

CVS - CHILDERSBURG

32815 U.S. 280, CHILDERSBURG, AL 35044

RETAIL PROPERTY FOR SALE



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CVS - CHILDERSBURG

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PROPERTY DESCRIPTION

Southpace Properties is presenting an opportunity to purchase a well-established absolute net lease CVS located at 32815 US-280, Childersburg, AL. CVS has been operating at this location since 2005 with lease term through 2031.

The property is located along US-280, a major highway that connects Birmingham to Columbus, GA, offering high visibility with ±26,198 vehicles per day. US-280 serves as a main road in the area, attracting consistent traffic and providing a strategic location for retail tenants.

This CVS property features a modern, well-maintained building with ±11,654 square feet, drive thru pharmacy and plenty of parking. The property is in a prime retail area surrounded by popular businesses, including Piggly Wiggly, Family Dollar, and a new Tractor Supply. Located near residential, commercial, and industrial zones, it benefits from steady demand and diverse customer traffic, making it strong long-term real estate.

The area demographics are well-suited for retail, with a total population of 8,851 within a 5-mile radius. The community has a median household income of \$59,521 within a 5-mile radius of the property.



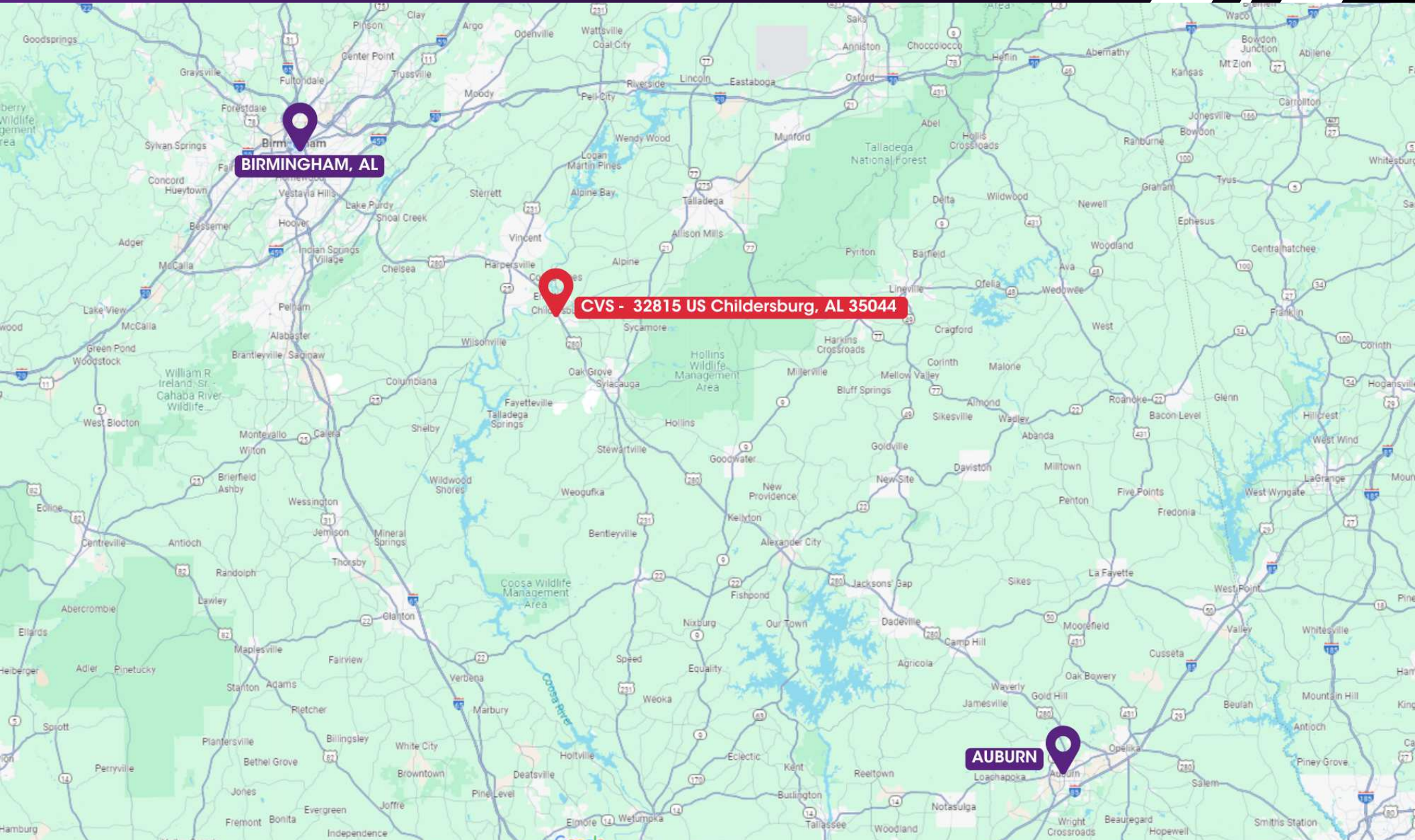
OFFERING SUMMARY

Sale Price:	\$1,717,969
Lot Size:	1.22 Acres
Building Size:	11,654 SF
NOI:	\$171,796.90
Cap Rate:	10.0%

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	3,856	15,606	24,558
Total Population	8,851	36,624	58,670
Average HH Income	\$59,521	\$67,349	\$76,560

REGIONAL MAP

32815 U.S. 280, CHILDERSBURG, AL 35044



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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



AREA RETAIL

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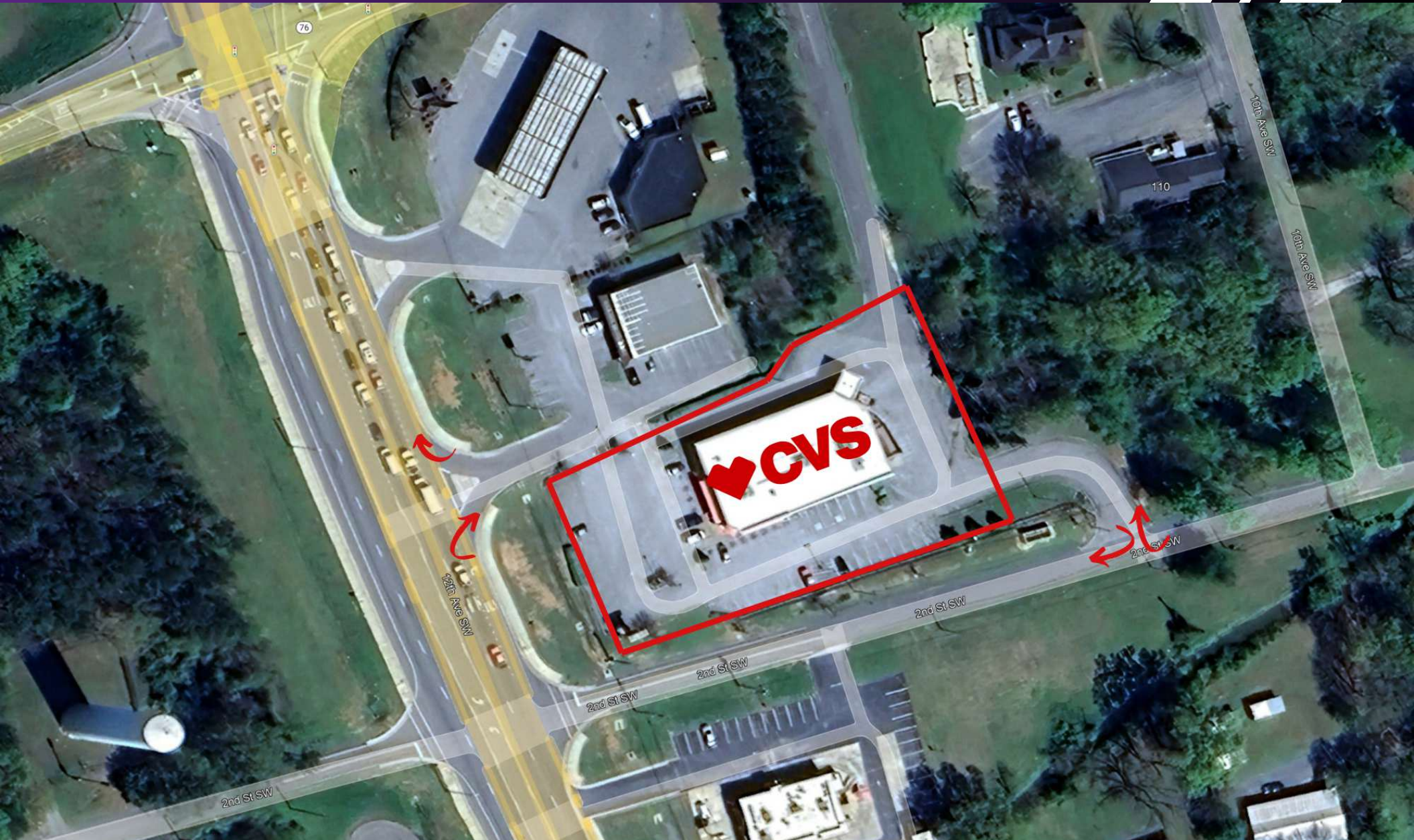
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SITE AERIAL

