



20 & 24 PERSHING DRIVE
ANSONIA, CT 06401



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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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PRIME INVESTMENT OPPORTUNITY:

Fully Leased Retail Shopping Center

for Sale at \$8,500,000

Angel Commercial, LLC, as the exclusive broker, is pleased to present a rare investment opportunity—a fully leased retail shopping center at 20 & 24 Pershing Drive in Ansonia, CT, available for purchase at \$8,500,000. This highly visible, income-generating property spans 21,842 RSF and boasts a 2024 NOI of \$665,892, delivering an attractive 7.83% cap rate. With a strong tenant mix and long-term NNN leases, this property ensures stable cash flow and future growth potential, making it an excellent opportunity for investors seeking a low-risk, high-reward asset.

The shopping center is anchored by nationally recognized tenants, including CVS Pharmacy and Burger King, both of which have maintained longstanding tenancy for decades, providing stability and consistent rental income. CVS occupies 66% of the leasable space, having been a tenant for 40 years, while Burger King, which occupies 14%, has been in place for 34 years. Additional tenants include Tommy's Tanning, occupying 13% of the property for 18 years, and Charged Ansonia, a tenant for 4 years leases 7% of the space with scheduled rent increases. The structured additional rents and pro-rata share allocations further enhance the investment's financial security, ensuring steady income streams and long-term value appreciation.

Strategically located on 2.05 acres, the shopping center consists of two free-standing buildings totaling 23,046 SF, positioned at a high-traffic, four-way signalized intersection. The property features 460 linear feet of frontage along Pershing Drive, with three curb cuts, and an additional 195 linear feet of frontage along Division Street with another curb cut, maximizing accessibility and exposure. The 20 Pershing Drive building, a 4,198 SF freestanding structure built in 1977 and renovated in 2015, is leased to Burger King under a long-term NNN agreement with scheduled rent increases and a percentage of gross sales. The 24 Pershing Drive building, an 18,851 SF structure built in 1962 with a new roof installed in 2018, is anchored by a 24-hour CVS occupying 14,373 RSF under a long-term NNN lease with built-in rent escalations and a percentage of gross sales upon meeting revenue thresholds. Additional tenants at this location include Tommy's Tanning, leasing 2,819 RSF under an NNN lease, and Charged Ansonia, leasing 1,500 SF with scheduled rent increases.

The property is located in a Commercial (C) Zone, which permits a diverse range of uses, including retail, offices, restaurants, banks, and personal services, increasing its long-term investment flexibility. It is situated in the heart of the Pershing Drive retail corridor, a well-established commercial hub known for its strong mix of businesses and consumer traffic. The shopping center also benefits from convenient access to Route 8, ensuring steady foot traffic and direct connectivity to surrounding cities such as Derby, Shelton, and Waterbury.

This turnkey investment opportunity presents a chance to acquire a fully leased retail center in a high-demand market with strong, creditworthy tenants, built-in rental escalations, and a stable NOI. With a cap rate of 7.83%, this asset offers immediate returns with long-term income growth potential. Don't miss this exceptional investment opportunity—contact Angel Commercial, LLC today for more details or to schedule a tour.

FINANCIAL INFORMATION

Sale Price:	\$8,500,000
2024	#20: \$18,636
Real Estate Taxes:	#24: \$97,056
	Total: \$115,692
NOI:	\$665,892 (2024)
Cap Rate:	7.83%

THE SITE

# of Buildings:	Two
Total SF:	23,046 SF (#20: 4,198 SF & #24: 18,851 SF)
Total RSF:	21,842 SF (#20: 3,150 RSF & #24: 18,692 RSF)
Occupancy:	100%
Building Type:	Shopping Center
Land:	2.05 Acres
Zoning:	Commercial (C)
Year Built:	1962 & 1977 (Renovated 2015)
Construction:	Brick, Masonry
Stories:	Single
Tenancy:	Four

