

# CVS PHARMACY

ABS NNN LEASE | NO RENT HOLIDAY



ACTUAL LOCATION

**FORT DODGE, IA**  
MARKETING PACKAGE

**BANG**  
REALTY

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# LISTING TEAM



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# PRICING SUMMARY

2029 5th Avenue S  
Fort Dodge, IA 50501

| PRICING SUMMARY |                |
|-----------------|----------------|
| Purchase Price  | \$3,608,730.00 |
| Cap Rate        | 5.75%          |
| NOI             | \$207,502.00   |

| LEASE SUMMARY     |                                                |
|-------------------|------------------------------------------------|
| Lease Type        | Absolute NNN                                   |
| Rent Commencement | 10/16/2015                                     |
| Lease Expiration  | 01/31/2041                                     |
| Guarantee         | Corporate                                      |
| Options           | Ten, Five-Year                                 |
| Rent Increases    | Options 1-2: Current Rent<br>Options 3-10: FMV |



# PROPERTY SUMMARY

GLA | 13,244 Square Feet

LAND AREA | 1.72 Acres

ACCESS | Three (3) Ingress/Egress

DRIVE THRU | Yes

YEAR BUILT | 2013

OWNERSHIP | Fee Simple



ACTUAL LOCATION

# INVESTMENT HIGHLIGHTS



**Long-Term Absolute NNN Lease**  
No Rent Holiday | Corporate Guarantee



**Situated Amongst Rooftops**  
24,000+ Residents



**Positioned at Signalized Intersection**  
20,000 VPD



**Quarter Mile to Major Nestle Purina Manufacturing Facility**  
Operating Since 1995 | Planned \$200M Expansion



**Near Major Medical Center**  
200 Beds | 1,000+ Employees



**Half Mile to \$90M Mall Redevelopment | Broke Ground Late 2024**  
Retail, Medical, Dining, Consumer Services



# INVESTMENT HIGHLIGHTS



## Hard Corner Location | Main Retail Corridor | 20,000 VPD

- CVS sits at the hard corner of 5th Ave S and S 121st St with excellent visibility to roughly 20,000 vehicles per day.
- 5th Ave S serves as Fort Dodge's main retail corridor, with numerous national retailers in the immediate area.
  - Major retailers in the surrounding area include ALDI, Menard's, Walmart Supercenter, Target, and Dollar General, amongst others.
  - Other 5th Ave S retailers include O'Reilly Auto, Starbucks, Wendy's, Bath & Body Works, Dunkin', Advance Auto, Buffalo Wild Wings, and many more.

## 6 Minutes From UnityPoint Health - Trinity Regional Medical Center | Near Other Medical Offices and Facilities

- CVS is situated approximately 6 minutes away from the UnityPoint Health - Trinity Regional Medical Center, a 200-bed regional referral center employing over 1,000 healthcare professionals and supported by a medical staff of 65 physicians.
- Trinity is part of UnityPoint Health – Fort Dodge, within the broader UnityPoint Health network that serves communities across Iowa and parts of Illinois.
- UnityPoint Health – Fort Dodge provides services for 8 counties in North Central Iowa, an approximate population of 137,000.
- The surrounding area is home to a dense cluster of medical offices and healthcare facilities that drive steady traffic and daytime demand.

## Half Mile From \$90 Million Redevelopment | Shopping, Dining, Medical, Recreation | Hy-Vee, Chick-fil-A, Tidal Wave Auto Spa, UnityPoint Health, and More

- The Property is located just one-half mile from Corridor Plaza & Pavilion, a \$90+ million redevelopment of the former Crossroads Mall. The project received over \$17 million in Iowa Reinvestment District funding in 2021 to transform the site into a vibrant mixed-use district featuring event, retail, and hospitality uses.
- Construction began in late 2024, with confirmed and planned tenants including Hy-Vee, Chick-fil-A, UnityPoint Health, Discount Tire, Tidal Wave Auto Spa, maurices, Dunham Sports, and many more.

## Absolute NNN Lease | Corporate Guarantee | Zero Landlord Responsibilities | No Rent Holiday

- The Property is subject to a long-term Absolute NNN lease with CVS which provides for zero landlord responsibilities and a completely passive investment. The lease boasts a corporate guarantee for added security.
- This particular CVS does not have a common "Rent Holiday" clause nor any decrease in rent during the first two option periods.

