



3499 CLIME RD | COLUMBUS, OH

**OFFERED  
FOR SALE**  
\$1,792,000  
6.25% CAP





# NORTH AERIAL

CVS COLUMBUS, OH

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Franklin Heights High  
1,398 Students

Little Caesars

COLUMBUS  
PREPARATORY AND FITNESS ACADEMY

DOLLAR GENERAL

Walgreens

AUTO  
DIRECT  
COLUMBUS OH

CLIME RD 14,614 VPD

DEMOREST RD

CVS





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale the CVS Pharmacy located at 3499 Clime Rd, Columbus, OH. The asset features an absolute NNN lease to CVS Health Corporation (NYSE: CVS), one of the nation's largest healthcare providers. The property generates \$112,000 of annual NOI and offers investors passive, management-free income backed by an investment-grade corporate guaranty.

CVS has successfully operated at this location since 1999, demonstrating more than 25 years of continuous occupancy and a long-term commitment to the site. The lease extends through January 2033, and features scheduled 5% rental increases every five years throughout both the primary term and renewal options, providing embedded income growth while preserving long-term purchasing power.

Situated on a signalized corner along Clime Road in the Columbus MSA, the property benefits from dense surrounding demographics, excellent visibility, and a well-established infill trade area. Offered at an attractive basis with approximately six years of remaining lease term, the investment provides durable cash flow today while preserving long-term optionality through lease renewal, repositioning, or future redevelopment.

| RENT SCHEDULE                  | TERM                  | RENT      |
|--------------------------------|-----------------------|-----------|
| Current Term                   | 12/6/1999 - 1/31/2033 | \$112,000 |
| Ten (10) Five (5-year) options |                       |           |

|       |             |
|-------|-------------|
| NOI   | \$112,000   |
| CAP   | 6.25%       |
| PRICE | \$1,792,000 |

## ASSET SNAPSHOT

|                           |                                         |
|---------------------------|-----------------------------------------|
| Tenant Name               | CVS Pharmacy                            |
| Address                   | 3499 Clime Rd, Columbus, OH 43223       |
| Building Size (GLA)       | 10,113 SF                               |
| Land Size                 | 1.12 Acres                              |
| Year Built                | 1999                                    |
| Signatory/Guarantor       | Corporate                               |
| Rent Type                 | ABS. NNN                                |
| Landlord Responsibilities | None                                    |
| Rent Commencement Date    | 12/6/1999                               |
| Lease Expiration Date     | 1/31/2033                               |
| Remaining Term            | 6 Years                                 |
| Rental Increases          | 5% Every 5 Years in Base Term & Options |
| NOI                       | \$112,000                               |



225,645 PEOPLE  
IN 5 MILE RADIUS

\$94,261 AHHI  
IN 5 MILE RADIUS

14,614 VPD  
ON CLIME RD



## **ABSOLUTE NNN LEASE WITH 5% RENT INCREASES EVERY FIVE YEARS**

Abs NNN lease featuring no landlord obligations and rare scheduled rent increases throughout the primary term and all renewal options, providing built-in income growth.



## **INVESTMENT-GRADE CORPORATE GUARANTY (S&P: BBB)**

Leased to CVS Health Corporation (NYSE: CVS), one of the nation's largest healthcare companies, providing durable cash flow backed by investment-grade corporate credit.



## **25+ YEARS OF CONTINUOUS OCCUPANCY SINCE 1999**

CVS has successfully operated at this location for more than two decades, demonstrating a long-term commitment to the site and surrounding trade area.



## **LOCATED WITHIN OHIO'S LARGEST & FASTEST-GROWING MSA**

Columbus is anchored by The Ohio State University, more than a dozen colleges and universities, and a diverse employer base that includes Nationwide, Cardinal Health, Huntington Bancshares, JPMorgan Chase, American Electric Power, and numerous other Fortune 500 companies.



