

CVS - CHARLESTON WV

4205 MacCorkle Ave SE, Charleston, WV 25304

Leasehold Interest - 100% Accelerated Bonus Depreciation Year 1



Exclusively Listed By:

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 Google Map  Street View

EXECUTIVE SUMMARY

SALE PRICE

\$1,798,790

CAP RATE

11.0%

INVESTMENT SUMMARY

NOI:	\$197,867
Price / SF:	\$149.90
Rent / SF:	\$16.49
Building Size:	12,000 SF
Land Acreage:	1.03 Acres

LEASE SUMMARY

Lease Type:	Leasehold Interest - NNN Rent Holiday
Taxes / CAM / Insurance:	Tenant Responsible
Roof / Structure:	Tenant Responsible
Original Lease Term:	25 Years
Term Remaining:	9 Years
Commencement Date:	12/22/2009
Term Expiration:	01/31/2035
Options:	Five (5), 5-Year Options
Increases:	Fixed Rent in First Renewals: \$178,080.12;
Guarantor:	CVS Corp

INVESTMENT HIGHLIGHTS

- NNN Leasehold with Zero Landlord Responsibilities
- Qualifies for Accelerated Bonus Depreciation (**Discuss with Tax Advisor)
- Excellent Visibility with Frontage and Signage Along MacCorkle Ave SE which has Daily Traffic Counts Exceeding 21,170 Vehicles
- Situated within a Retail Corridor and Surrounded by National Tenants Including Starbucks, McDonald's, Burger King, Wendy's, Taco Bell, and Advance Auto Parts
- Average Household Income Exceeds \$108,100 within a 1-Mile Radius of the Property
- CVS Has Over 9,000 Locations Nationwide | NYSE: CVS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,486	20,940	51,812
Total Households	2,220	9,959	23,766
Average HH Income	\$124,298	\$98,978	\$95,392

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CVS LEASE & GROUND LEASE RENT ROLL

CVS Pays Both Rents

CVS Lease

12/22/2009	1/31/2032		\$197,867
2/1/2032	1/31/2035	Rent Free	\$0
2/1/2036	1/31/2041	Option 1	\$178,080
2/1/2041	1/31/2047	Option 2	\$178,080
2/1/2046	1/31/2053	Option 3	FMV
2/1/2051	1/31/2059	Option 4	FMV
2/1/2056	1/31/2065	Option 5	FMV

Ground Lease

	Ground Rent	Extensions
4205 MacCorkle Ave	\$147,000	5 - 5 yr options

goodwill, THE SALVATION ARMY, bp, SHERWIN WILLIAMS, Kroger, Valvoline, UNITED STATES POSTAL SERVICE, KFC, DOLLAR GENERAL, BAPA, AUTO PARTS, Auto Zone, Advance Auto Parts, State Farm, THE HONEY BAKED Ham

H&R BLOCK, FAMILY DOLLAR, DOLLAR TREE

DOLLAR GENERAL, 7-ELEVEN, DOMINO'S, H&R BLOCK, State Farm, Wendy's, TACO BELL, McDonald's

West Virginia International Yeager

MacCorkle Ave SE 25,313 VPD

Corridor G North 38,319 VPD

Charleston Coliseum & Convention Center

Allstate, You're in good hands., Advance Auto Parts, TACO BELL, BURGER KING, PENN STATION EAST COAST SUBS, PAPA JOHN'S, SUBWAY, KFC, H&R BLOCK, B&B, Starbucks, Wendy's

Huntington, CHASE, FAMILY DOLLAR, Edward Jones, FIFTH THIRD BANK, Lids, SUBWAY, First Watch The Daytime Cafe, CHAMPS SPORTS, Ameriprise Financial, OUTBACK STEAKHOUSE, zumiez, Chick-fil-A, GameStop, chili's, LENS CRAFTERS, HOT TOPIC, Bath & Body Works, verizon EXPRESS, JOURNEYS

CVS pharmacy

DUNKIN'

I-67 62,235 VPD

Shell, Wendy's, Valvoline, 7-ELEVEN, McDonald's, ups

City Center East

CAMC Memorial Hospital

West Virginia University Physical Cardlgy

State Farm, Kroger, DOLLAR TREE, Pizza Hut, SHERWIN WILLIAMS, Applebee's, CHAS, AT&T, T-Mobile, Little Caesars, RBC, Shell, 7-ELEVEN, FIFTH THIR

McDonald's, Advance Auto Parts, O'Reilly AUTO PARTS, SUBWAY, IHOP, Bob Evans, Wendy's, MARATHON, FAMILY DOLLAR











Allstate
You're in good hands.

