

SINGLE TENANT DRIVE-THRU EQUIPPED

Absolute NNN Investment Opportunity



3 Years Remaining | Value-Add Opportunity | Signalized, Hard Corner Intersection (43,400 Combined VPD)



10701 Courthouse Road | Fredericksburg, VA

WASHINGTON D.C. MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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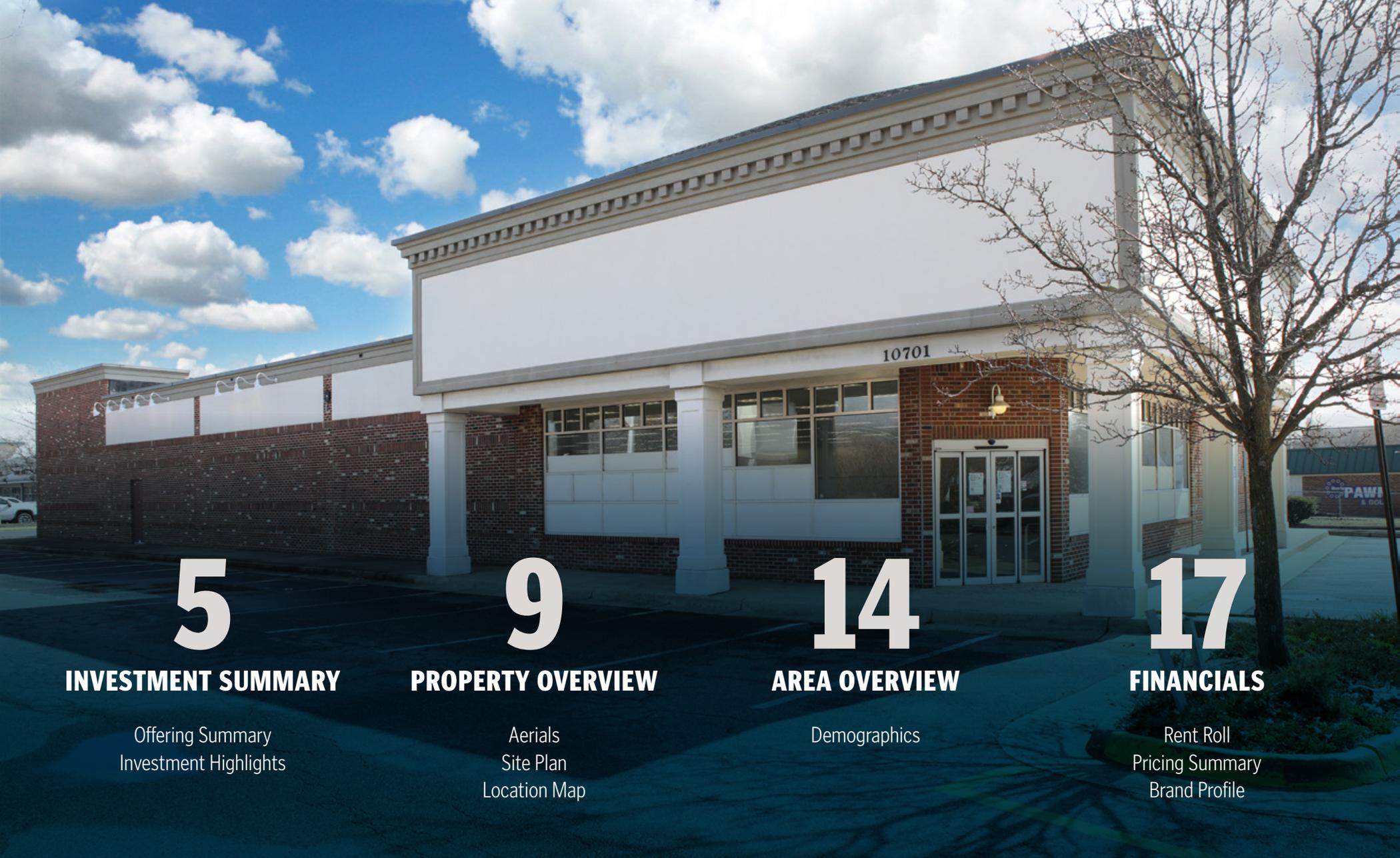
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5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

14

AREA OVERVIEW

Demographics

17

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile



SRS National Net Lease is pleased to present the opportunity to acquire the fee simple interest (land & building ownership) in a CVS property located in Fredericksburg, Virginia. The asset offers approximately 3 years of remaining lease term, providing stable near-term in-place income. The tenant is currently dark, creating a compelling value-add opportunity through future re-tenanting or redevelopment. The existing drive-thru infrastructure enhances flexibility for a wide range of users while reducing future redevelopment costs.

