

# CVS PHARMACY

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An aerial photograph of a suburban area. In the foreground, a multi-lane road curves through a parking lot filled with cars. A large, single-story brick building with a flat roof is situated near the road. Behind the building, there's a large lot filled with stacks of lumber or construction materials. The background shows a dense residential neighborhood with many houses, surrounded by lush green trees. The sky is clear and blue.

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# INVESTMENT HIGHLIGHTS





# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS

### PRIMARY TERM - 6.4 YEARS REMAINING

Primary Term expires 1/31/2032. CVS has operated from this location since 2007.

### ABSOLUTE NET BOND LEASE

No Landlord Responsibilities

### EXCELLENT LOCATION

The property is located at the corner of a signalized intersection near numerous national credit tenants including McDonalds, Dollar General, Waffle House, Publix Supermarket, Take 5 Car Wash, Marathon Gas, Holiday Inn Express, Chik-fil-A and more.

### SUBURB OF ATLANTA WITH STRONG DEMOGRAPHICS

Average Household Income in a 3-mile radius is \$101,308 in a population of 896,882 in a 5-mile radius.

### HIGH TRAFFIC COUNTS

17,200 vehicles per day on Highway 42 N. running directly in front of CVS.

### ADJACENT TO WATERFORD LANDING APARTMENTS

Large apartment complex located less than half a mile from CVS.

### DRIVE THRU PHARMACY

### CORPORATE GUARANTEE

The lease is corporate guaranteed by CVS Health Corporation.

**GROSS PRICE & CAP RATE:** \$4,261,147 | 7.50%

**\*NET PRICE & DAY 1 YIELD:** \$3,275,757 | 9.76%

\*Inclusive of full rent credit to Buyer for rent holiday

## INVESTMENT SUMMARY

NOI:	\$319,586
Rent/SF:	\$17.86
Building Size:	12,471 SF
Lot Size:	1.49 AC
Year Built:	2006
Ownership:	Absolute Net

## LEASE ABSTRACT

Lease Type:	Absolute Net
Landlord Responsibilities:	None
Term Remaining:	6.4 Years
Term Expiration:	1/31/2032
Options:	(10) 5-year Options
Option Rent:	\$287,628/Year (Options 1-2) FMV (Options 3-10)
3-Year Rent Holiday:	1/2029 - 1/2032

