

CVS Pharmacy - Kilmarnock Virginia

Absolute NNN Opportunity

EXCLUSIVE LISTING

FOR SALE



20  08
ONE SOUTH
COMMERCIAL

100 JAMES B JONES MEMORIAL HWY,
KILMARNOCK, VA 22482

 **\$3,800,000**

PROPERTY HIGHLIGHTS

- ✓ ABSOLUTE NNN LEASE
- ✓ HIGH VISIBILITY RETAIL LOCATION
- ✓ 6 YEAR REMAINING LEASE TERM

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One South Commercial is pleased to bring to market the CVS location at 100 James B Jones Memorial Highway in downtown Kilmarnock Virginia.

This is a high visibility retail location serving a large-scale region of Virginia’s Chesapeake Bay community. The sale is an absolute net lease opportunity with no annual cost out of the pocket for the owner, with an annual income of \$328,350. The property provides a remaining term of 6 years with a seller credit to compensate for the full amount of 3-year rent vacation.

CVS HEALTH CVS Health Corporation (NYSE: CVS) operates retail pharmacy and pharmacy benefit management businesses in the United States. The company offers prescription drugs, general merchandise, including over-the-counter drugs, beauty products and cosmetics, seasonal merchandise, greeting cards, convenience foods, and film and photofinishing services. It sells its products through CVS or CVS Pharmacy retail stores, as well as through online retail website CVS.com. The company also offers pharmacy benefit management services, including mail order pharmacy, specialty pharmacy, plan, design, and administration, formulary management, and claims processing services. As of December 31, 2023, it operated 9,395 retail drugstores and 1,204 health care clinics. The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014. CVS Health Corporation was founded in 1892 and is headquartered in Woonsocket, Rhode Island. On December 31, 2023, CVS Health Corporation reported total revenue of \$357.78 billion, net income of \$8.34 billion, and a market cap of \$101.61 billion. CVS currently holds a Standard & Poor’s credit rating of BBB/Stable.

QUICK FACTS

ADDRESS | 100 James B Jones Memorial Highway, Kilmarnock, VA 22482

PID | 23-84

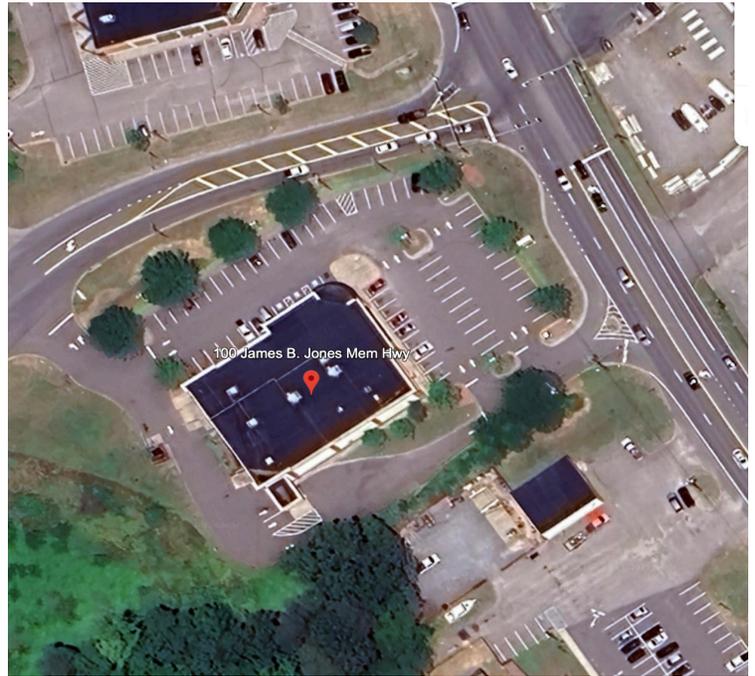
ZONING | C1

LOT SIZE | 3.535 AC

GLA | 13,182 SF

YEAR BUILT | 2005

SALE PRICE | \$3,800,000



Population			
2020 Population	1,553	6,633	14,839
2024 Population	1,487	6,477	14,682
2029 Population Projection	1,459	6,449	14,794
Annual Growth 2020-2024	-1.1%	-0.6%	-0.3%
Annual Growth 2024-2029	-0.4%	-0.1%	0.2%