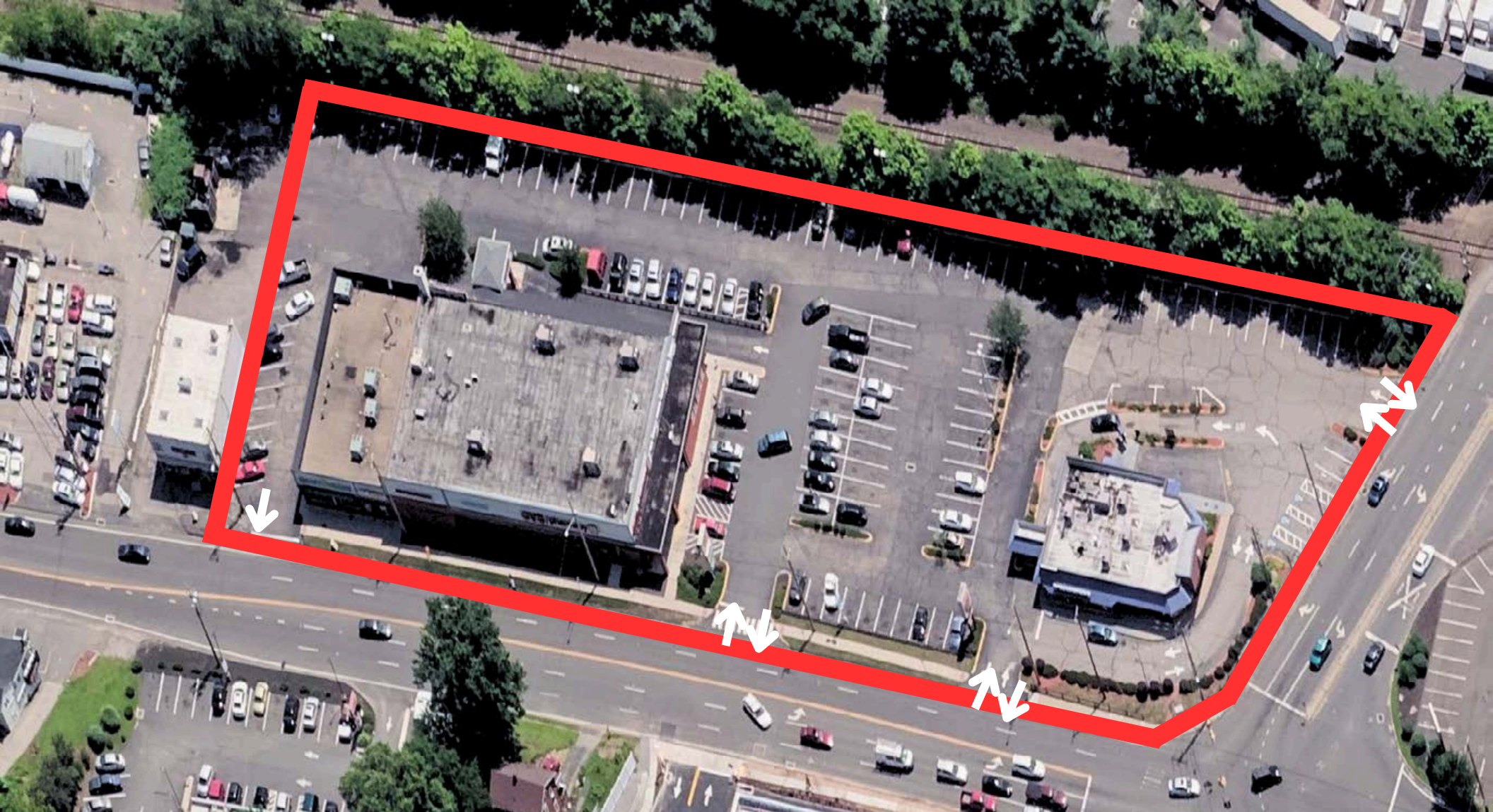
FEATURES

Traffic Count:	13,200 Average Daily Volume
Parking:	140 Surface Spaces
Amenities:	Two Lighted Pylon Signs, Two Drive-Thru, Wet Sprinkler Systems, Handicap Accessible

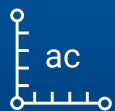
UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

DEMOGRAPHICS	3 MILES	5 MILES
Population:	84.4k	151k
Median HH Income:	\$93.7k	\$107k



PRIME FULLY-LEASED RETAIL SHOPPING CENTER



23,046 SF
on 2.05
Acres



Great Visibility
at a Signalized
Intersection



Abundant
Parking with
140 Spaces



High Traffic Area
with 13,200 Average
Daily Volume



POPULAR DESTINATION WITH GREAT MIX OF RETAILERS



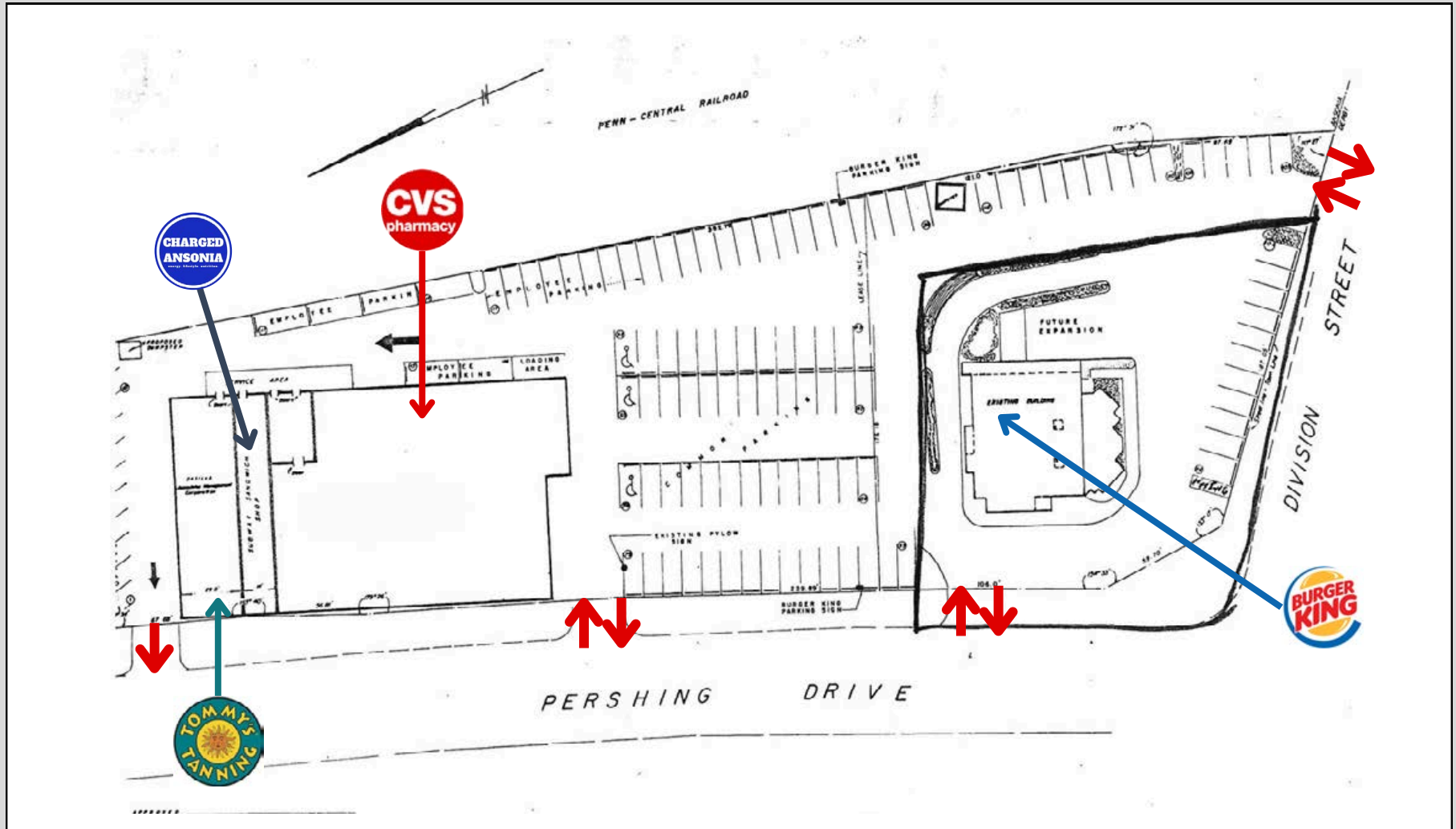
Near restaurants, retail stores, banks, fitness gyms, and hospital.