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PROPERTY PHOTOS

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LEASE ABSTRACT

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TERM	YEAR	START	END	MONTHLY RENT	ANNUAL RENT
		12/22/2005	1/31/2024	\$ 14,316.41	\$ 171,796.92
Current		2/1/2024	1/31/2025	\$ 14,316.41	\$ 171,796.92
		2/1/2025	1/31/2026	\$ 14,316.41	\$ 171,796.92
		2/1/2026	1/31/2027	\$ 14,316.41	\$ 171,796.92
		2/1/2027	1/31/2028	\$ 14,316.41	\$ 171,796.92
		2/1/2028	1/31/2029	\$ -	\$ -
		2/1/2029	1/31/2030	\$ -	\$ -
		2/1/2030	1/31/2031	\$ -	\$ -
Option 1	5	2/1/2031	1/31/2036	\$ 12,884.77	\$ 154,617.24
Option 2	5	2/1/2036	1/31/2041	\$ 12,884.77	\$ 154,617.24
Option 3	5	2/1/2041	1/31/2046	FMV	FMV
Option 4	5	2/1/2046	1/31/2051	FMV	FMV
Option 5	5	2/1/2051	1/31/2056	FMV	FMV
Option 6	5	2/1/2056	1/31/2061	FMV	FMV
Option 7	5	2/1/2061	1/31/2066	FMV	FMV
Option 8	5	2/1/2066	1/31/2071	FMV	FMV
Option 9	5	2/1/2071	1/31/2076	FMV	FMV
Option 10	5	2/1/2076	1/31/2081	FMV	FMV

LOT SIZE	1.22 AC
BUILDING SIZE	11,654 SF
YEAR BUILT	2005
GUARANTOR	CVS Corporate
REPAIRS + MAINTENANCE	Tenant
COMMON AREA MAINTENANCE	Tenant
PROPERTY TAX	Tenant
PROPERTY INSURANCE	Tenant
LEASE COMMENCEMENT DATE	12/22/2005
LEASE EXPIRATION DATE	1/31/2031
LEASE TERM REMAINING	6.2 years
RENEWAL OPTIONS	10 x 5 years
ROFR	Prior to 1/31/2031, ROFR to purchase with 30 day Response Period.



TENANT OVERVIEW - CVS

32815 U.S. 280, CHILDERSBURG, AL 35044



REVENUE (2024)	\$361.86 BILLION
# OF EMPLOYEES (2024)	+/- 300,000
# OF LOCATIONS	+/- 9,000

CVS Health has continued its growth momentum into 2024, reporting a 3.7% revenue increase in Q1, totaling \$88.4 billion. Their recent \$10.6 billion acquisition of Oak Street Health enhances CVS's primary care capabilities, particularly for Medicare patients. This move aligns with CVS's strategic focus on providing accessible, value-based care across its extensive retail, pharmacy, and insurance network.

CVS Health's expansion of Oak Street Health's clinics aims to add 40 new locations by 2025, reinforcing their commitment to integrating primary care with retail, pharmacy, and insurance services for accessible, value-based healthcare.

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LOCATION- CHILDERSBURG, AL

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LOCATION DESCRIPTION

Childersburg, Alabama, has a rich history and diverse economic profile. It is known for its industrial base, with major employers in manufacturing, such as Resolute Forest Products, NemaK Alabama (an auto parts manufacturer), and Koch Foods. These companies play a significant role in supporting the local workforce and contribute to the city's economic stability.

The city is also positioned for steady growth. Childersburg has prioritized economic development initiatives focused on enhancing the quality of life, increasing affordable housing options, and boosting public safety. The strategic approach includes building a supportive environment for small businesses, strengthening the workforce through skill development, and improving infrastructure, such as broadband connectivity, to attract new businesses and support existing ones.