# INVESTMENT HIGHLIGHTS



## Great Local Synergies | Schools | Nestle Purina PetCare Plant – \$200M 2024 Investment | Other Distribution and Manufacturing

- CVS is located within 10 minutes of numerous local schools including, but not limited to, Cooper Elementary, Fort Dodge Senior High and Middle, Fair Oaks Middle, and Saint Edmond Catholic School, among many others. As well, the Property is less than 10 minutes from Iowa Central Community College.
- The Property is located roughly a quarter mile from Nestlé Purina’s PetCare manufacturing facility, which has produced canned cat food in Fort Dodge since 1995. In February 2024, Nestlé announced a \$200 million expansion of the plant, reinforcing its long-term investment in the area.
- Fort Dodge is home to a diverse base of manufacturing and distribution employers, including Pepsi, Winger Companies, National Gypsum Co., United States Gypsum Co., and Northern Lights Foodservice.

## Proximity to Iowa’s Best Recreation | 800-Acre Offroad Park | 3 Time “Iowa’s 18-Hole Course of the Year” | 100-Acre Sports Complex – Host of State High School Softball Tournament 70+ Consecutive Years

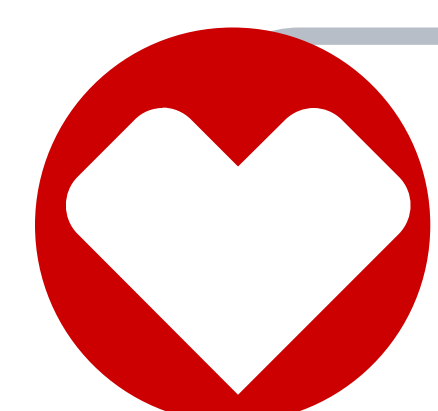
- CVS is located 10 minutes from the Gypsum City OHV Park. The 800-acre Off-Highway Vehicle park is Iowa’s largest with over 65 miles of trails for ATV, motorcycle, and other offroad riders.
- The Property is also near the Harlan & Hazel Rogers Sports Complex, a 100-acre venue with 24 playing fields that holds state tournaments and community sports events. The Complex plays host for numerous Fort Dodge High School and Iowa Central Community College teams in addition to hosting the Iowa High School Girls State Softball tournament for the past 70+ years.
- The Property is 5 minutes away from the Rosedale Rapids Aquatic Center, which features over 30 different water attractions for children, as well as the Oleson Park Splashpad and Music Pavilion.
- Additionally, CVS is 10 minutes away from the Fort Dodge Country Club. The club’s semi-private golf course has been voted “Iowa’s 18-Hole Course of the Year” three separate times, most recently in 2022.
- Other recreational activities in the area include the Webster County Fairgrounds, the Sports Park Raceway, a disc golf course, bowling alley, and numerous local/state parks, trails, rivers, and creeks.

# TENANT OVERVIEW

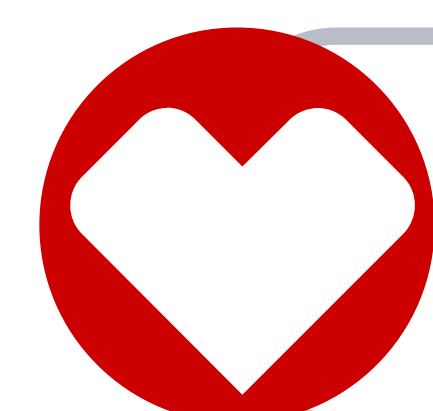


CVS Health Corporation (“CVS Health”), together with its subsidiaries (collectively, the “Company”), has more than 9,000 retail locations, approximately 1,100 walk-in medical clinics, a leading pharmacy benefits manager with over 87 million plan members, a dedicated senior pharmacy care business serving more than one million patients per year and expanding specialty pharmacy services. The Company also serves an estimated 35 million people through traditional, voluntary, and consumer-directed health insurance products and related services, including expanding Medicare Advantage offerings and a leading standalone Medicare Part D prescription drug plan (“PDP”). The Company believes its innovative health care model increases access to quality care, delivers better health outcomes and lowers overall health care costs.

