2%	15.3%

Current year data is for the year **2005**, 5 year projected data is for the year **2010**. More [About Our Data](#).
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