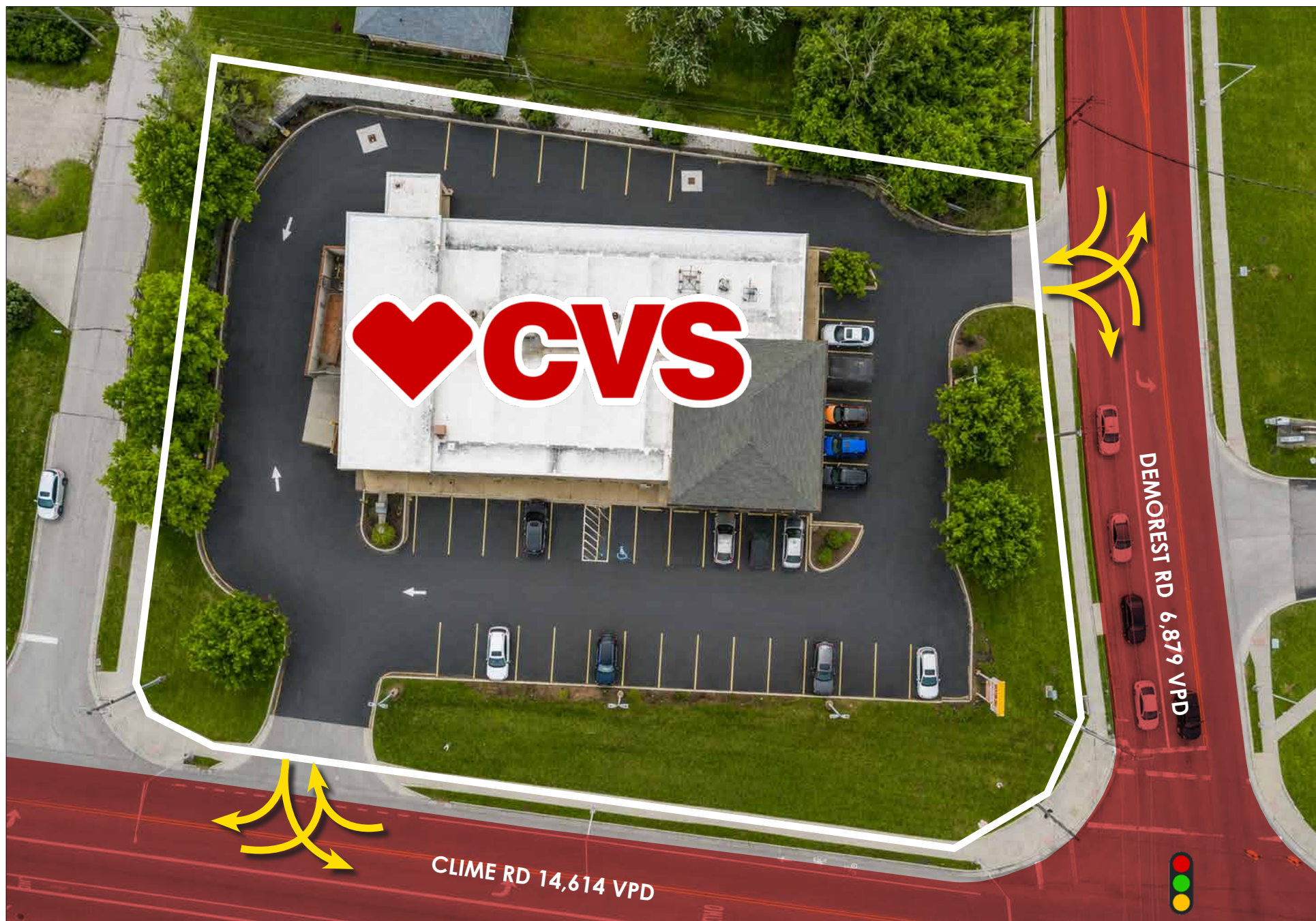
## **DENSE INFILL COLUMBUS MSA LOCATION**

Located on a signalized hard corner within an established retail corridor serving more than 225,000 residents with average household incomes exceeding \$94,000 within a five-mile radius.



## **ATTRACTIVE BASIS WITH LONG-TERM REAL ESTATE OPTIONALITY**

Offered at an attractive basis relative to replacement cost, providing strong in-place yield today while preserving future upside through lease extension, repositioning, or redevelopment.





