



700 NORTHSIDE DRIVE
SUMMERSVILLE, WV

*No Competition | Strong Retail Corridor | Nearly 9 Years Remaining
Available Individually or as a Portfolio*





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Executive Summary

CVS/pharmacy

700 Northside Drive | Summersville | WV

Offering Price

\$3,204,671

Cap Rate **7.00%**

Net Operating Income **\$224,327**

Gross Leaseable Area **11,945 SF**

Lot Size **2.07 Acres**

Year Built **2009**

Guarantee **Corporate**



Lease Summary

Lease Type	Double Net (NN)	Original Lease Term	25 Years
Roof/Structure	Landlord Responsibility	Remaining Lease Term	8.75 Years
Lease Commencement	3/22/2009	Renewal Options	10, 5 Year
Lease Expiration	1/31/2035	Rent Increases	5% In Each Option

Rent Schedule

Rent Period	Dates	Annual Rent	Rent Increase	Cap Rate
Current	Through 1/31/35	\$224,327	-	7.00%
Option 1-10		-	5%	-

See Page 10 for Additional Property



Investment Highlights



Passive Income

Double Net (NN) Leased CVS With Minimal Responsibilities Located at the Heavily Trafficked Signalized Intersection of Northside Drive and U.S. 19 with More Than 18,500 Vehicles Passing Daily



Lease Term

Lease Features Over 9 Years Remaining on the Base Term and 5 Percent Rent Increases in Each Option as a Hedge Against Inflation



Limited Competition

This Location Benefits from Being the Only Freestanding National Pharmacy Store within a 13-Mile Radius Providing Long Term Stability



Retail and Professional Corridor

Subject Property is at the Entrance to Northside Professional Park and is Surrounded by a Host of the Nation's Most Successful Retailers Including Walmart, Lowe's, Sheetz, Wendy's, KFC, Starbucks, Taco Bell, Advance Auto, and Many More



Medical Synergies

Positioned within 1-Mile from Summersville Regional Hospital and Summersville Healthcare Center with Over 200 Beds Combined Thus Providing a Stable Customer Base



Hotel Hub

Subject Property is Strategically Located within 1-Mile from Numerous National Hotel Chains Including La Quinta Inn, Super 8, Hampton Inn, and Quality Inn



Corporate Guarantee

Lease Corporately Guaranteed by CVS, The Largest Pharmacy Chain in the United States, with over 9,500 locations Nation-Wide and an S&P credit rating of BBB and a Moody's Rating of Baa3



Growing Population

Area Projected to Experience Population Growth Within a 1, 3, and 5-Mile Radius Between 2024 and 2029



Sound Demographics

Situated in a Dense Area with Over 7,200 People Living Within a 5-Mile Radius with an Average Annual Household Income Exceeding \$80,000 within a 1-Mile Radius

BEALLS
Outlet



Walmart
supercenter

LOWE'S



McDonald's



SHEETZ



TSC TRACTOR
SUPPLY CO

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

U.S. Highway 19 18,450 VPD

Advance
Auto Parts

Car Wash

Storage Units

Office Building

North Side Drive



CVS
pharmacy™

One of Only 3 National Pharmacies
within a 31-Mile Radius

(See Page 7)