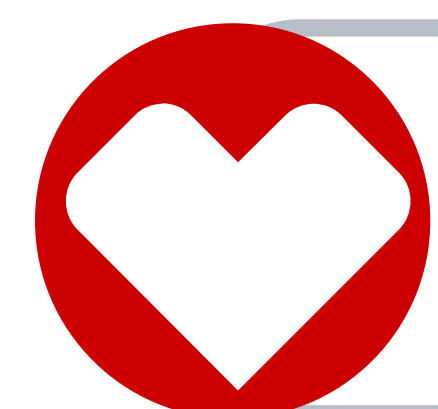
## COMPANY OVERVIEW



**Company**  
CVS Health, Inc.



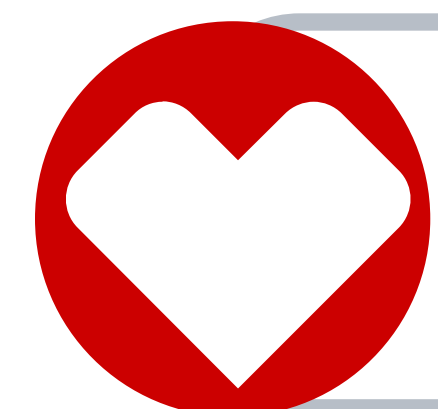
**Year Founded**  
1963



**Category**  
Health Solutions



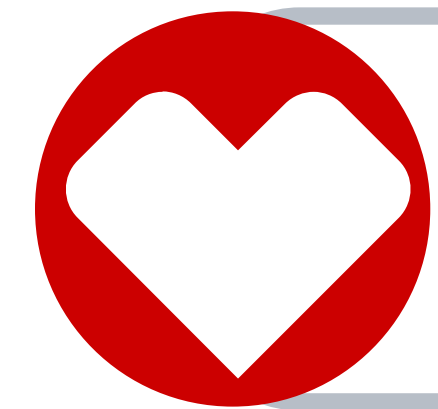