7
ELEVEN

UNITED STATES
POSTAL SERVICE

FIFTH THIRD BANK

Wendy's

BR
bakin
tobbin's

PIZZA
PAPA JOHN'S

BURGER
KING

PENN STATION
EAST COAST SUBS

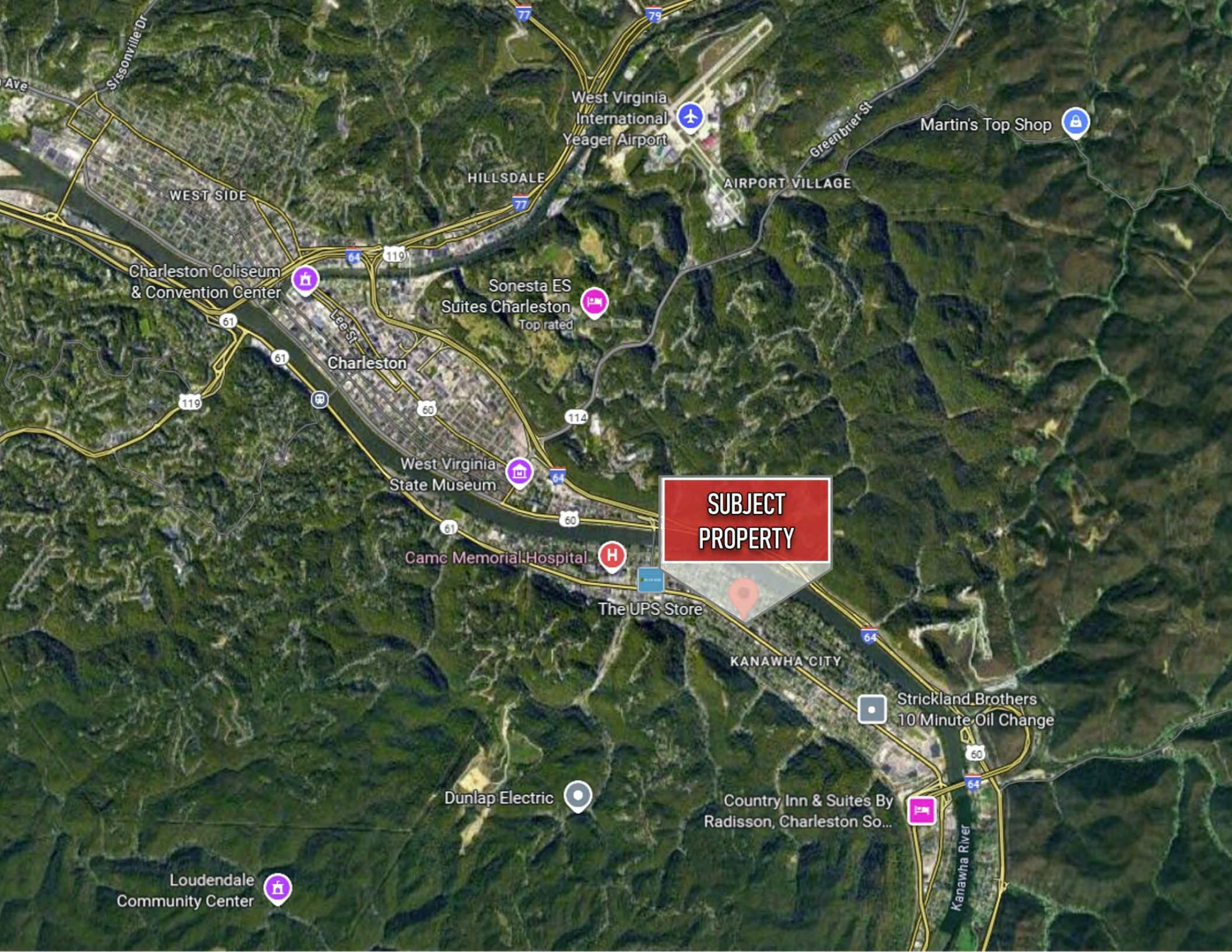
DUNKIN'