Steps from Bus Stop, Minutes from Route 8 (Exit 16), 2.6 miles from Derby/Shelton Train Station.

SITE PLAN

2.05 Acres



TENANT OVERVIEW

The property at 20 & 24 Pershing Drive in Ansonia, CT, is anchored by two nationally recognized tenants, CVS Pharmacy and Burger King, which have maintained their presence for 40 and 34 years, respectively. Additionally, local businesses Tommy's Tanning and Charged Ansonia have been tenants for 18 and 4 years, respectively. This investment opportunity offers long-term stability, with substantial lease terms remaining and renewal options available. The property's structured additional rents and pro rata share allocations provide a reliable income stream with strong potential for future growth.

CVS PHARMACY

Guarantor:	CVS Caremark Corporation
Length of Tenancy:	40 Years (May 1984)
Leased SF:	14,373 SF
Pro Rata Share:	66%
Lease Type:	NNN

BURGER KING

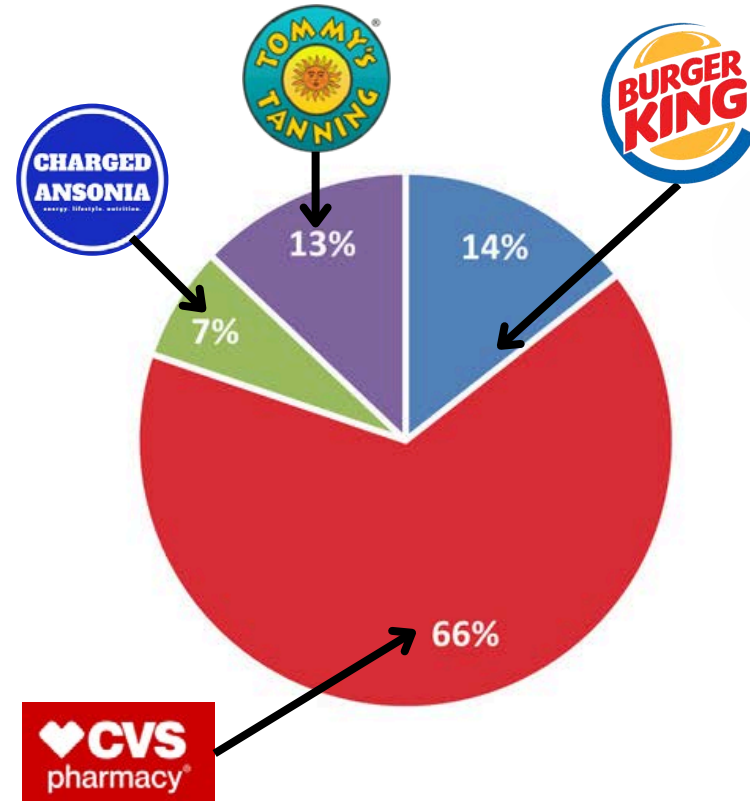
Guarantor:	Burger King Company LLC
Length of Tenancy:	34 Years (June 1995)
Leased SF:	3,750 SF
Pro Rata Share:	14%
Lease Type:	NNN

TOMMY'S TANNING

Length of Tenancy:	4 Years (April 2019)
Leased SF:	2,819 SF
Pro Rata Share:	13%
Lease Type:	NNN

CHARGED ANSONIA

Length of Tenancy:	4 Years (December 2020)
Leased SF:	1,500 SF
Pro Rata Share:	7%
Lease Type:	NNN





TENANT SPOTLIGHT: CVS

40 YEAR TENANT

COMPANY OVERVIEW

CVS Health Corporation is a leading healthcare company, seamlessly combining retail pharmacy, pharmacy benefit management (PBM), and health insurance services under one roof. Its operations are pivotal in providing accessible healthcare solutions across the United States, with a focus on innovation and integrated care delivery.