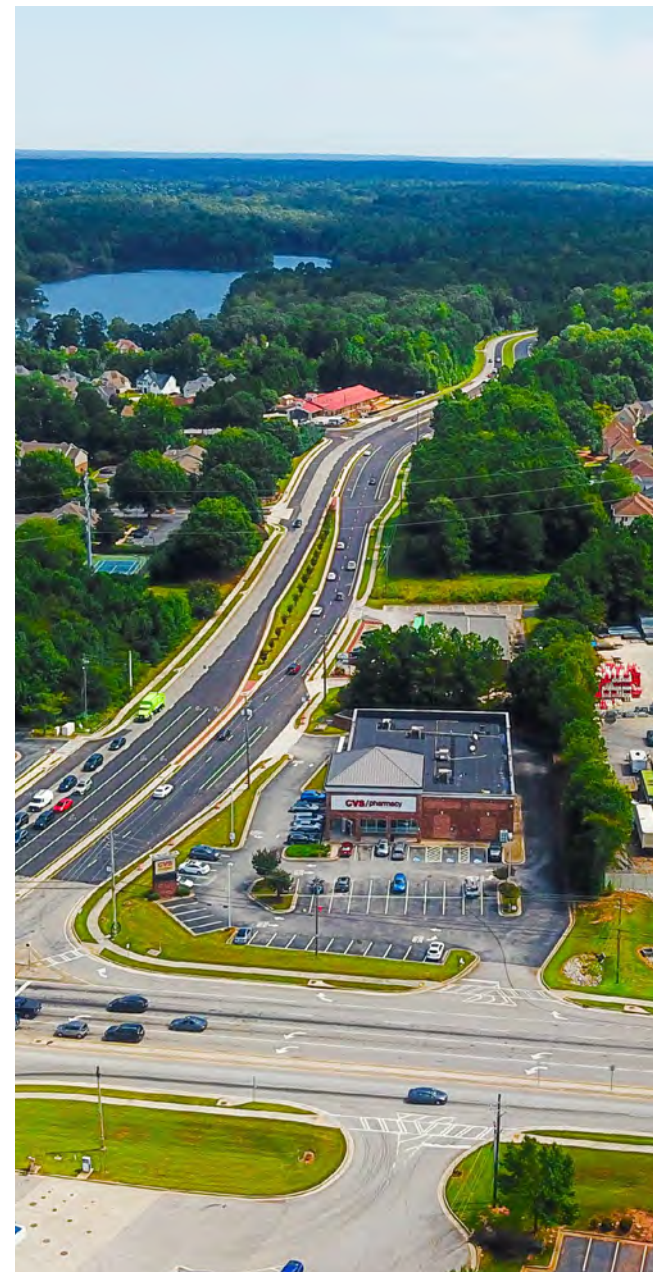




# PROPERTY PHOTOS



# PHOTOS





# PHOTOS







AERIALS





DOLLAR GENERAL

INTERNATIONAL  
FREIGHT FORWARDERS



WATERFORD  
LANDING  
BY IRT LIVING

42

E LAKE PKWY

WAFFLE  
HOUSE



Edgy Girl Fitness Studio  
Kathy Dominican Hair Salon

23

Syl Vain Funeral Home  
and Cremation Services  
"Celebrating Life One Family at a Time"