The property is strategically positioned at the signalized, hard-corner intersection of Courthouse Road (38,000 VPD) and Stoney Creek Drive (4,300 VPD), offering excellent visibility and access. Located just off Interstate 95 (119,000 VPD), the site benefits from strong regional connectivity along one of the East Coast's primary north-south corridors. The asset is situated within a dense retail corridor, steps from national brands including Wawa, Big Lots, Starbucks, Little Caesars, and Popeyes. It is also in close proximity to major retail destinations such as Four Mile Fork Center (1.9M annual visits) and Cosner's Corner (5.1M annual visits). Cosner's Corner is a top-performing Target-anchored neighborhood center ranking in the 99th percentile nationally among comparable centers. This concentration of retailers drives consistent consumer traffic to the area and promotes cross-shopping at the subject property. The property is further supported by its proximity to the newly constructed Veterans Administration Fredericksburg Health Care Center, the nation's largest VA outpatient clinic at approximately 470,000 square feet, which generates a significant daytime population and serves as a major traffic driver. Surrounding residential communities, including Abberly at Southpoint (280 units) and Vetra Southpoint (156 units), provide a direct consumer base. The 5-mile trade area includes more than 122,400 residents and 61,200 employees, with an average household income of \$130,168, underscoring the area's strong demographics and long-term retail demand fundamentals.

PROPERTY PHOTOS





OFFERING

Price	\$2,850,000
Price / SF	\$282
Net Operating Income	\$227,287
Cap Rate	8.00%
Signature	Corporate
Tenant	Standard Drug Company (dba CVS) (Dark)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No
ROFO/ROFR	No

PROPERTY SPECIFICATIONS

Rentable Area	10,112 SF
Land Area	1.11 Acres
Property Address	10701 Courthouse Road Fredericksburg, Virginia 22407
Year Built	1998
Parcel Number	35G-13-5
Ownership	Fee Simple (Land & Building Ownership)

3 Years Remaining | Value-Add Opportunity | Drive-Thru Equipped

- Approximately 3 years of remaining lease term provide stable near-term in-place income
- The tenant is currently dark, creating a compelling value-add opportunity through future re-tenanting or redevelopment
- Existing drive-thru infrastructure reduces future redevelopment costs and enhances appeal to potential new users

Signalized, Hard Corner Intersection | Regional Connectivity

- Positioned at the signalized, hard-corner intersection of Courthouse Road (38,000 VPD) and Stoney Creek Drive (4,300 VPD), offering strong visibility and exposure
- Located just off Interstate 95 (119,000 VPD), a major north-south arterial providing regional connectivity

Proximity To Veterans Administration Fredericksburg Health Care Center

- Located just minutes from the newly built Veterans Administration Fredericksburg Health Care Center, the nation's largest VA outpatient clinic at approximately 470,000 square feet, providing a significant daytime population and traffic driver

Dense Retail Corridor | Strong Surrounding Retail Presence

- Situated within a dense retail corridor, steps from national brands including Wawa, Big Lots, Starbucks, Little Caesars, and Popeyes
- In close proximity to major retail destinations such as Four Mile Fork Center (1.9M annual visits) and Cosner's Corner (5.1M annual visits)
- Cosner's Corner is a top-performing Target-anchored neighborhood center ranking in the 99th percentile nationally among comparable centers according to Placer.ai
- This concentration of retailers drives consistent consumer traffic to the area and promotes cross-shopping at the subject property

Direct Residential Consumer Base | Strong Demographics In 5-Mile Trade Area

- Surrounded by residential communities, including large multifamily complexes such as Abberly at Southpoint (280 units) and Vetra Southpoint (156 units)
- The 5-mile trade area is supported by more than 122,400 residents and 61,200 employees
- Average household income of \$130,168

PROPERTY OVERVIEW



LOCATION



Fredericksburg, Virginia
Washington D.C. MSA

PARKING



There are approximately 42 parking spaces on the owned parcel.
The parking ratio is approximately 4.2 stalls per 1,000 SF of leasable area.