H&R
BLOCK

Subject
Property

MacCorkle
22,700+VPD

42nd St



SUBJECT
PROPERTY



OVERVIEW

Company:	CVS Pharmacy
Founded:	1963
Locations:	9,000+
Total Revenue:	\$372.809 Billion (2024)
Headquarters:	Woonsocket, Rhode Island
Website:	www.cvs.com

TENANT HIGHLIGHTS

- NYSE Ticker Symbol: CVS | S&P Credit Rating: BBB+
- CVS Has Over 9,000 Locations and Approximately 300,000 Employees
- Largest Pharmacy Health Care Provider in the U.S.

TENANT OVERVIEW

CVS Pharmacy is an American retail and healthcare company owned by CVS Health, headquartered in Woonsocket, Rhode Island. It was originally named the Consumer Value Store and was founded in Lowell, Massachusetts, in 1963. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations and total prescription revenue. There are currently over 9,000 retail locations in all 50 states, the District of Columbia and Puerto Rico. Its parent company ranks as the 5th largest U.S. corporation by FY2020 revenues in the Fortune 500.

CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores or can be found outside the CVS store.

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MARKET OVERVIEW | STATE CAPITOL

CHARLESTON, WEST VIRGINIA

Charleston, West Virginia is the capital and most populous city of the state, located in Kanawha County where the Elk and Kanawha Rivers meet. The city spans about 32.5 square miles, with over 31 square miles of land and just over 1 square mile of water. At an elevation of nearly 600 feet, Charleston combines scenic beauty with its role as the center of government and commerce. The population is just under 49,000, while the metropolitan area is home to more than 200,000 residents, making it an important hub for the region.

Founded in 1788 and incorporated in 1794, Charleston has a long history of growth and development. It has been shaped by industries such as salt, natural gas, and coal, which contributed to its early prosperity. Today, the city remains a key political, economic, and cultural center, serving as home to West Virginia's state government, courts, and administrative offices.

CITY HIGHLIGHTS

- Capital and most populous city in the state of West Virginia
- Charleston metropolitan area has approximately 203,000 residents
- Home of the University of Charleston, and West Virginia State University, West Virginia University, and Marshall University are in the area
- State Capitol building is located across from campus and is the tallest building in the state



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MARKET OVERVIEW | CHARLESTON



CHARLESTON, WEST VIRGINIA

Cultural and recreational opportunities are plentiful. The Charleston Coliseum & Convention Center is one of the city's premier venues, hosting concerts, theatrical productions, conventions, and major sporting events. The Downtown Charleston Historic District showcases well-preserved Victorian and revival-style architecture, along with important landmarks like the Basilica of the Co-Cathedral of the Sacred Heart. Smaller cultural venues, such as the Plaza Theatre, add to the city's vibrant arts and entertainment scene.

The city also values education and community life. Charleston is home to strong public schools, private educational institutions, and nearby universities and colleges that provide higher education opportunities. The University of Charleston (UC) is private university. It was founded in 1888, and also has a satellite campus in Beckley, West Virginia. The university enrolled approximately 3,000 students as of fall 2024.