Households			
2020 Households	748	3,241	7,072
2024 Households	708	3,144	6,996
2029 Households Projection	693	3,125	7,039
Annual Growth 2020-2024	1.7%	1.5%	0.3%
Annual Growth 2024-2029	-0.4%	-0.1%	0.1%
Avg Household Size	1.90	1.90	2.00
Avg Household Vehicles	2.00	2.00	2.00

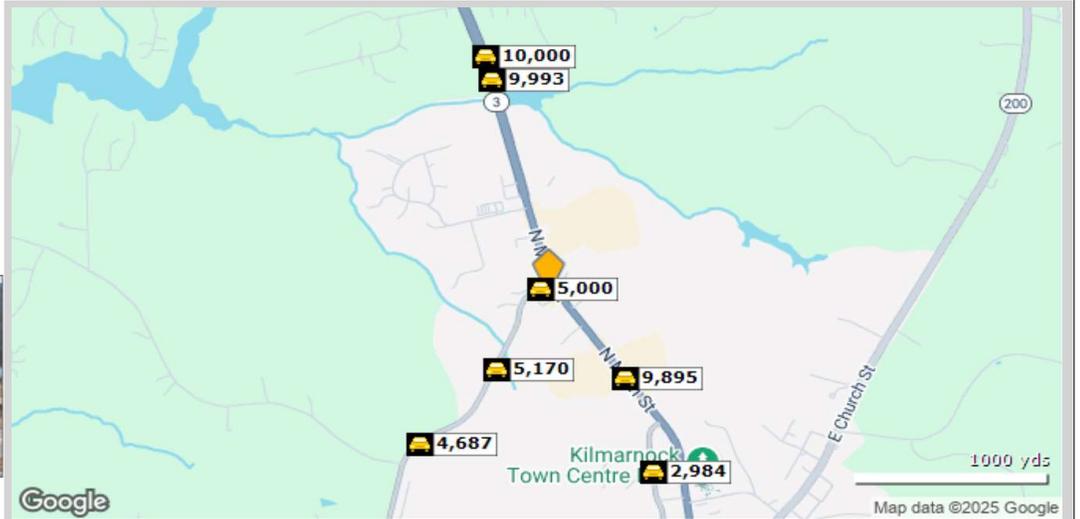
Housing			
Median Home Value	\$295,049	\$376,679	\$363,297
Median Year Built	1983	1981	1982
Owner Occupied Households	510	2,390	5,639
Renter Occupied Households	183	735	1,400

Household Income			
<\$25,000	193	636	1,333
\$25,000 - 50,000	120	563	1,496
\$50,000 - 75,000	96	570	1,168
\$75,000 - 100,000	57	269	745
\$100,000 - 125,000	80	308	640
\$125,000 - 150,000	46	201	399
\$150,000 - 200,000	35	176	452
\$200,000+	83	421	764
Avg Household Income	\$91,712	\$99,604	\$93,521
Median Household Income	\$61,721	\$67,403	\$64,714

Traffic Count Report

CVS Pharmacy
100 James B Jones Memorial Hwy, Kilmarnock, VA 22482

Building Type: **General Retail**
 Secondary: **Drug Store**
 GLA: **12,530 SF**
 Year Built: **2005**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -

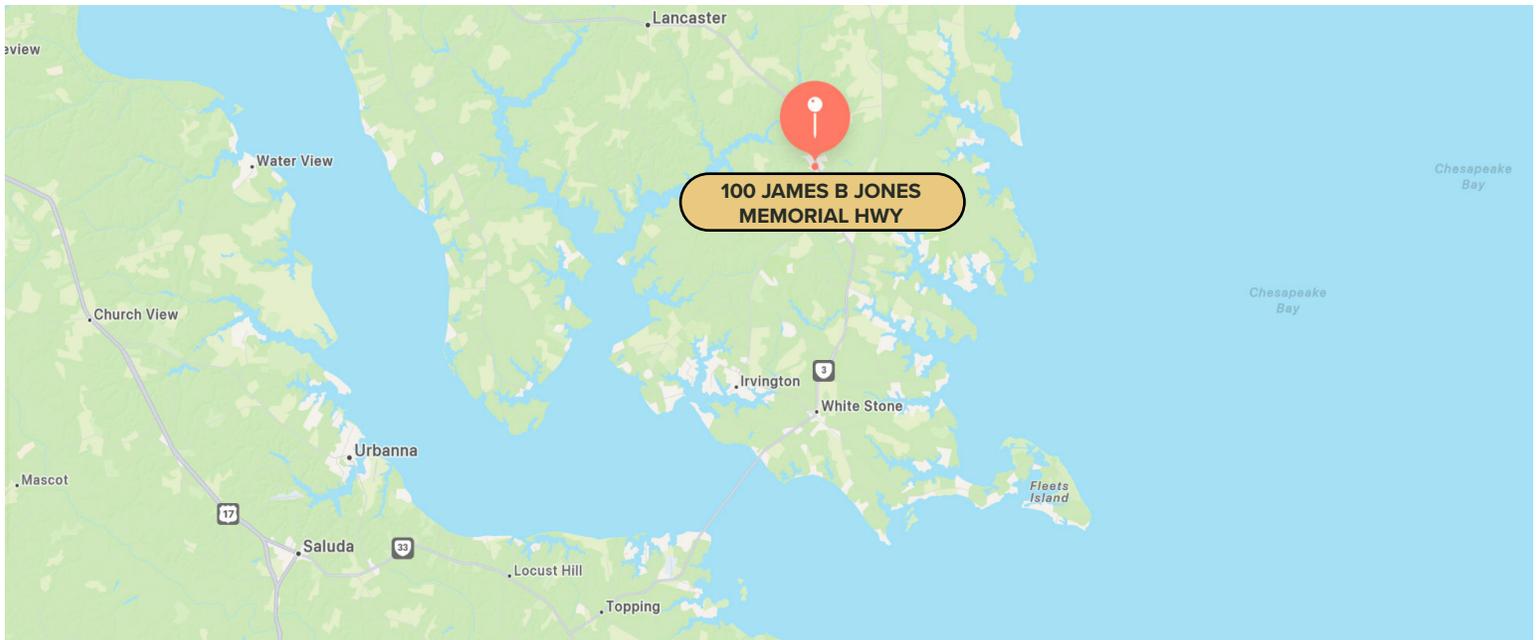
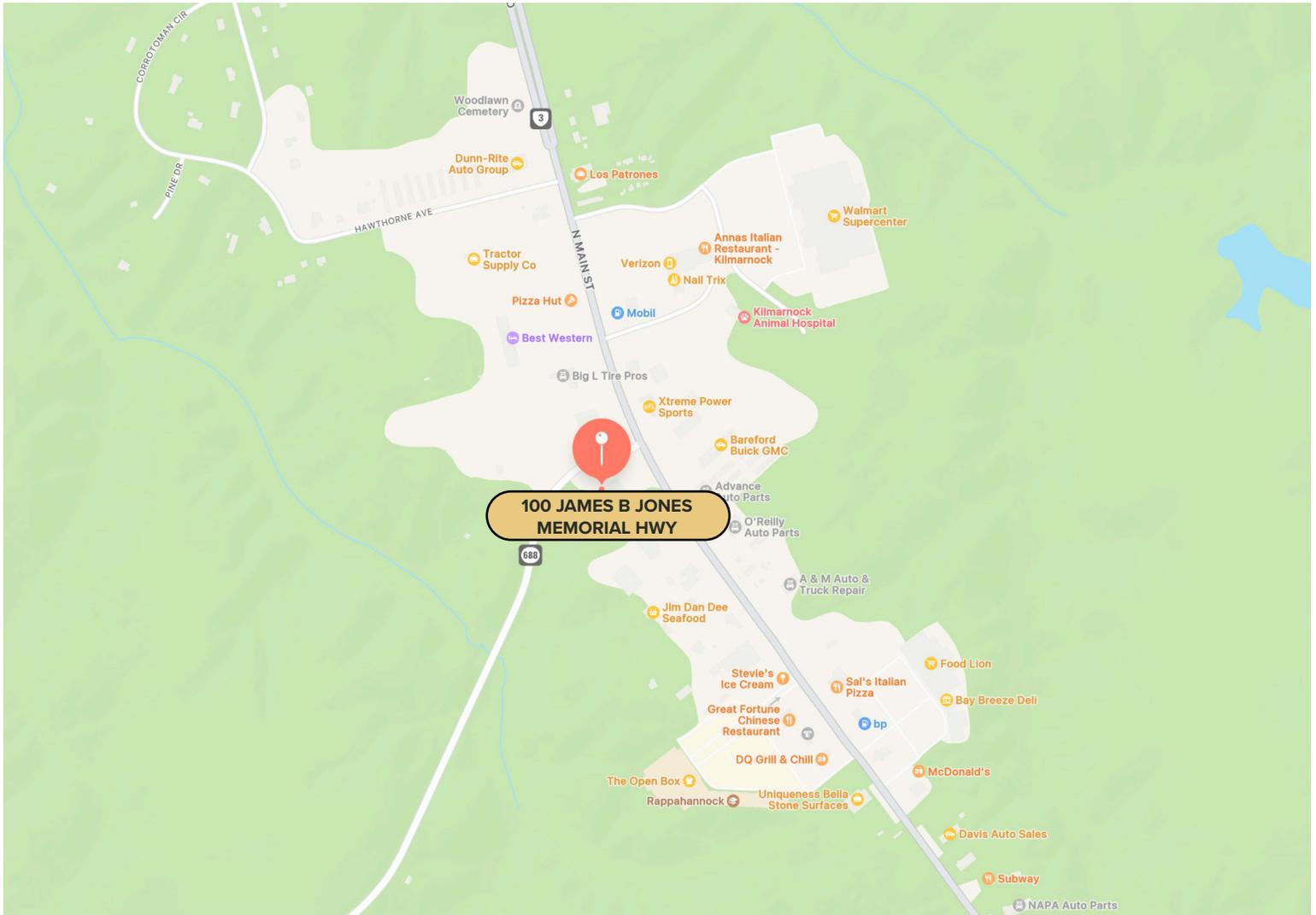


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 James B Jones Memorial Hwy	Radio Rd	0.04 SW	2022	5,070	MPSI	.03
2 James B Jones Memorial Highway	Radio Rd	0.04 SW	2018	5,000	ADT	.03
3 James B Jones Memorial Hwy	Radio Rd	0.25 NE	2022	5,170	MPSI	.27
4 North Main Street	School St	0.18 SE	2022	9,895	MPSI	.35
5 James B Jones Memorial Hwy	Cox's Farm Rd	0.09 SW	2022	4,687	MPSI	.60
6 School St	N Main St	0.16 N	2022	2,984	MPSI	.64
7 Mary Ball Rd	N Main St	0.06 S	2022	9,993	MPSI	.72
8 Mary Ball Rd	N Main St	0.14 S	2020	10,192	MPSI	.80
9 Mary Ball Rd	N Main St	0.14 S	2022	9,990	MPSI	.80
10 Mary Ball Rd	N Main St	0.14 S	2018	10,000	MPSI	.80

Source: CoStar Group



LOCATION





ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENTS



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