RECENT GROWTH INITIATIVES

Strategic Acquisitions:

- CVS acquired Signify Health in 2023 for \$8 billion to strengthen its home healthcare capabilities and expand its presence in value-based care.
- The 2018 acquisition of Aetna, a leading health insurance provider, positioned CVS as a vertically integrated healthcare leader, combining insurance, PBM, and retail pharmacy services.

Healthcare Innovation:

- CVS has shifted focus to become a healthcare destination, adding health hubs and expanding MinuteClinic services to offer chronic disease management, telehealth, and diagnostic services.
- Investments in digital health, such as the CVS mobile app, enable customers to refill prescriptions, schedule appointments, and manage health plans efficiently.

Expansion of Specialty Pharmacy Services:

- Specialty pharmacy is a high-growth area for CVS, catering to patients with complex and chronic conditions like cancer and autoimmune diseases.

Sustainability Commitment:

- CVS has pledged to become carbon neutral by 2030 and is integrating sustainability into its business by reducing plastic waste and expanding renewable energy use.

FORTUNE 500 RANKING:

#6

NUMBER OF LOCATIONS

9,900

TOTAL ASSETS:

\$230.4B

2023 REVENUE

\$322.5B

S&P CREDIT RATING

BBB+

NYSE STOCK TICKER

CVS



TENANT SPOTLIGHT: BURGER KING

34 YEAR TENANT

COMPANY OVERVIEW

Burger King, founded in 1954, is a globally recognized quick-service restaurant (QSR) chain known for its signature flame-grilled burgers, including the iconic Whopper. It operates through a franchise model, with locations in over 100 countries, and is part of Restaurant Brands International (RBI), a multinational QSR holding company.

RECENT GROWTH INITIATIVES

Global Expansion:

Burger King continues to expand aggressively in international markets, focusing on regions such as Latin America, Asia, and the Middle East, with a goal of adding 1,000+ new stores annually.

“Reclaim the Flame” Initiative:

In 2022, Burger King launched a \$400 million investment plan to modernize its stores, improve franchisee support, and ramp up marketing. The initiative aims to revitalize the brand and enhance customer experience.

Technology and Delivery Growth:

Significant investments in digital platforms, including mobile ordering, loyalty programs (Royal Perks), and delivery partnerships with Uber Eats and DoorDash, have driven convenience and customer engagement. Digital sales accounted for approximately \$2 billion globally in 2023.

Sustainability Efforts:

Burger King aims to reduce greenhouse gas emissions by 50% by 2030. Initiatives include transitioning to more sustainable packaging and offering plant-based menu items, such as the Impossible Whopper, to appeal to environmentally conscious consumers.

Menu Innovation:

Continued focus on introducing new menu items, such as chicken sandwiches, international flavors, and limited-time offers, to attract diverse customer segments.

WEBSITE

bk.com

NUMBER OF LOCATIONS

19,000

TOTAL ASSETS:

\$23.2B

2023 REVENUE

\$322.5B

S&P CREDIT RATING

BB+

NYSE STOCK TICKER

QSR



TENANT SPOTLIGHT: TOMMY'S TANNING

18 YEAR TENANT

COMPANY OVERVIEW

Tommy's Tanning, a privately held company, is a well-established tanning salon chain in Connecticut, operating since the 1980s.

SERVICES

They offer a variety of services, including four levels of UV tanning, sunless spray tanning, and wellness services such as red light therapy and infrared sauna sessions. The company provides flexible membership options, packages, and single sessions, with no commitments or hidden fees.

HOURS

All locations are open Monday through Friday from 8:00 AM to 9:00 PM, Saturday from 8:00 AM to 7:00 PM, and Sunday from 8:00 AM to 5:00 PM, with no appointments necessary.

LOCATIONS

Tommy's Tanning has eleven locations across Connecticut, including Ansonia, Branford, Guilford, Hamden, North Haven, Oxford, Rocky Hill, Southington, Vernon, Wallingford, and West Haven,

WEBSITE

tommystanning.com

NUMBER OF LOCATIONS

11

GOOGLE RATING

4.6 ★★★★★

OF GOOGLE REVIEWS

62



TENANT SPOTLIGHT: CHARGED ANSONIA

4 YEAR TENANT

COMPANY OVERVIEW

Charged Ansonia, a privately held company, is a health-focused beverage bar specializing in nutritious shakes and teas. The establishment also offers protein oatmeal bowls for a hearty and healthy breakfast option. They have been serving the Ansonia area since at least 2019.

SERVICES

Charged Ansonia engages with the local community by hosting events and supporting local organizations, such as providing donation boxes for dog rescue initiatives.

HOURS

Charged Ansonia is open 7 am - 5 pm Monday - Friday and 9am - 5pm on Saturday.

LOCATIONS

Charged Ansonia has only one location.