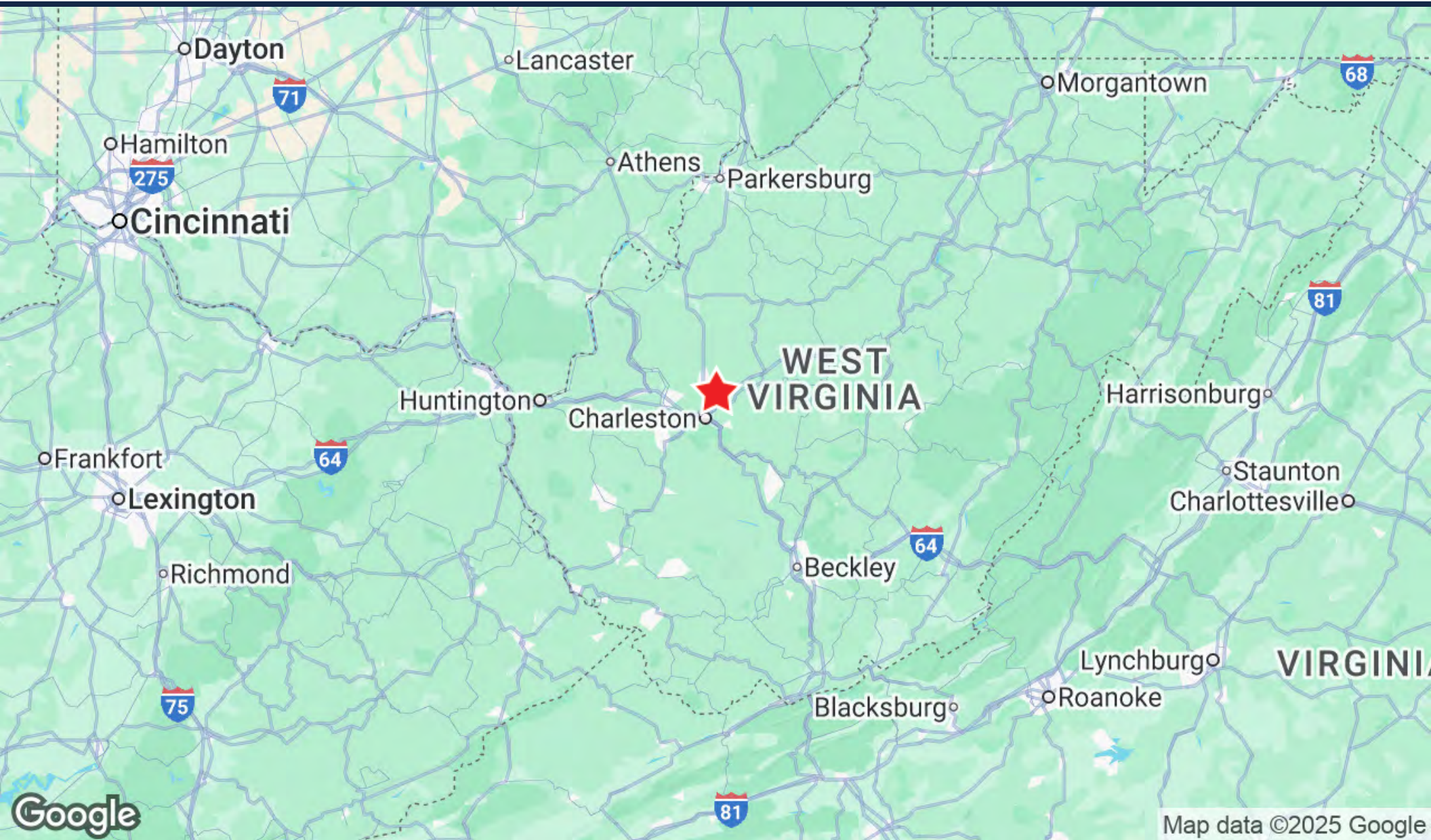
Recreation is central to the city's appeal. Parks, riverfront trails, and open green spaces allow for outdoor activities, while the Kanawha River offers opportunities for boating, fishing, and scenic enjoyment. Charleston Town Center, a major shopping complex, adds to the city's role as a hub for commerce, retail, and dining.

Overall, Charleston blends historic charm, cultural vibrancy, government importance, and scenic riverfront beauty. Its welcoming community, diverse amenities, and balance of tradition with modern development make it a standout city in West Virginia.

