



111 WESTGATE RD | LAFAYETTE, LA 70506

OFFERING MEMORANDUM



SCOUT

REAL ESTATE CO.

BROKERAGE | MANAGEMENT | CONSTRUCTION

CVS

111 WESTGATE RD.
LAFAYETTE, LA 70506

EXCLUSIVELY LISTED BY:



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INVESTMENT HIGHLIGHTS

This is a rare and exceptional opportunity to invest in a corporate-guaranteed triple-net (NNN) lease property, offering the security and stability of a premium national tenant.

Located at 111 Westgate Rd, Lafayette LA 70506, this property is strategically placed in a prime commercial area, adjacent to the highly anticipated West Village Traditional Neighborhood Development (TND).

Situated in the thriving West Lafayette Parish Commercial Corridor, this investment benefits from strong economic growth, increased consumer traffic, and long-term value appreciation.

With its superior location and robust tenant profile, this property represents a compelling addition to any real estate investment portfolio.



INVESTMENT HIGHLIGHTS



Heavy traffic count

+/- 15,000 cars per day



Absolute NNN Lease

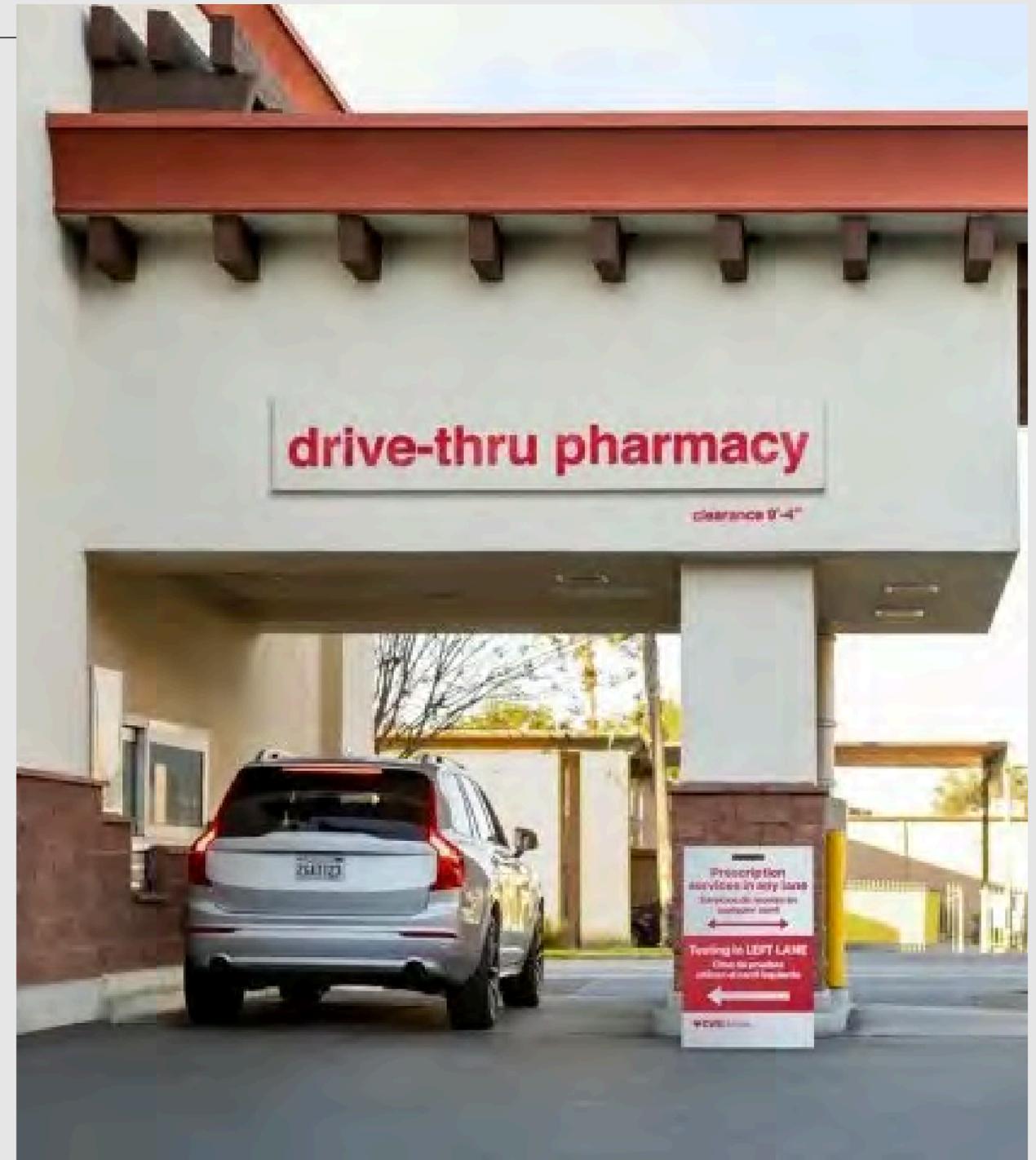


Surrounded by national retailers

Walgreens, O'Reilly's, Autozone,
First Horizon and more



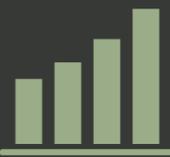
Large 1.9 acre lot with drive-thru pharmacy



FINANCIAL OVERVIEW



\$3,900,000
LIST PRICE



7.07%
CAP RATE



ABSOLUTE NNN
LEASE TYPE



\$275,771.26
NOI

SELLER WILL ESCROW FUNDS TO BUYER AT CLOSING EQUIVALENT TO RENT HOLIDAY.

INVESTMENT SUMMARY

Address	111 Westgate Rd.
County	Lafayette
Lot (AC)	1.955
Year Built	2006
Building Size	15,341 SF

TENANT SUMMARY

Tenant	CVS
Store Number	5554
Lease Guarantor	CVS Corporation
Lease Type	Absolute NNN
Original Lease Term	26 years
Lease Commencement Date	12/22/2005
Lease Expiration Date	1/31/2031
Term Remaining	+/-6 years
Rent Holiday	Feb 2028 - Jan 2031

Seller will escrow funds to buyer at closing equivalent to rent holiday.