WEBSITE

facebook.com/chargedansonias/

NUMBER OF LOCATIONS

1

GOOGLE RATING

4.7 ★★★★★

OF GOOGLE REVIEWS

58

GREAT VISIBILITY



460 LINEAR FEET OF FRONTAGE



24 PERSHING DRIVE



DRIVE-THRU PHARMACY



LIGHTED POLYSIGNAGE

RETAIL COUNTER

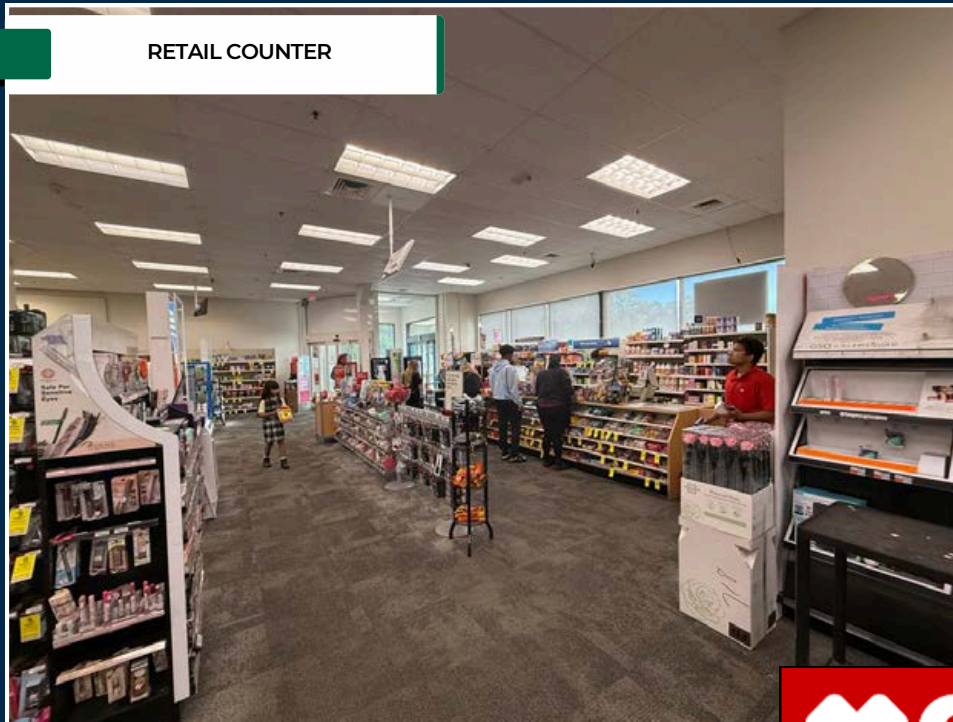
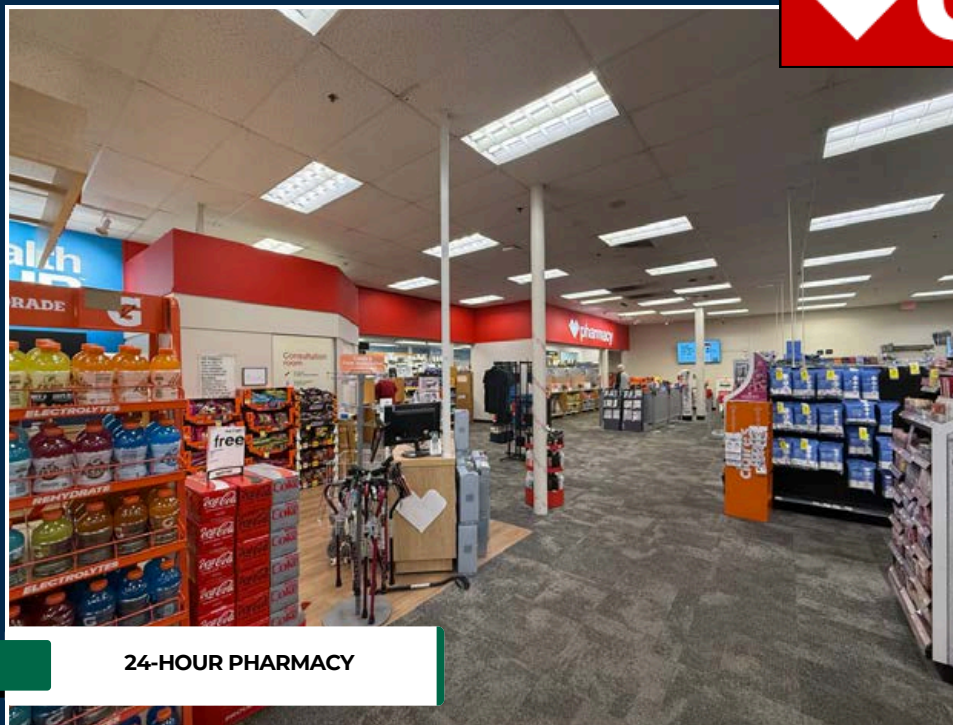
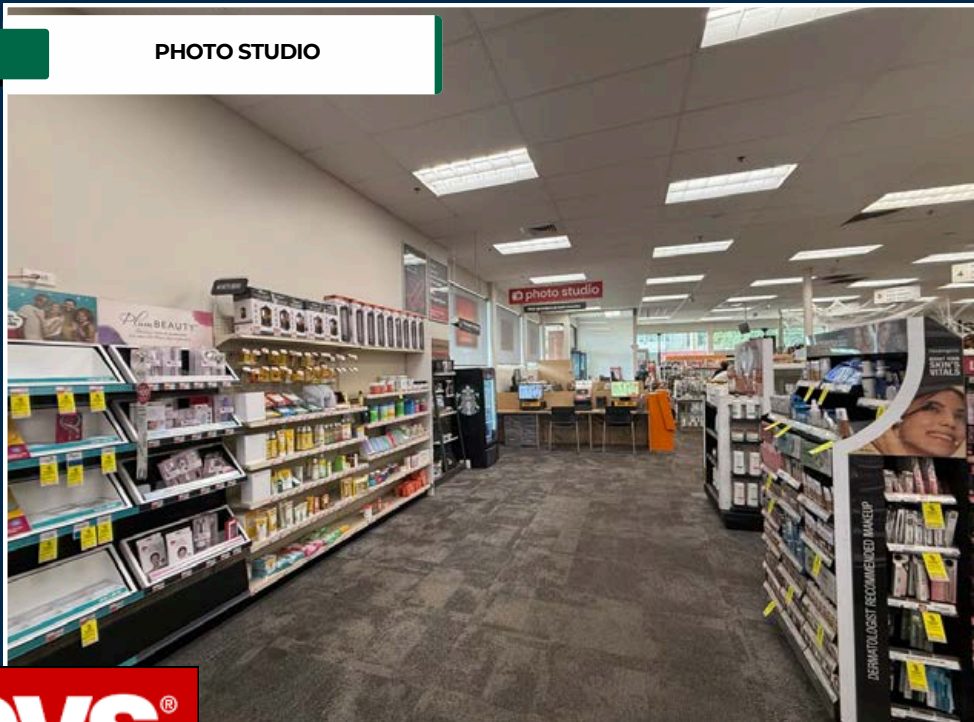
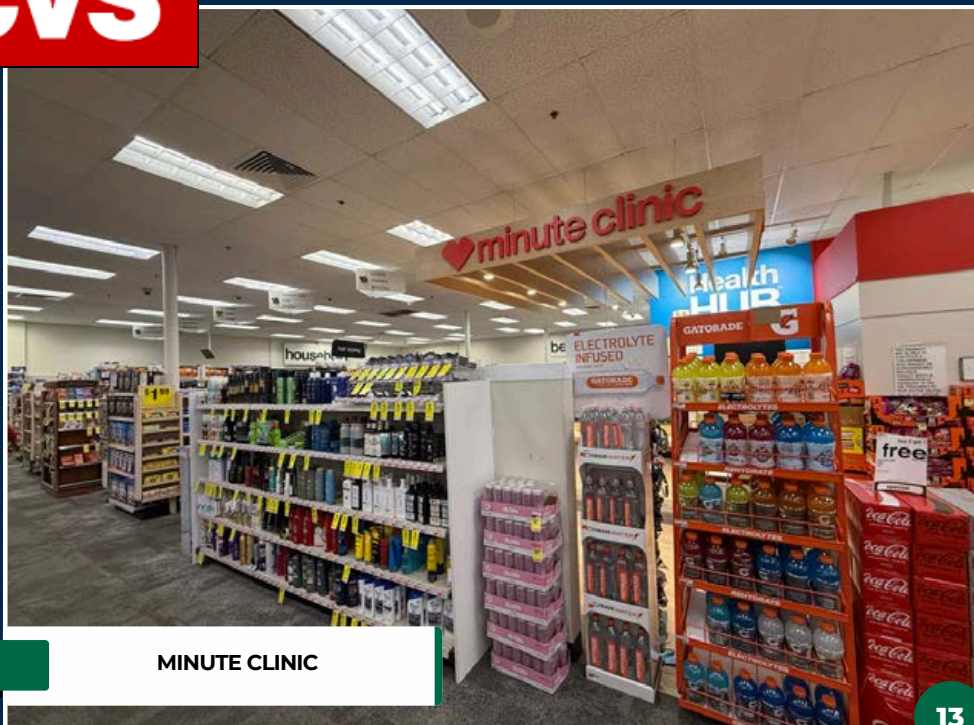