## LOCATION OVERVIEW

CVS COLUMBUS, OH

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### DETROIT

166 MILES  
3:18 DRIVE

### TOLEDO

122 MILES  
2:24 DRIVE

### CLEVELAND

129 MILES  
2:11 DRIVE

### FORT WAYNE

137 MILES  
2:43 DRIVE

### COLUMBUS



#### 1 MILES

16,454  
PEOPLE  
\$77,229  
AHHI  
1,211  
TOTAL  
EMPLOYEES

#### 3 MILES

117,671  
PEOPLE  
\$78,771  
AHHI  
32,852  
TOTAL  
EMPLOYEES

#### 5 MILES

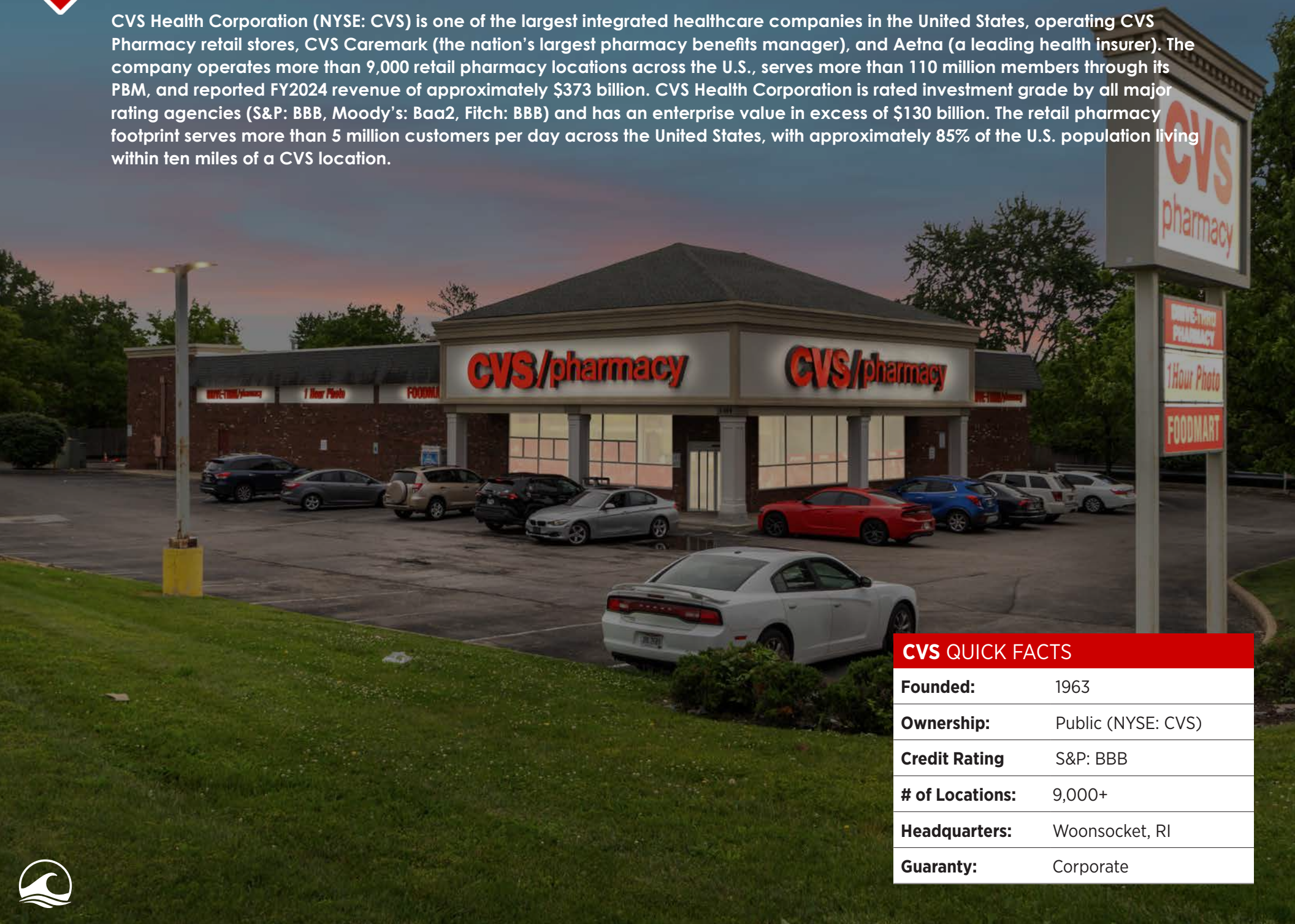
225,645  
PEOPLE  
\$94,261  
AHHI  
99,975  
TOTAL  
EMPLOYEES

Columbus is the fastest-growing major metropolitan area in the Midwest and serves as Ohio's governmental, educational, and logistics hub. Anchored by The Ohio State University and more than a dozen colleges and universities, the region is supported by a diverse economy spanning healthcare, finance, advanced manufacturing, logistics, and technology. Major employers include JPMorgan Chase, Nationwide, Cardinal Health, Huntington Bancshares, American Electric Power, OhioHealth, Honda, and Amazon, while continued investment from companies such as Intel, Google, and Meta reinforces the market's long-term economic growth, population gains, and retail demand.



## TENANT SUMMARY

CVS Health Corporation (NYSE: CVS) is one of the largest integrated healthcare companies in the United States, operating CVS Pharmacy retail stores, CVS Caremark (the nation's largest pharmacy benefits manager), and Aetna (a leading health insurer). The company operates more than 9,000 retail pharmacy locations across the U.S., serves more than 110 million members through its PBM, and reported FY2024 revenue of approximately \$373 billion. CVS Health Corporation is rated investment grade by all major rating agencies (S&P: BBB, Moody's: Baa2, Fitch: BBB) and has an enterprise value in excess of \$130 billion. The retail pharmacy footprint serves more than 5 million customers per day across the United States, with approximately 85% of the U.S. population living within ten miles of a CVS location.



### CVS QUICK FACTS

|                        |                    |
|------------------------|--------------------|
| <b>Founded:</b>        | 1963               |
| <b>Ownership:</b>      | Public (NYSE: CVS) |
| <b>Credit Rating</b>   | S&P: BBB           |
| <b># of Locations:</b> | 9,000+             |
| <b>Headquarters:</b>   | Woonsocket, RI     |
| <b>Guaranty:</b>       | Corporate          |



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Exclusively Offered By



### PRIMARY DEAL CONTACTS

**ERIC SUFFOLETTO**

Managing Director & Partner  
860.944.3851  
esuffoletto@atlanticretail.com

**DAVID HOPPE**

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

**MIKE LUCIER**

Executive Vice President  
980.337.4469  
mlucier@atlanticretail.com

**BEN OLMSTEAD**

Senior Associate  
980.498.3296  
bolmstead@atlanticretail.com

**BROKER OF RECORD:**

**Roy Crain**  
#REL. 7198

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