**No. Locations**  
9,000+



**Segment**  
Drug Store | Retail Pharmacy



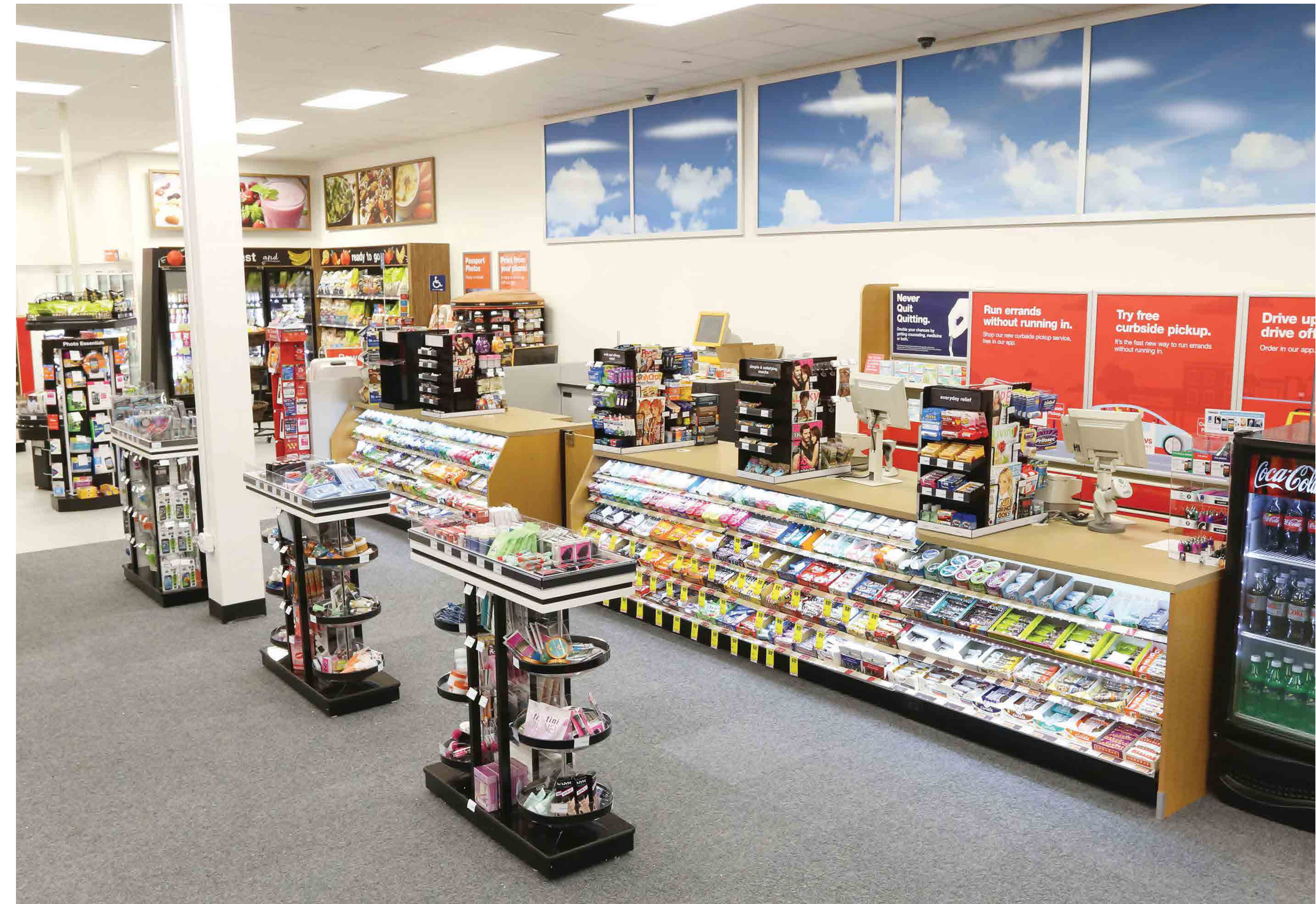
**Headquarters**  
Woonsocket, RI



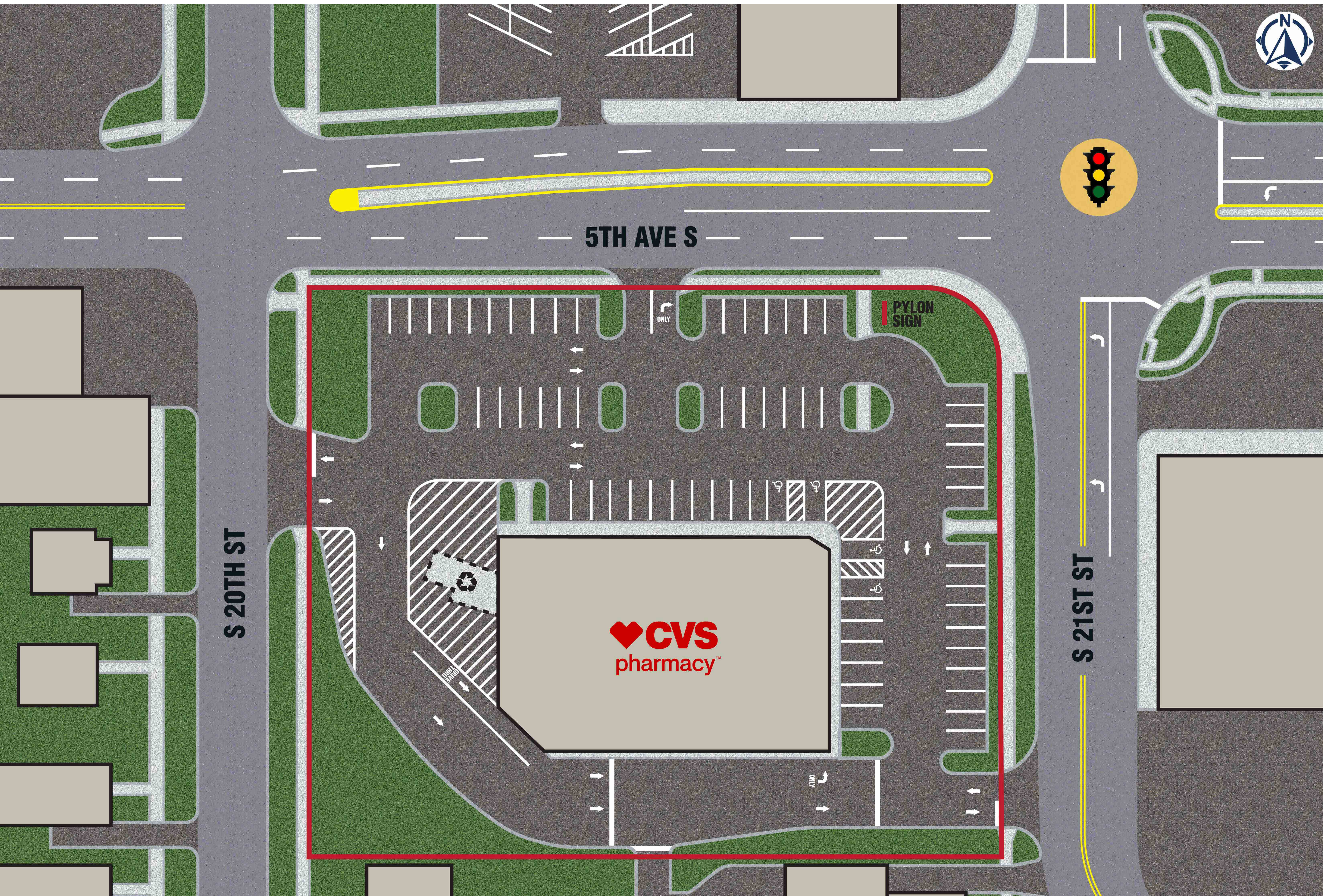
**Ownership**  
Public (NYSE: CVS)