PHOTO STUDIO



24-HOUR PHARMACY



MINUTE CLINIC

20 PERSHING DRIVE



DRIVE-THRU



LIGHTED POLY SIGNAGE

RETAIL COUNTER



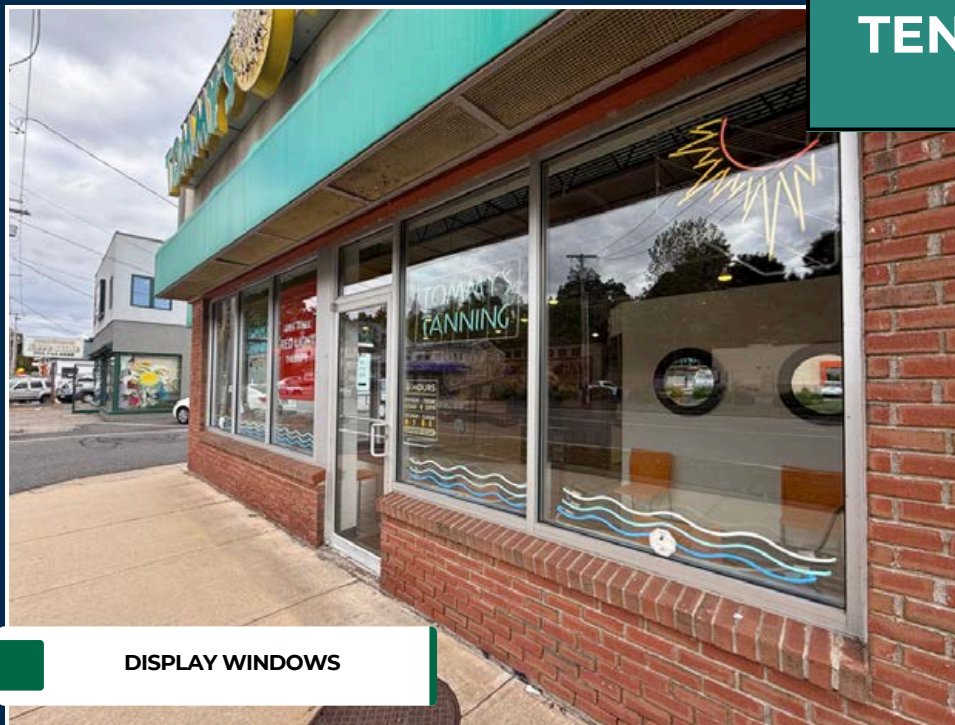
DINING AREA



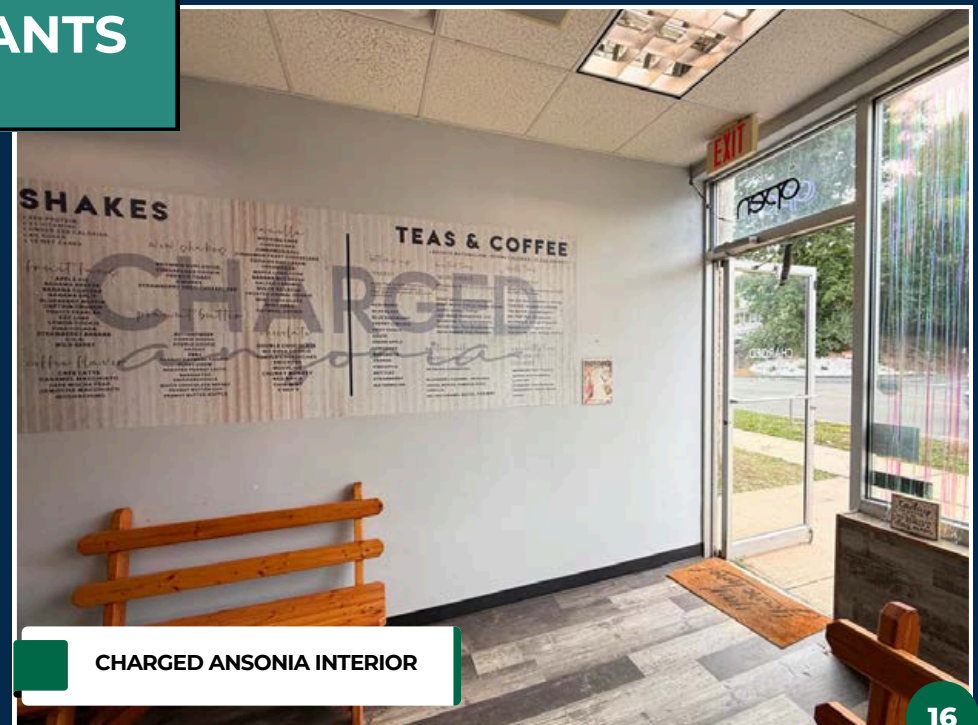


INLINE TENANTS' STOREFRONTS

INLINE TENANTS



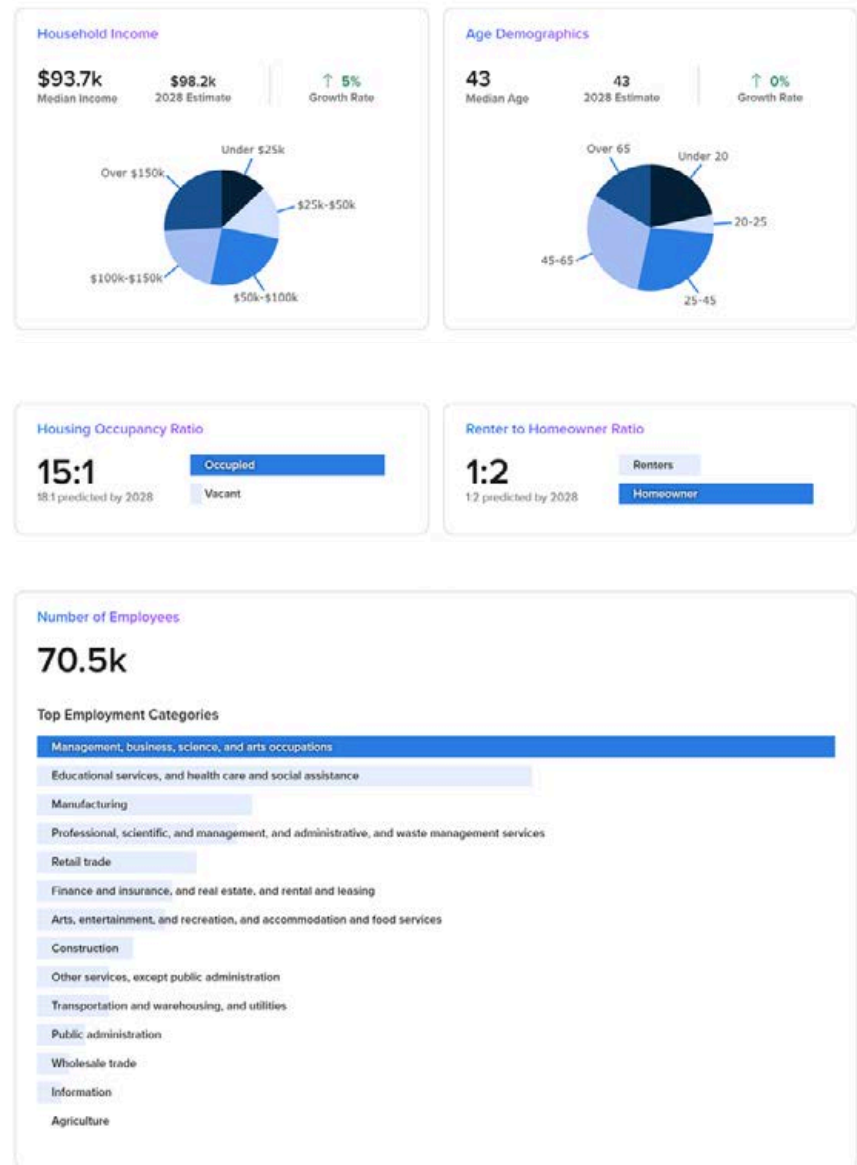
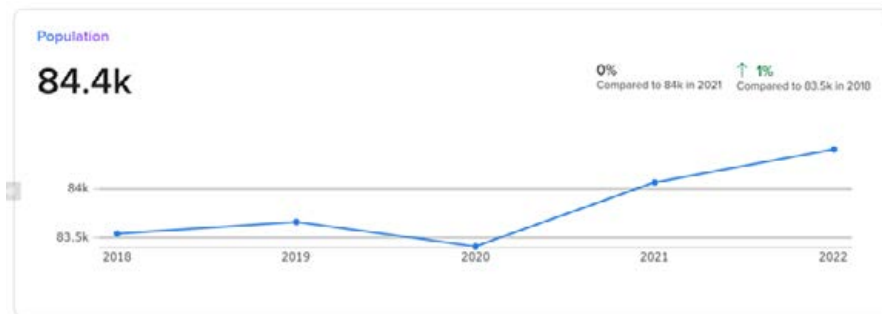
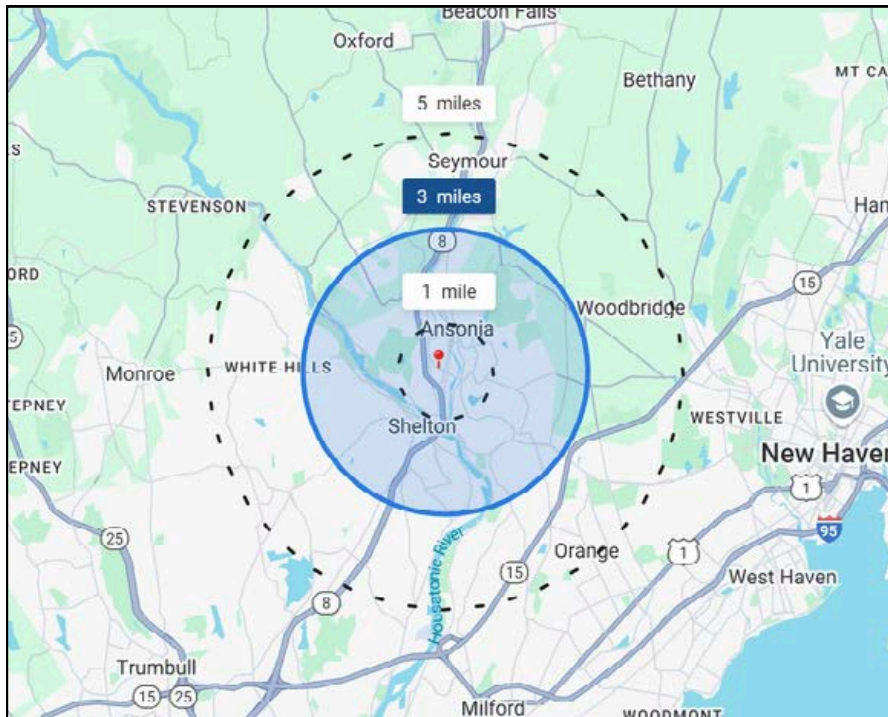
DISPLAY WINDOWS



CHARGED ANSONIA INTERIOR

DEMOGRAPHICS

THREE MILES



ANSONIA, CONNECTICUT



Ansonia, Connecticut, is a small city in New Haven County with a rich industrial history and a growing residential base. It offers a unique blend of historic charm and modern amenities, making it an attractive location for families and businesses alike.

KEY HIGHLIGHTS:

Strategic Location:

- Situated in the Naugatuck Valley, Ansonia benefits from proximity to larger economic hubs such as New Haven (approximately 12 miles away) and Bridgeport (about 17 miles away).
- Convenient access to major highways like Route 8 and I-95 facilitates easy regional travel.

Economic Drivers:

- Once a thriving industrial center, Ansonia is now revitalizing its economy with a focus on small businesses, mixed-use developments, and light industrial ventures.
- The downtown area is undergoing redevelopment, aiming to attract new retailers and residential projects.

Demographics:

- Population: Approximately 18,918 (2020 Census).
- The city is known for its diverse population and family-friendly neighborhoods.

Retail and Commercial Activity:

- Retail corridors along Main Street and Pershing Drive serve as the commercial backbone of the city, featuring a mix of national chains like Target and Walmart alongside local businesses.
- Recent growth in the healthcare sector, with medical offices and outpatient facilities, aligns with broader trends in Connecticut.

Residential Market:

- The housing market has shown consistent growth, with a median home value of approximately \$350,000 (2024).
- Affordable housing options compared to neighboring cities make Ansonia attractive to first-time homebuyers and young families.

Cultural and Recreational Amenities:

- Ansonia boasts several parks and recreational spaces, including the Naugatuck River Greenway, which supports outdoor activities and community events.
- Rich in history, landmarks such as the Ansonia Copper & Brass complex highlight the city's industrial heritage.

Education and Workforce:

- The Ansonia public school system is complemented by several private and charter school options in the surrounding region.
- The city benefits from a skilled workforce, with many residents commuting to jobs in nearby metropolitan areas.

NEXT STEPS

20 & 24 PERSHING DRIVE
ANSONIA, CT 06401



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



SIGN CONFIDENTIALITY
AGREEMENT



VIEW TAX BILL



CALL BROKER

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