ACCESS



Courthouse Road: 1 Access Point
Stoney Creek Drive: 1 Access Point

PARCEL



Parcel Number: 35G-13-5
Acres: 1.11
Square Feet: 48,352

TRAFFIC COUNTS



Courthouse Road/State Highway 208: 38,000 VPD
Stoney Creek Drive: 4,300 VPD
Interstate 95/U.S. Highway 17: 119,000 VPD

CONSTRUCTION



Year Built: 1998

IMPROVEMENTS



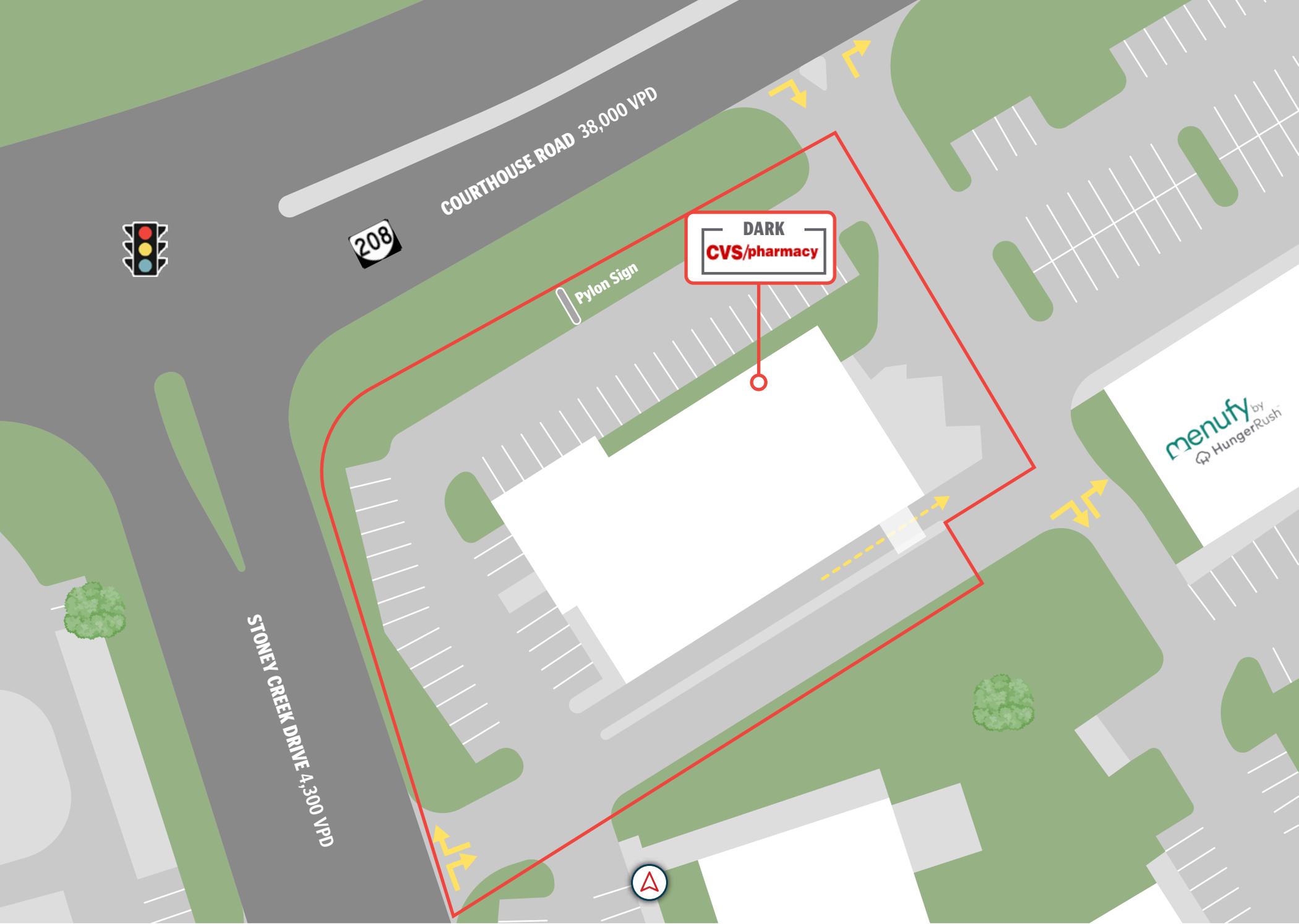
There is approximately 10,112 SF of existing building area