**Website**  
[www.cvs.com](http://www.cvs.com)



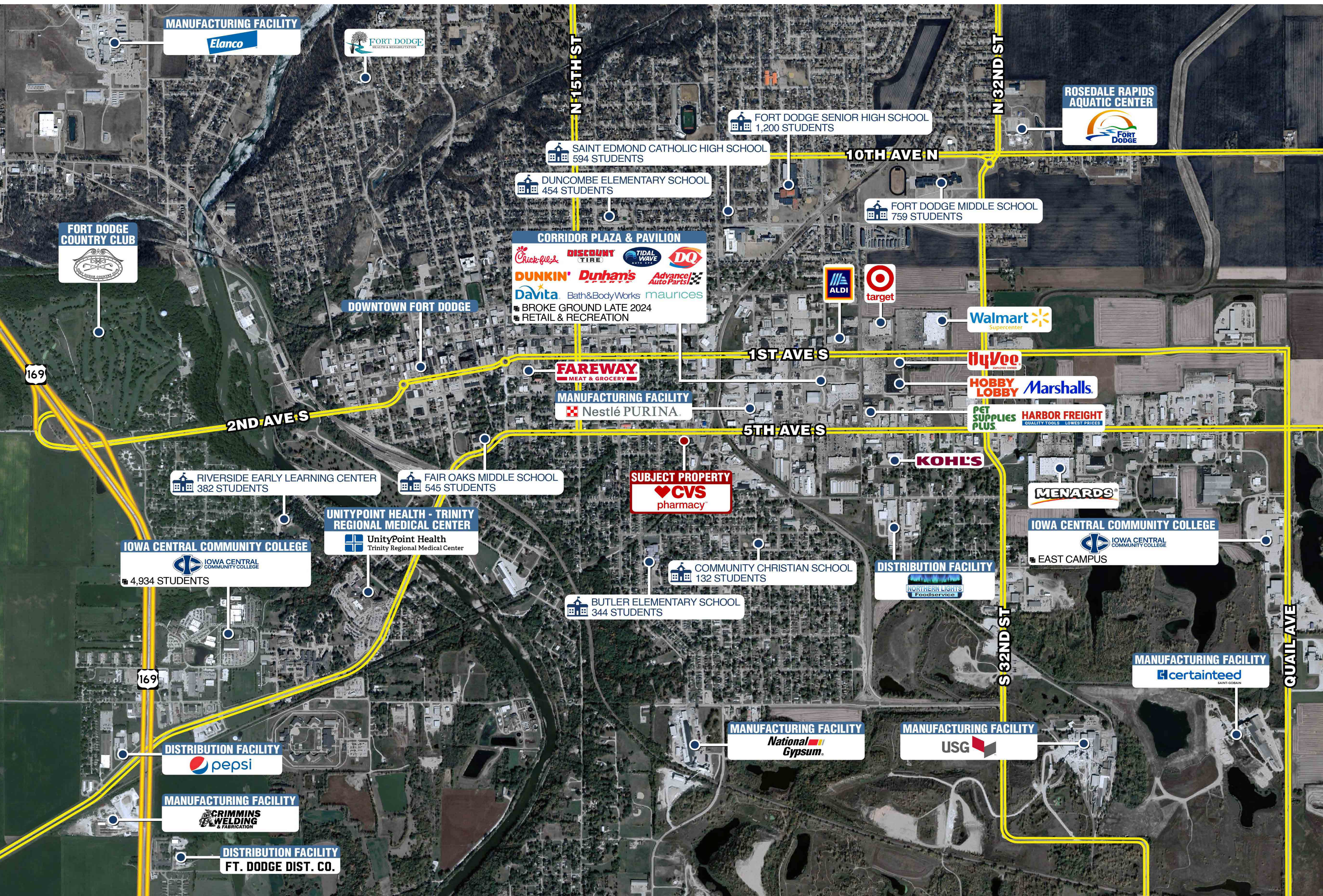
# SITE PLAN



# AERIAL MAP



# AERIAL MAP



# REFERENCE MAP & DEMOGRAPHICS

