





PROPERTY SUMMARY

The Kase Group is pleased to present this single-tenant asset with a brand new NNN lease extension located at 5421 New Jesup Highway, Brunswick, GA. The property is fully leased to CVS Pharmacy, offering a stable, long-term passive income stream for investors.

The newly extended Absolute NNN lease shows commitment to the location with no rent holidays. The property offers a market rent of \$204,500 annually. There are zero landlord obligations. The lease calls for four, 5-year options to renew with 10% increases in rent at each option.



PROPERTY HIGHLIGHTS

- **Newly Extended Absolute NNN Lease**
- **Below Market Rent**
- **Zero Landlord Obligations**
- **10% Increases in Rent at Each Option**
- **Top Performing Location**
- **No Rent Holiday**
- **Drive-Thru Location**
- **Strong Traffic Counts**

OFFERING SUMMARY

Property Name	CVS Pharmacy
Address	5421 New Jesup Hwy., Brunswick, GA 31523
Price	\$ 3,408,333
Cap Rate	6.00%
Building SF	13,650
Acres	1.74 AC
Annual Rent	\$204,500
Lease Type	Absolute NNN Lease
Lease Start	1/1/26
Lease Expiration	1/31/38
Options	Four, 5 Year Options
Increases	10% Increases at Each Option



5421
New Jesup Highway

CVS
FREE
Flu & COVID-19
vaccines
with most insurance
while supplies last

An aerial photograph of Brunswick, Georgia, taken at sunset. The sky is a mix of orange, yellow, and blue. In the foreground, there are several buildings, including a large red brick building on the left and a white building with a clock tower on the right. A parking lot with several cars is visible in the center. The background shows a dense residential area with many trees and houses. The overall scene is a mix of urban and natural elements.

LOCATION DESCRIPTION

The Brunswick MSA, a strategic coastal hub between Savannah and Jacksonville, serves a growing population of over 114,000 residents. Its economy is driven by the Port of Brunswick, the nation's #2 busiest port for Roll-on/Roll-off (Ro/Ro) cargo, and anchored by major employers including Southeast Georgia Health System (2,700+ employees) and the Federal Law Enforcement Training Centers (FLETC). This blend of a top-tier logistics hub with large institutional employers creates a durable economic foundation ideal for retail investment.

Situated directly on the Interstate 95 corridor, the market leverages a critical north-south artery for trade and tourism along the Eastern Seaboard. The Georgia Ports Authority recently completed \$262 million in improvements to the Port of Brunswick, enhancing capacity and signaling strong future growth. This infrastructure investment, combined with air service from Brunswick Golden Isles Airport (BQK), ensures sustained retail demand from commercial traffic, a growing residential base, and tourism.

The MSA demonstrates compelling growth, with median household income increasing over 6.6% to \$64,819 between 2022 and 2023, boosting consumer spending power. The region's primary employment sectors are Health Care, Retail Trade, and Accommodation & Food Services, ensuring a consistent customer base for retail. Supported by this demographic growth, major public investment, and a resilient, diversified economy, Brunswick offers a strategic opportunity for long-term retail investment.



