



CVS PHARMACY

*1030 Main Street
Lexington, MO 64067*

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RE/MAX Heritage – Commercial

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EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire a CVS Pharmacy located at 1030 Main Street in Lexington, Missouri. Backed by a corporate guarantee from CVS Health (S&P: BBB), the property is currently operating under a NNN lease with approximately 6 years remaining and a 5% rent increase scheduled for January 2026.

Strategically positioned in the center of town—directly across from the Lafayette County Courthouse, DMV, Sheriff's Office, and additional county buildings—the property benefits from steady daily traffic and long-term tenant demand. With the nearest competing pharmacy over 10 miles away, this CVS serves as the primary pharmacy for the area.



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PROPERTY SUMMARY

- Freestanding CVS Pharmacy
- Address: 1030 Main Street, Lexington, Missouri 64067
- Building Size: \pm 2,195
- Lot Size: \pm 0.13 Acres
- Year Built: 1900
- Lease Type: NNN (Landlord responsible for roof and structure)
- Current Occupancy: 100%
- 6 years remaining on existing lease (expires January 2031)
- 5% rent escalation scheduled for January 2026
- Located in the historic downtown area, directly across from county government offices
- Nearby tenants include: Dollar General, McDonald's, Casey's, Sonic, Brothers Market, Family Dollar, and Pizza Hut



OFFERING SUMMARY

Tenant: CVS Pharmacy (NYSE: CVS)

Offering Price: \$1,300,000

Cap Rate: 8.08%

Annual Rent (Years 1–5): \$105,000

Lease Type: NN+

Lease Start Date: February 1, 2022

Lease Expiration Date: January 31, 2031

Lease Term Remaining: Approximately 6 years

Rent Escalation: 5% increase scheduled for January 2026

Renewal Options: [To be confirmed]

Guarantor: Corporate Guarantee – CVS Health

Lot Size: ± 0.13 Acres

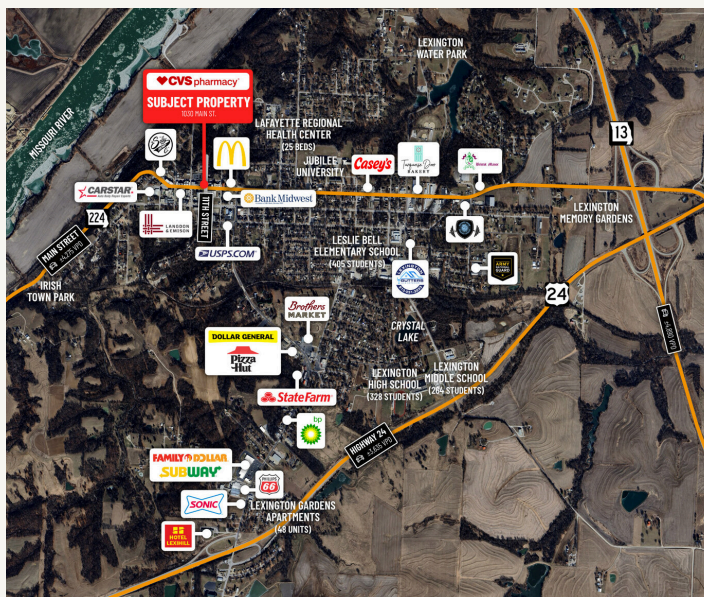
Zoning: [To be confirmed]



LOCATION

Lexington, Missouri, is a historic river town located approximately 40 miles east of Kansas City and serves as the county seat of Lafayette County. The property sits prominently along Main Street in the city's civic and commercial core, directly across from multiple government offices and community institutions, providing reliable foot traffic and long-term tenant appeal.

The city's population of 4,585 is supported by a regional economy rooted in healthcare, public services, and education. Key nearby employers include Lafayette Regional Health Center, the Lexington R-V School District, and Lafayette County government. The nearest CVS alternative is over 10 miles away, reinforcing the strategic value of this location. Lexington's position within the Kansas City MSA provides regional stability while maintaining the appeal of a close-knit, underserved healthcare market.





INVESTMENT HIGHLIGHTS

- Corporate-guaranteed lease backed by CVS Health (S&P: BBB)
- NNN lease with approximately 6 years remaining
- 5% rent increase scheduled for January 2026, providing built-in income growth
- Freestanding retail property located in the heart of downtown Lexington
- Directly across from the courthouse, DMV, and sheriff's office, ensuring consistent foot traffic
- Limited pharmacy competition – nearest national competitor is over 10 miles away
- Strategic location within the Kansas City MSA
- Strong surrounding tenant mix, including McDonald's, Dollar General, Brothers Market, and Casey's
- High-credit, recession-resistant tenant with over 9,900 stores nationwide



TENANT PROFILE



CVS Pharmacy, a subsidiary of CVS Health Corporation (NYSE: CVS), is one of the largest retail pharmacy chains in the United States. Founded in 1963 and headquartered in Woonsocket, Rhode Island, CVS operates more than 9,900 locations nationwide, including pharmacies within Target and Schnucks stores.

As a Fortune 500 company, CVS Health generated approximately \$357.8 billion in revenue in 2023 and maintains strong credit ratings of BBB (S&P) and Baa2 (Moody's). The company serves over 5 million customers daily and offers a wide range of health and wellness services, including its in-store MinuteClinic and specialty care programs.

CVS has continued to innovate by expanding digital platforms and eliminating tobacco products from its shelves, reinforcing its commitment to public health. The company also manages one of the nation's largest pharmacy benefits managers (CVS Caremark) and has a growing presence in healthcare delivery through Aetna, its insurance division.

With a proven track record of performance and stability, CVS remains a high-credit, investment-grade tenant and a leader in healthcare retailing.



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