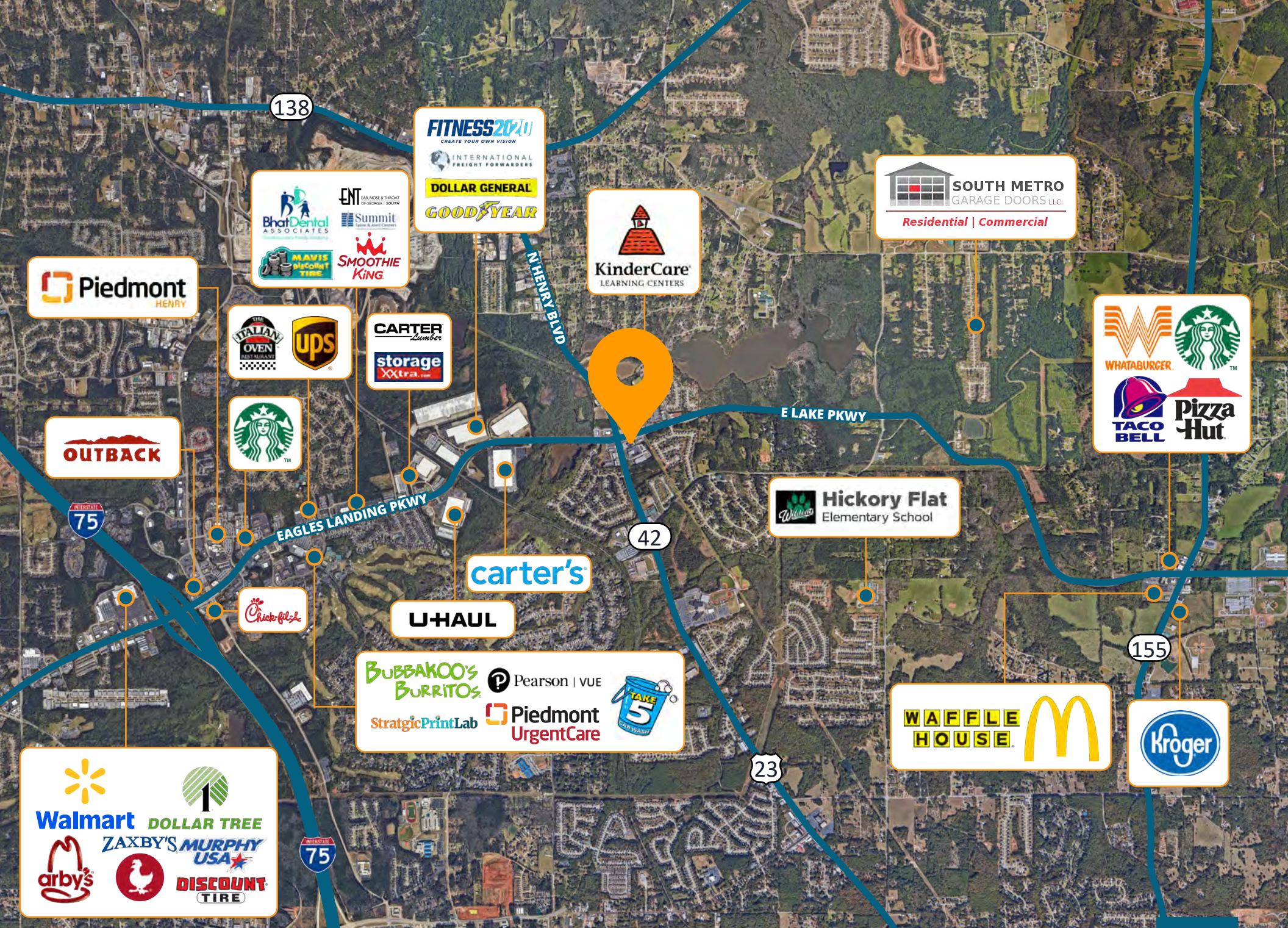
SKIN FROM BRAZIL  
AESTHETICS

THAI GARDEN

42











MAPS







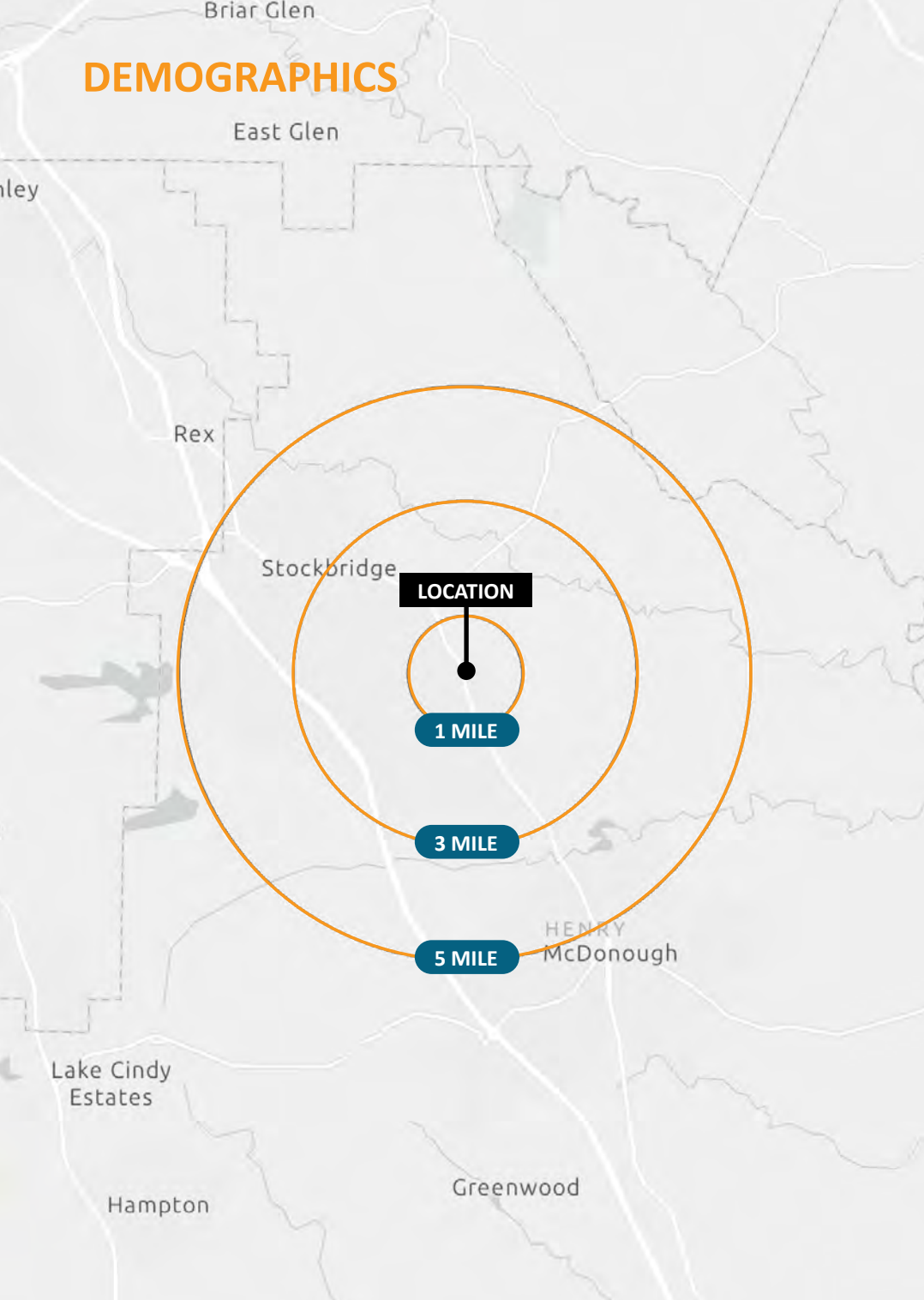


**CVS/pharmacy**

DEMOGRAPHICS



## DEMOGRAPHICS



2025 SUMMARY	1-MILE	3-MILE	5-MILE
Population	3,797	34,995	96,882
Households	1,374	12,740	34,198
Families	984	9,059	24,795
Average Household Size	2.76	2.73	2.82
Homes (Owner Occupied)	920	8,817	24,032
Homes (Renter Occupied)	454	3,923	10,166
Median Age	38.3	39.2	38.8
Household Income (Median)	\$82,743	\$82,039	\$81,953
Household Income (Average)	\$95,803	\$101,308	\$99,980
2029 SUMMARY	1-MILE	3-MILE	5-MILE
Population	3,709	35,466	103,707
Households	1,348	12,954	36,780
Families	958	9,181	26,530
Average Household Size	2.75	2.72	2.81
Homes (Owner Occupied)	929	9,190	25,691
Homes (Renter Occupied)	420	3,765	11,089
Median Age	38.5	39.5	39.2
Household Income (Median)	\$87,639	\$90,637	\$89,950
Household Income (Average)	\$104,486	\$111,489	\$109,985