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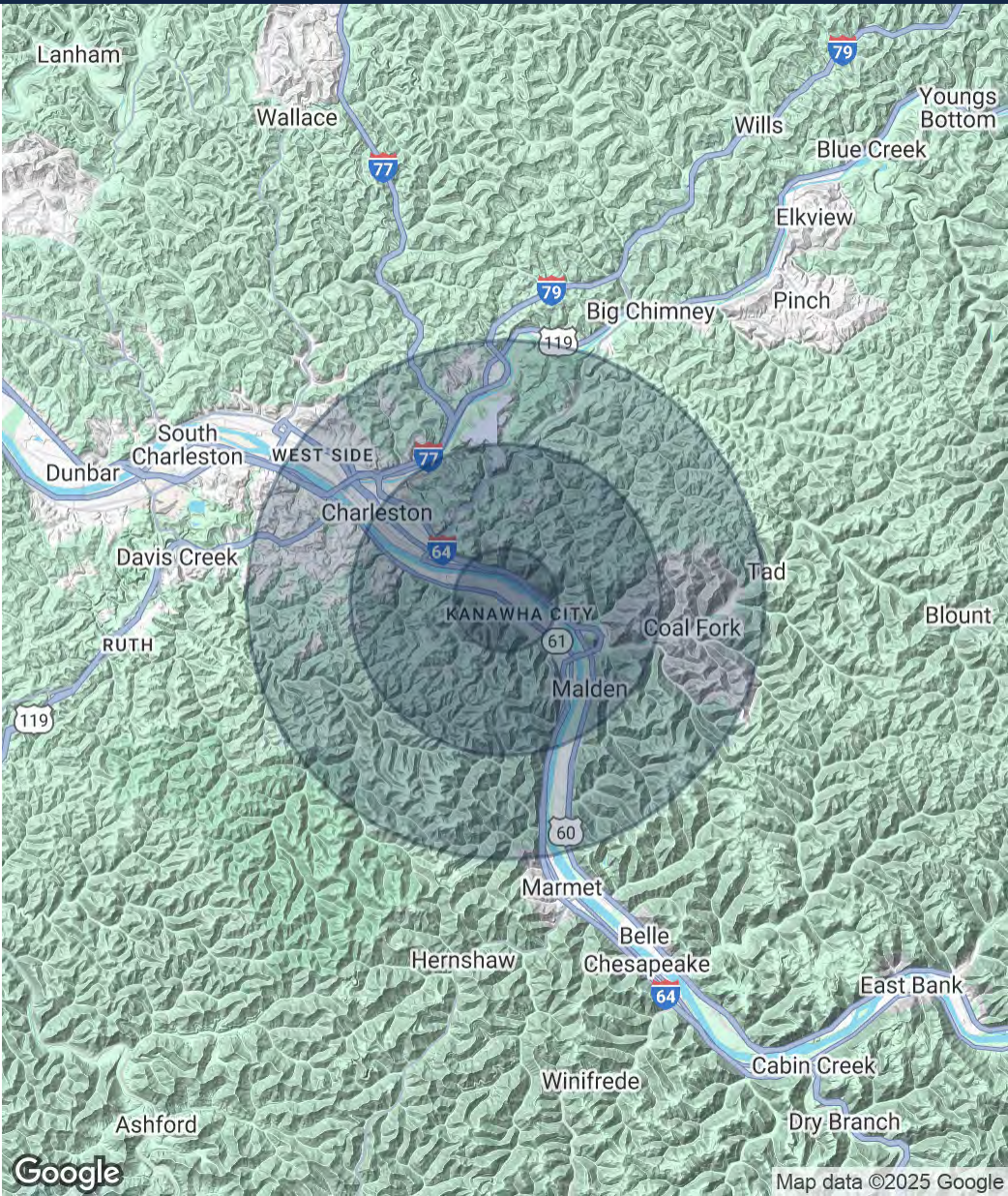
LOCATION MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,486	20,940	51,812
Average Age	48	45	44
Average Age (Male)	46	43	43
Average Age (Female)	50	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,220	9,959	23,766
# of Persons per HH	2	2.1	2.2
Average HH Income	\$124,298	\$98,978	\$95,392
Average House Value	\$316,550	\$269,602	\$238,629

Demographics data derived from AlphaMap



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