ZONING



Residential (R-2) within a Planned Unit Development (PUD) permitting C-2 uses





208

COURTHOUSE ROAD 38,000 VPD

Pylon Sign

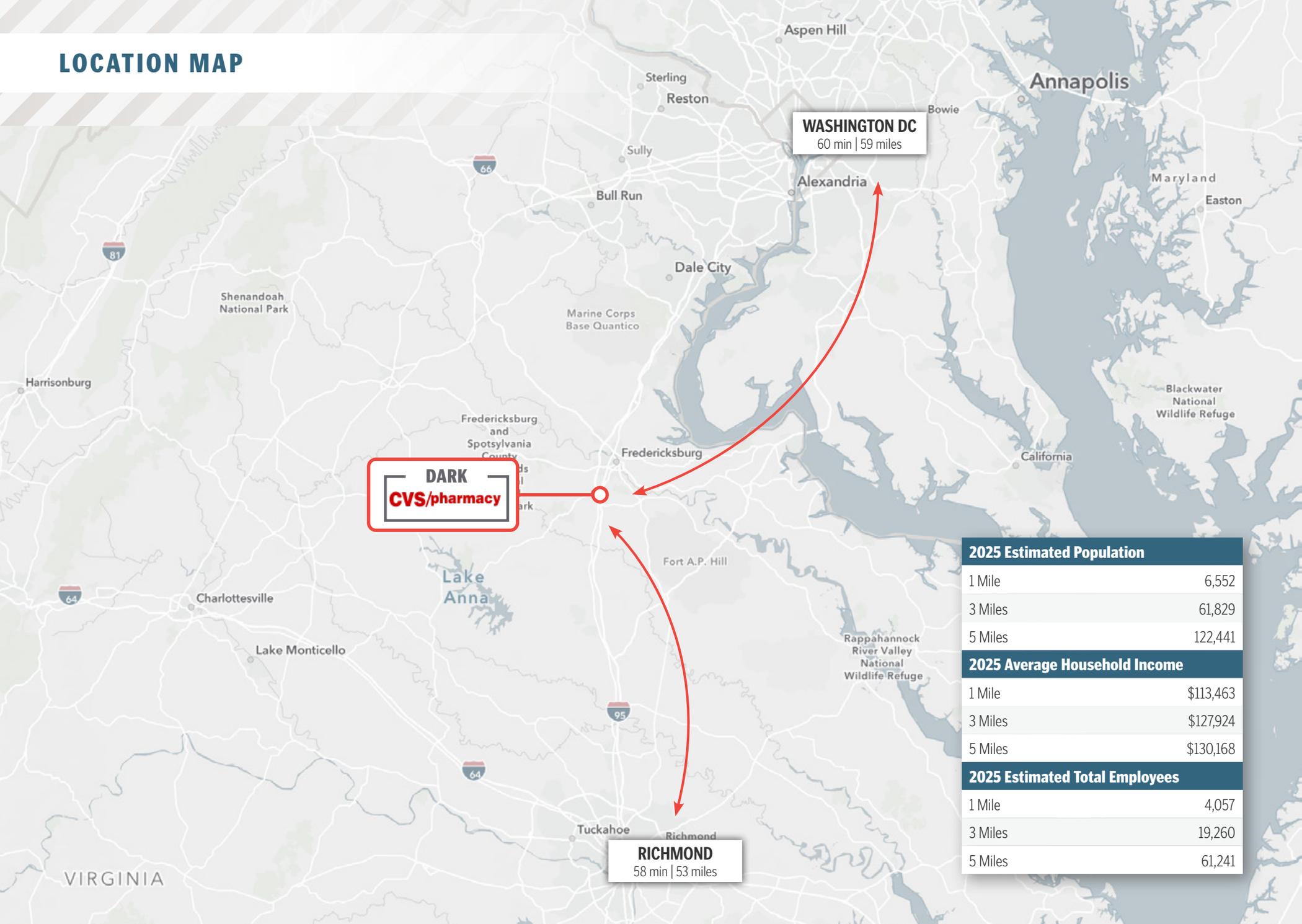
DARK
CVS/pharmacy

menufy
by
HungerRush

STONEY CREEK DRIVE 4,300 VPD



LOCATION MAP





FREDERICKSBURG, VIRGINIA

Fredericksburg, Virginia is located 25 miles southwest of Dale City and 48 miles southwest of Washington, D.C. Positioned along the Interstate 95 corridor in central Virginia, the city sits midway between the nation's capital, Washington, D.C., and the state capital, Richmond. Fredericksburg is also located at the geographic center of the “Chesapeake Golden Crescent,” the region spanning from Baltimore, Maryland to Norfolk–Virginia Beach, Virginia. As of July 1, 2025, the City of Fredericksburg had a population of 28,884.

Tourism plays a major role in the local economy, with approximately 1.5 million visitors annually. Attractions include Battlefield Park, the downtown visitor center, museums, historic sites, and a variety of annual events.

