

## INVESTMENT HIGHLIGHTS



**INVESTMENT GRADE  
GUARANTEE**



**OUTPARCEL TO 1M SF  
REGIONAL MALL**



**HARD CORNER LOCATION,  
EXCELLENT I-29 ACCESS**



**Abs  
ZERO LANDLORD  
NNN RESPONSIBILITIES**



**RECENT LEASE EXTENSION**

Strong Demographics



## The Offering

**Northmarq**, on behalf of ownership as its exclusive advisor, is pleased to offer for sale the opportunity to acquire the fee simple interest in the CVS Pharmacy property located at 8421 Northwest Prairie View Rd, Kansas City, MO. There are over 16 years remaining on CVS' Absolute NNN lease with no landlord responsibilities. The property is located within Kansas City, Missouri in the Kansas City metro; more than 105,000 people are located within 5 miles of the subject property and the property is located on a hard corner, with signalized intersection traffic counts of over 19,000 vehicles per day.

CVS Health Corp. (NYSE: CVS) operates more than 9,000 locations in the United States and employs approximately 300,000 employees across all 50 states, Washington D.C., and Puerto Rico generating over \$357 billion in total revenues. The company is listed in Forbes Magazine as one of the world's most valuable brands and ranks number 6 on the Fortune 500 list. CVS Health has an investment grade credit rating by all major rating agencies including a BBB rating with a stable outlook from Standard & Poor's.



**Offering Price:  
\$4,776,124**



**Cap Rate:  
5.60%**



**View the Full OM Here >>**



Representative Photo

## OFFERED EXCLUSIVELY BY:

**Jason W. Powell, CCIM**  
Senior Vice President & Partner  
[jpowell@northmarq.com](mailto:jpowell@northmarq.com) | 404.823.6754

**Colin Couch**  
Senior Vice President  
[ccouch@northmarq.com](mailto:ccouch@northmarq.com) | 404.823.6376

**Brian Ritchie**  
Associate  
[britchie@northmarq.com](mailto:britchie@northmarq.com) | 813.477.8546

**Tyler McCain**  
Investment Sales Analyst  
[tmccain@northmarq.com](mailto:tmccain@northmarq.com) | 404.823.6753

**In Association With:**  
Ryan Butler  
AL Lic # 000101183