LOCATION DETAILS

City	Childersburg
County	Talladega

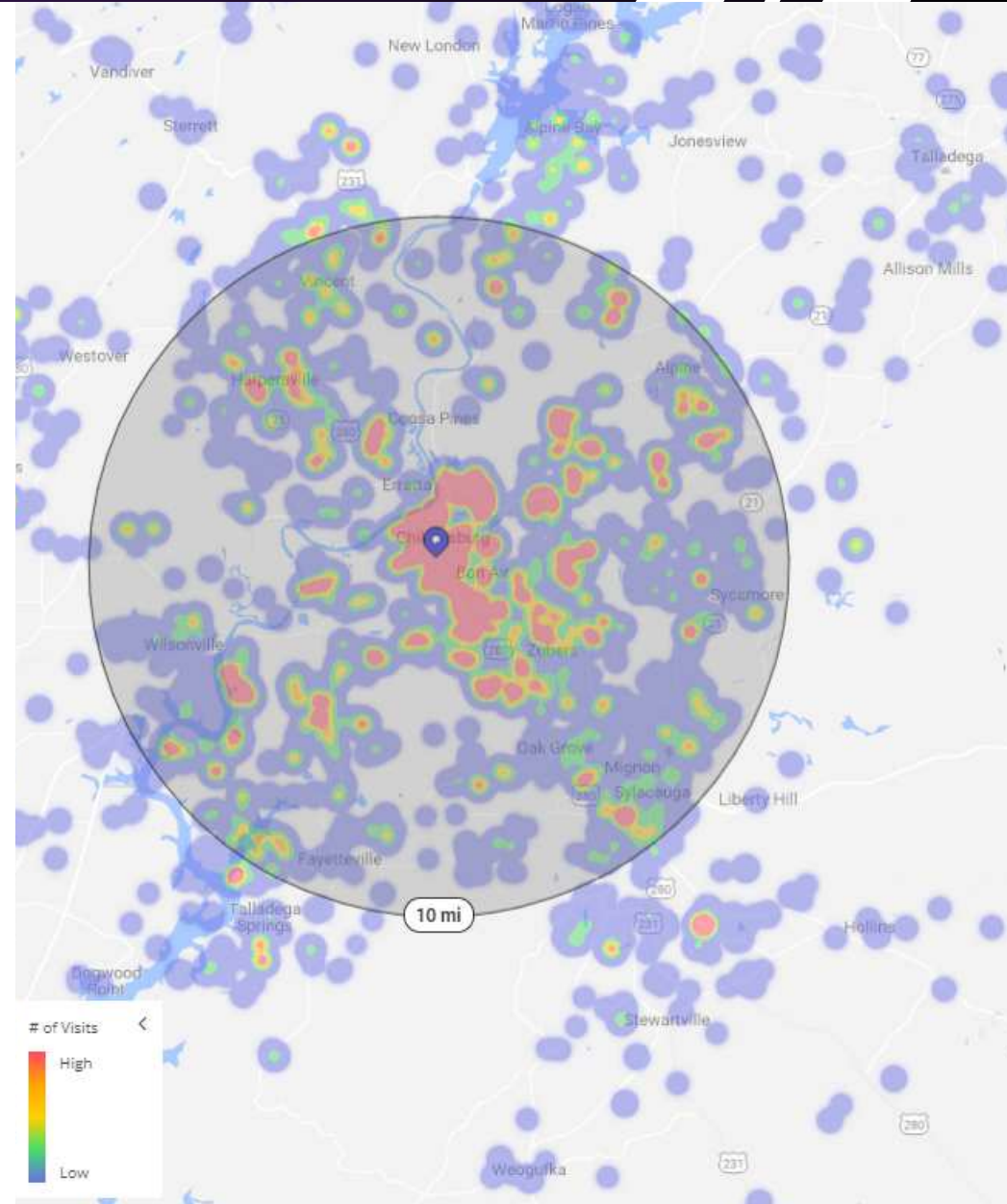
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	8,851	36,624	58,670
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,856	15,606	24,558
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$59,521	\$67,349	\$76,560
Average House Value	\$157,487	\$191,339	\$234,763

Demographics data derived from AlphaMap



BROKER DISCLOSURE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Southpace Properties - Main in compliance with all applicable fair housing and equal opportunity laws.