The city's economy is strongly supported by its strategic location along Interstate 95. Fredericksburg features two major commercial development centers: Central Park and Celebrate Virginia South. Central Park serves as the city's primary retail and dining destination, housing more than 200 retailers, including national big-box stores, restaurants, and local businesses. Celebrate Virginia South includes several hotels, large apartment communities, the Fredericksburg Expo and Conference Center, and a Wegmans supermarket. In addition to retail, Fredericksburg is a regional healthcare hub anchored by Mary Washington Hospital, a 471-bed, full-service facility offering more than 45 medical specialties. The presence of the University of Mary Washington (UMW) further contributes to the city's economic stability and growth.

Fredericksburg's nationally recognized 40-block Historic District remains a vital component of the local economy. The “Old Town” district, known for its historic attractions, antique shops, specialty retailers, charming restaurants, and beautifully restored homes, continues to attract both visitors and residents. Its walkability, character, and diverse entertainment options enhance its appeal as a vibrant and enduring destination.

AREA HIGHLIGHTS



MAJOR EMPLOYERS:

Georgetown University	Georgetown University Hospital
Children's National Medical Center	Booz Allen & Hamilton Inc
Washington Hospital Center	Universal Protection Service LLC
George Washington University	Insperty Peo Services LLC
American University	Howard University
Arby's	Krystal
Hooters	Mercedes-Benz



Cultural Center of the U.S.

Washington, D.C. is considered a cultural center of the U.S. because of its many National Historic Landmarks, museums and historic places such as the Capitol and White House. Washington, D.C. is home to the National Mall which is a large park within the city.



\$175M GDP

0.7% of the nation's GDP, which is larger than the GDP of 16 states and is equal to the combined GDPs of Vermont, Wyoming, and Montana



HOME TO 6.37M

APPROX 1% ANNUAL POPULATION GROWTH

<p>2024 TYPICAL HOME VALUE</p> <p>\$610,742</p> 	<p>2024 TOTAL D.C. HOUSEHOLDS</p> <p>315,785</p> 	<p>AVERAGE HOUSEHOLD INCOME</p> <p>\$150,292</p> 	<p>AVERAGE TRAVEL TIME TO WORK</p> <p>28.85 Mins.</p> 
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<p>1ST</p> <p>IN ENTREPRENEURSHIP</p> 	<p>#1</p> <p>BEST U.S. PARK SYSTEM</p> 	<p>20+</p> <p>COLLEGES & UNIVERSITIES</p> 
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RANKED AS THE HIGHEST-INCOME METROPOLITAN AREA IN THE NATION



RANKED AS THE HIGHEST-EDUCATED METRO AREA IN THE NATION FOR FOUR DECADES

Job growth in the **Washington metro area** ranked tenth amongst all metro areas in the year ending December 2023 with **38,100 new jobs**

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	6,552	61,829	122,441
2030 Projected Population	6,739	63,930	129,032
2010 Census Population	5,282	49,370	100,297
Projected Annual Growth 2025 to 2030	0.56%	0.67%	1.05%
Historical Annual Growth 2010 to 2020	1.36%	1.75%	1.35%
Households & Growth			
2025 Estimated Households	2,680	22,963	45,161
2030 Projected Households	2,800	24,051	48,114
2010 Census Households	2,027	17,634	35,409
Projected Annual Growth 2025 to 2030	0.88%	0.93%	1.27%
Historical Annual Growth 2010 to 2020	1.56%	1.94%	1.60%
Income			
2025 Estimated Average Household Income	\$113,463	\$127,924	\$130,168
2025 Estimated Median Household Income	\$97,881	\$107,108	\$106,876
2025 Estimated Per Capita Income	\$46,297	\$47,362	\$48,043
Businesses & Employees			
2025 Estimated Total Businesses	357	1,858	5,101
2025 Estimated Total Employees	4,057	19,260	61,241



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Standard Drug Company (dba CVS)	10,112	2/10/1998	1/31/2029	Current	-	\$18,941	\$1.87	\$227,287	\$22.48	Absolute NNN	1 (10-Year)
				Option	8%	\$20,456	\$2.02	\$245,470	\$24.28		

FINANCIAL INFORMATION

Price	\$2,850,000
Price / SF	\$282
Net Operating Income	\$227,287
Cap Rate	8.00%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	1998
Rentable Area	10,112 SF
Land Area	1.11 Acres
Address	10701 Courthouse Road Fredericksburg, Virginia 22407



FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact SRS Debt & Equity at debtandequity@srsre.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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