5421 NEW JESUP HIGHWAY
BRUNSWICK, GA





Winn-Dixie

VPD
18,647

FOUR POINTS
BY SHERATON

SONNY'S
BBQ
LOCAL
PITMASTERS
SINCE 1968

VPD
24,647



NEW JESUP HIGHWAY

CRISPEN BLVD

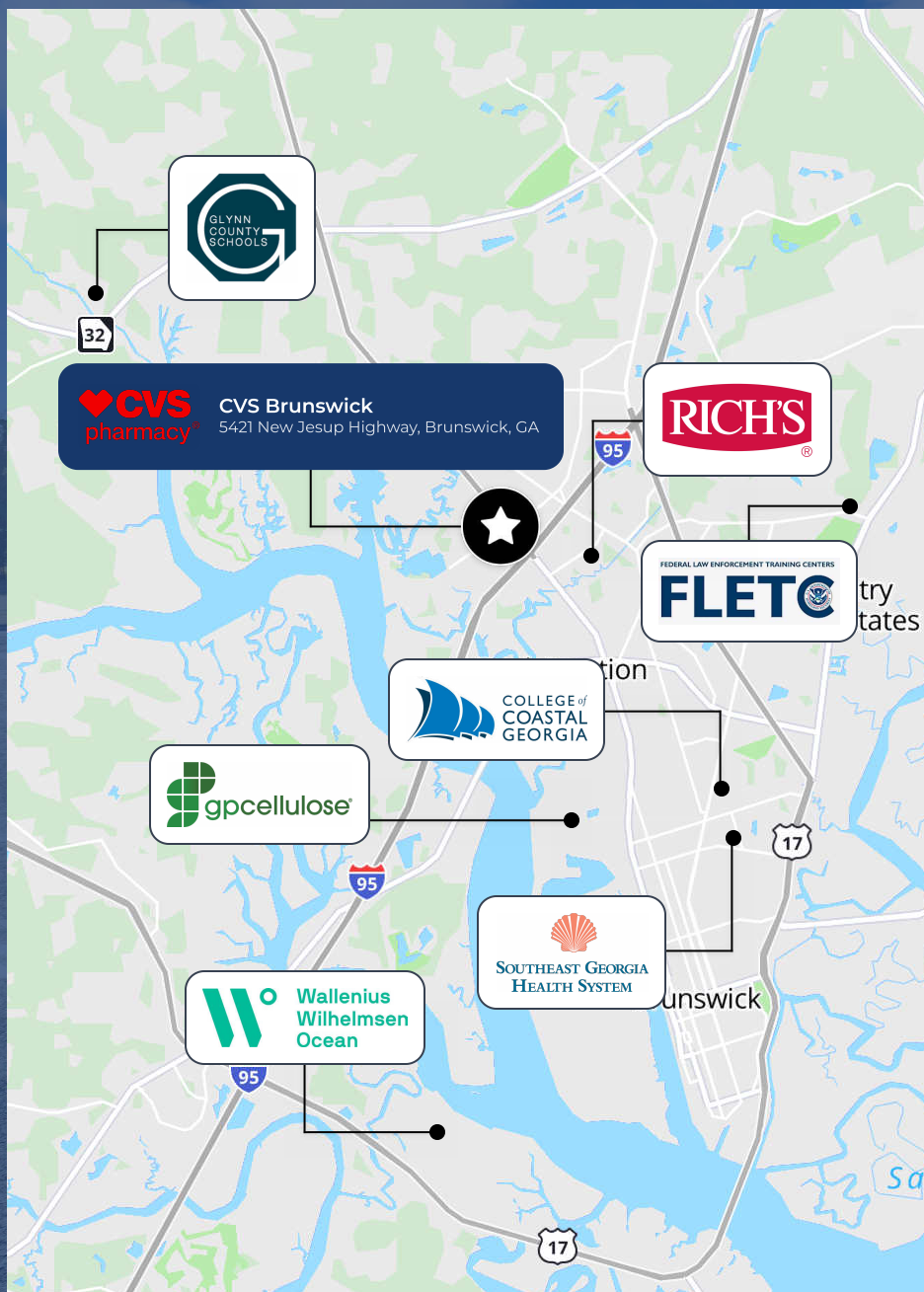
5421

New Jesup Highway

AREA MAP



MAJOR EMPLOYERS



The area surrounding 5421 New Jesup Hwy in Brunswick, GA is anchored by an employment base that reflects strong industry diversity and economic resilience. Major employers include the Glynn County School District and College of Coastal Georgia, underscoring education as a significant sector, while Southeast Georgia Health System-Brunswick Campus provides substantial healthcare employment. The Federal Law Enforcement Training Center (FLETC) stands out as a major federal agency hub, contributing to stability and bringing in a steady flow of trainees and staff. Industrial and logistics operations are well-represented by Brunswick Cellulose, Rich Products Corporation, and Wallenius Wilhelmsen Logistics, supporting both manufacturing and supply chain activity in the region. The proximity to U.S. Highway 341 and I-95 facilitates robust transportation connectivity for commuters and commercial distribution. Overall, the presence of both public sector institutions and global corporations buffers the local economy against sector-specific downturns, offering a stable and balanced employment landscape for property buyers or tenants.

Employer	Industry	Employees	Distance
Glynn County School System	Education	2,200	6.4 mi
Southeast Georgia Health System	Healthcare	1,700	5.4 mi
Federal Law Enforcement Training Center (FLETC)	Government	1,100	4.5 mi
College of Coastal Georgia	Education	500	5.0 mi
Brunswick Cellulose, LLC (GP Cellulose)	Manufacturing (Pulp and Paper)	500	4.3 mi
Rich Products Corporation	Food Processing	400	1.4 mi
Wallerius Wilhelmsen	Logistics, Vehicle Processing	400	10.7 mi



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