# DEMOGRAPHIC SUMMARY

## KEY FACTS

96,882

Population



Average  
Household Size

38.8

Median Age

\$81,953

Median Household  
Income

## EDUCATION

7%

No High  
School  
Diploma



28%  
High School  
Graduate



34%  
Some  
College



32%  
Bachelor's/Grad/  
Prof Degree

## BUSINESS



3,031

Total Population



28,093

Total Employees

## EMPLOYMENT



White Collar

64%



Blue Collar

25%



Services

11%

4.7%

Unemployment  
Rate

## INCOME



\$81,953

Median Household  
Income



\$35,561

Per Capita  
Income



\$250,168

Median Net  
Worth

## 2024 Households By Income

Indicator ▲	Value	Diff	
<\$15,000	5.7%	-0.1%	
\$15,000 - \$24,999	3.9%	-0.3%	
\$25,000 - \$34,999	5.5%	-0.3%	
\$35,000 - \$49,999	10.4%	+0.8%	
\$50,000 - \$74,999	18.0%	+0.4%	
\$75,000 - \$99,999	18.6%	+2.0%	
\$100,000 - \$149,999	18.6%	+0.2%	
\$150,000 - \$199,999	11.3%	-1.7%	
\$200,000+	8.0%	-1.0%	

Bars show deviation from Hamilton County





# TENANT PROFILE



# PHOTOS

## TENANT PROFILE

Company	CVS Health Corporation
Founded	8-May-63
Ticker Symbol	NYSE: CVS
Credit Rating	BBB
Headquarters	Woonsocket, RI
Website	cvshealth.com

## TENANT PROFILE

Employees	300,000 (2024)
Stores	9,292 (2024)

## ANNUAL FIGURES

Total Revenue	\$357.8 Billion (2023)
Net Income	\$8.3 Billion (2023)



CVS Health Corporation provides health services in the United States and is ranked #6 on the Fortune 500. The company's Health Care Benefits segment offers traditional, voluntary, and consumer-directed health insurance products and related services. It serves employer groups, individuals, college students, part-time and hourly workers, health plans, health care providers, governmental units, government-sponsored plans, labor groups, and expatriates.

Its Pharmacy Services segment offers pharmacy benefit management solutions, including plan design and administration, formulary management, retail pharmacy network management, mail order pharmacy, specialty pharmacy and infusion, clinical, and disease and medical spend management services. It serves employers, insurance companies, unions, government employee groups, health plans, prescription drug plans, Medicaid managed care plans, plans offered on public health insurance and private health insurance exchanges, other sponsors of health benefit plans, and individuals. This segment operates retail specialty pharmacy stores; and specialty mail-order, mail-order dispensing, and compounding pharmacies, as well as branches for infusion and enteral nutrition services. In November 2018, CVS completed a \$69 billion merger with Aetna, creating a healthcare giant with \$240 billion in annual revenue.

The company's Retail/LTC segment sells prescription and over-the-counter drugs, consumer health and beauty products, and personal care products; and provides health care services through its MinuteClinic walk-in medical clinics. This segment also distributes prescription drugs; and provides related pharmacy consulting and other ancillary services to care facilities and other care settings. CVS Health Corporation was founded in 1963 and is headquartered in Woonsocket, Rhode Island.





# COMPANY OVERVIEW





## PHOTOS



**MATT RAGLAND**  
Partner



**JOHN STEVENS**  
Partner



**KARINA NOOR**  
Investment Sales



**WALTER MONTAGUE**  
Senior Associate

### Investment Sales

Our primary focus continues to be on the sale of single-tenant net lease investment properties. We work with all types of single-tenant assets with a particular emphasis on the retail sector.

### Advisory

We advise and assist our clients by structuring detailed analysis to support buy, hold, and sell decisions and formulate real estate investment plans.

### Valuation

Our comprehensive market knowledge and national platform enable us to provide up-to-date pricing and forecasting trends in real-time.

### Marketing

Our marketing campaigns are uniquely tailored to the specific needs of each of our clients. NLA marketing packages are straightforward, content-rich, and attractive, incorporating the best features of top packages in the national market.

### Negotiations

We are committed to getting the absolute best pricing for our clients and will fight for their investment goals at every turn.

### Research

Our research department provides comprehensive coverage of the entire national single-tenant retail market. No single-tenant retail asset is outside of our reach.



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