AERIAL OVERVIEW



TENANT OVERVIEW



HEADQUARTERS

WOONSOCKET, RI

WEBSITE

CVS.COM

OWNERSHIP

PUBLIC

LOCATIONS

9,000

CVS Pharmacy is a retail pharmacy chain that operates primarily in the United States. The company was founded in 1963 in Lowell, Massachusetts and has since grown to become one of the largest drugstore chains in the country, with over 9,000 stores in all 50 states.

In addition to traditional pharmacy services, CVS Pharmacy also sells a wide variety of health and wellness products, including over-the-counter medications, vitamins and supplements, personal care items, and beauty products. Many CVS Pharmacy locations also have in-store MinuteClinics staffed by nurse practitioners or physician assistants, offering services such as flu shots, physical exams, and treatment for minor illnesses. CVS Pharmacy is part of CVS Health, a healthcare company that also operates a pharmacy benefits management business and a variety of other healthcare-related businesses. The company is headquartered in Woonsocket, Rhode Island.

AREA OVERVIEW

SCOTT, LA

Scott, Louisiana, is a charming city located just west of Lafayette in the heart of Cajun Country. Known as the "Boudin Capital of the World," Scott proudly showcases its rich cultural heritage, delicious local cuisine, and vibrant community spirit. This growing city balances small-town charm with modern amenities, offering residents and visitors a warm, welcoming atmosphere. Scott features a variety of local shops, historic sites, and family-friendly events, making it a unique and delightful place to live or explore. Its convenient location along Interstate 10 also makes it a hub for travelers seeking authentic Louisiana experiences.



DEMOGRAPHICS

104,502

Population



44,520

Households

36.8

Median Age

\$42,736

Median Disposable Income



\$50,960

Median Household
Income



\$32,693

Per Capita
Income



\$79,910

Median Net
Worth