

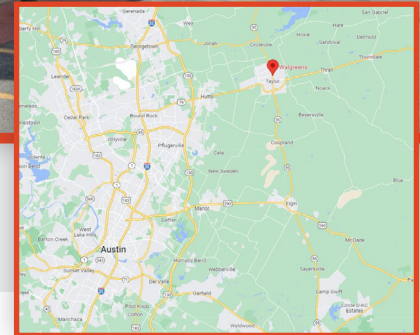
FOR SALE

\$3,489,655 / 7.25% Cap Rate



1610 N. MAIN STREET, TAYLOR, TX 76574

Walgreens - Retail



PROPERTY HIGHLIGHTS

- Zero Landlord Obligations
- Corporate Guarantee - NASDAQ:WBA
- S&P Rated BBB Investment Grade Credit
- Income Tax-Free State
- Hard Corner Location
- Located on a Major Commercial Thoroughfare
- Less than 45 minutes from Austin, Texas

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,324	16,995	18,351
Households	2,516	6,357	6,917
Med. HH Income	\$53,117	\$60,400	\$61,243

For More Information:



Kim Manson
407-718-0541
kim@v3capital.com



Jeff Tanner
407-399-5544
jeff@v3capital.com



CONFIDENTIAL LISTING

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PROPERTY ADDRESS

1610 N Main Street
Taylor, TX 76574

Parcel ID	R444314
Property Type	Retail Building
Year Built	2005

PROPERTY SIZE

Building Gross SF	14,980
Net Rentable Area	14,820
Lot Size (Sq.Ft.)	87,251
Lot Size (Acres)	2.00
Building FAR	0.17

BUILDING INFO

Parking	68 Surface Spaces
Parking Ratio	4.54 Per 1,000
Building Material	Concrete/Block-Stucco
Number of Buildings	1
Number of Stories	1

ZONING

Within Taylor City Limits
B-1 Local Business District

DEBT

Offered Free and Clear



www.v3commercialadvisors.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
Apopka, FL 32703
407-848-1663
V3Capital.com



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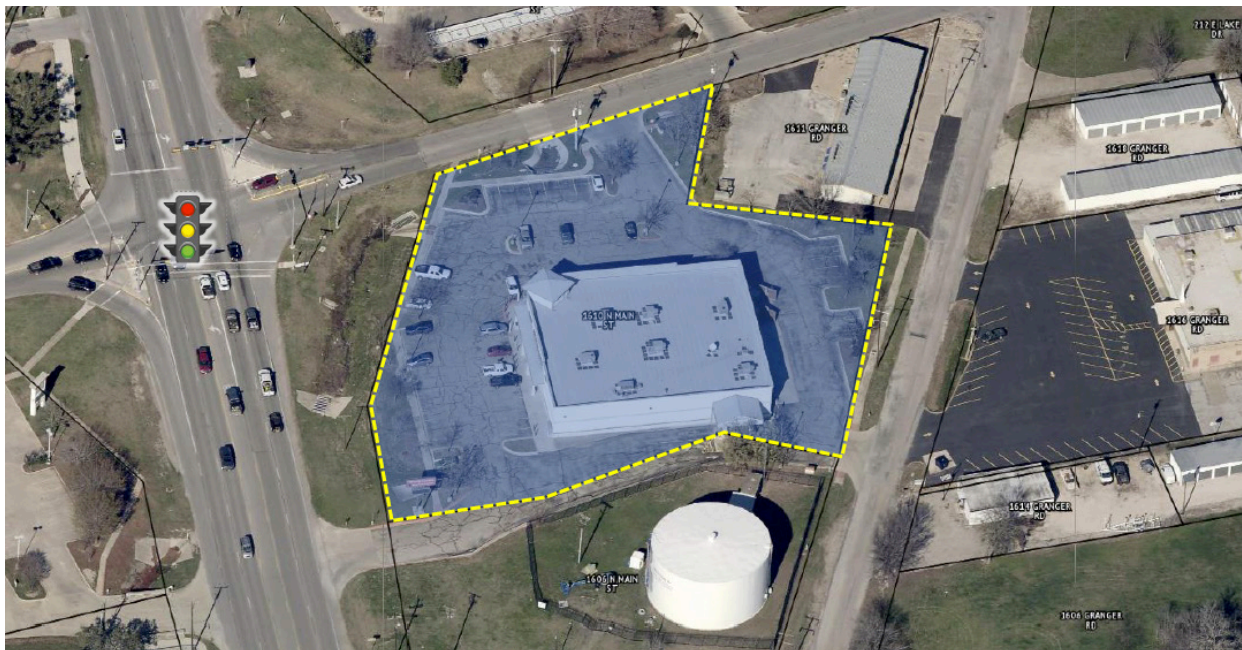
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