Professional Park Drive



U.S. Highway 19 18,450 VPD

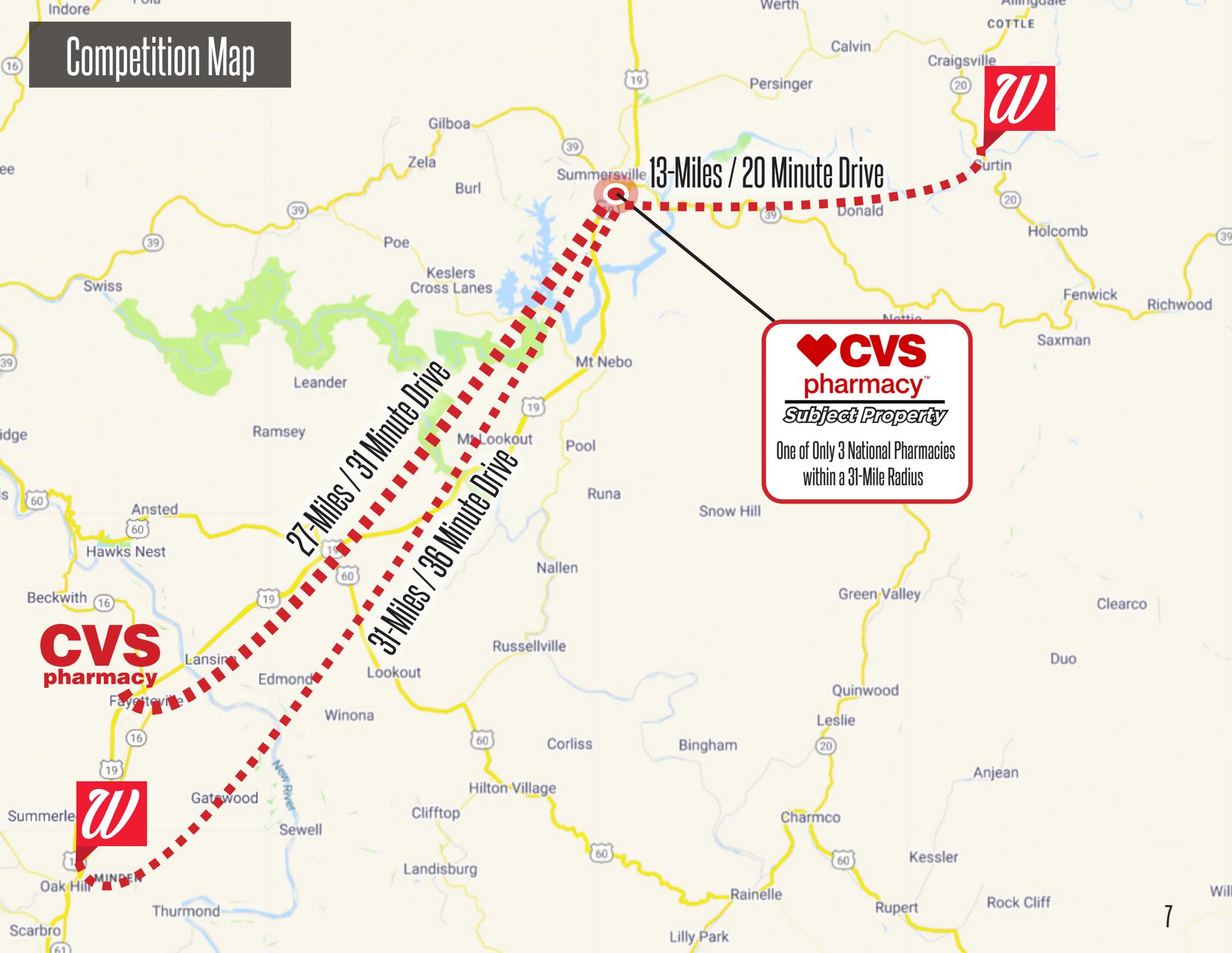
North Side Drive

CVS pharmacy™

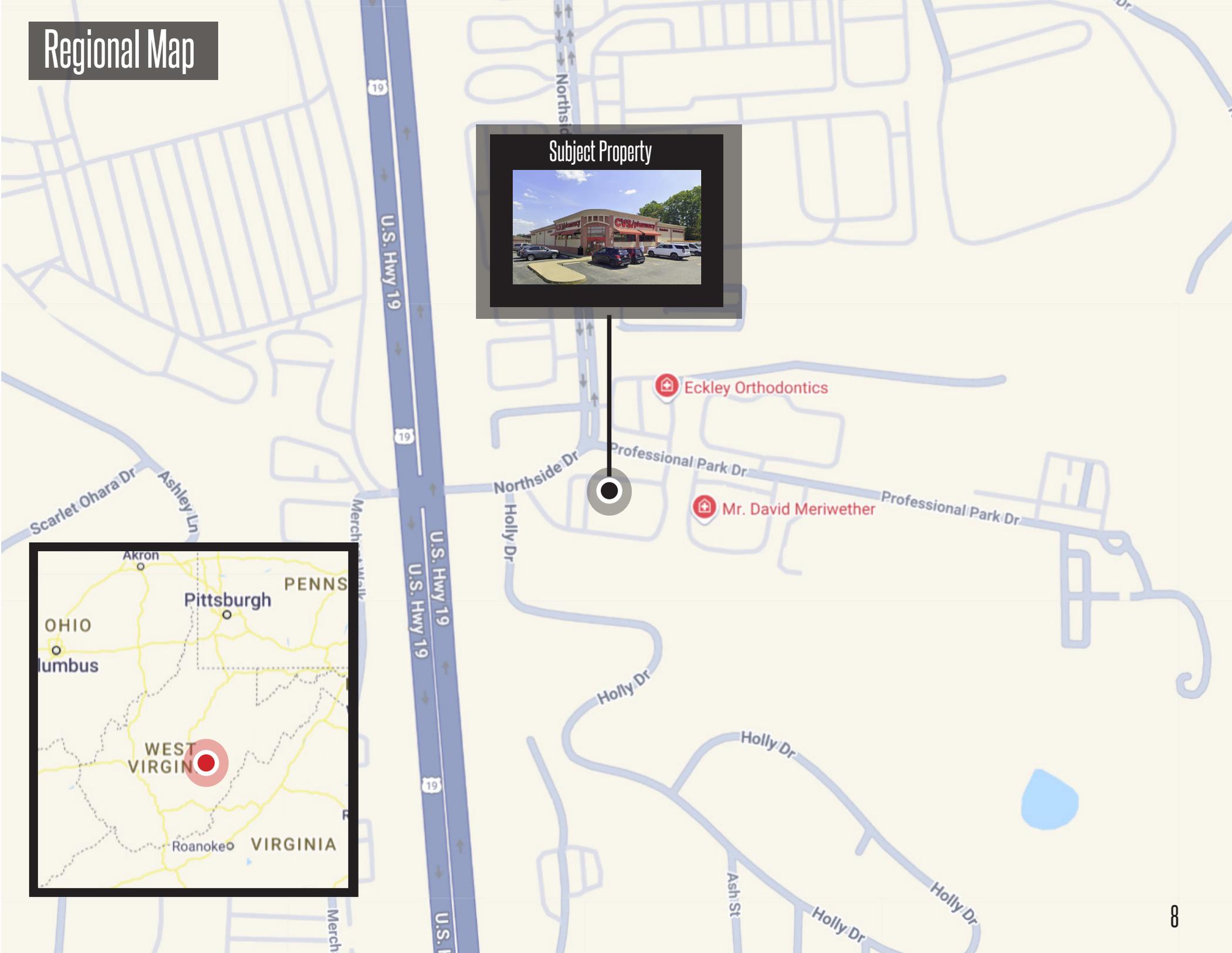
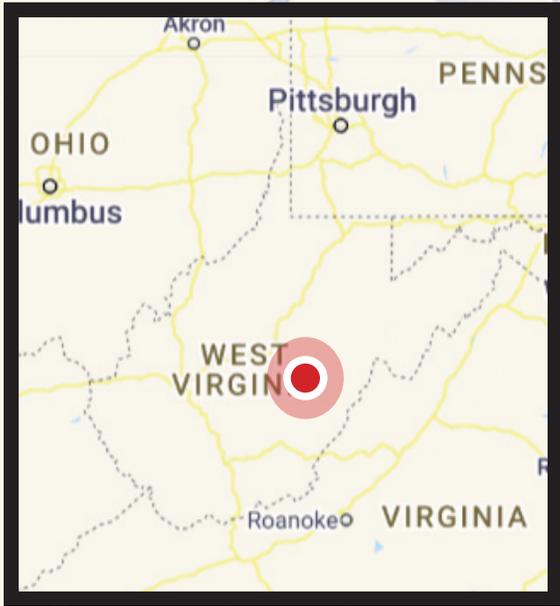
One of Only 3 National Pharmacies
within a 31-Mile Radius
(See Page 7)

Professional Park Drive

Competition Map

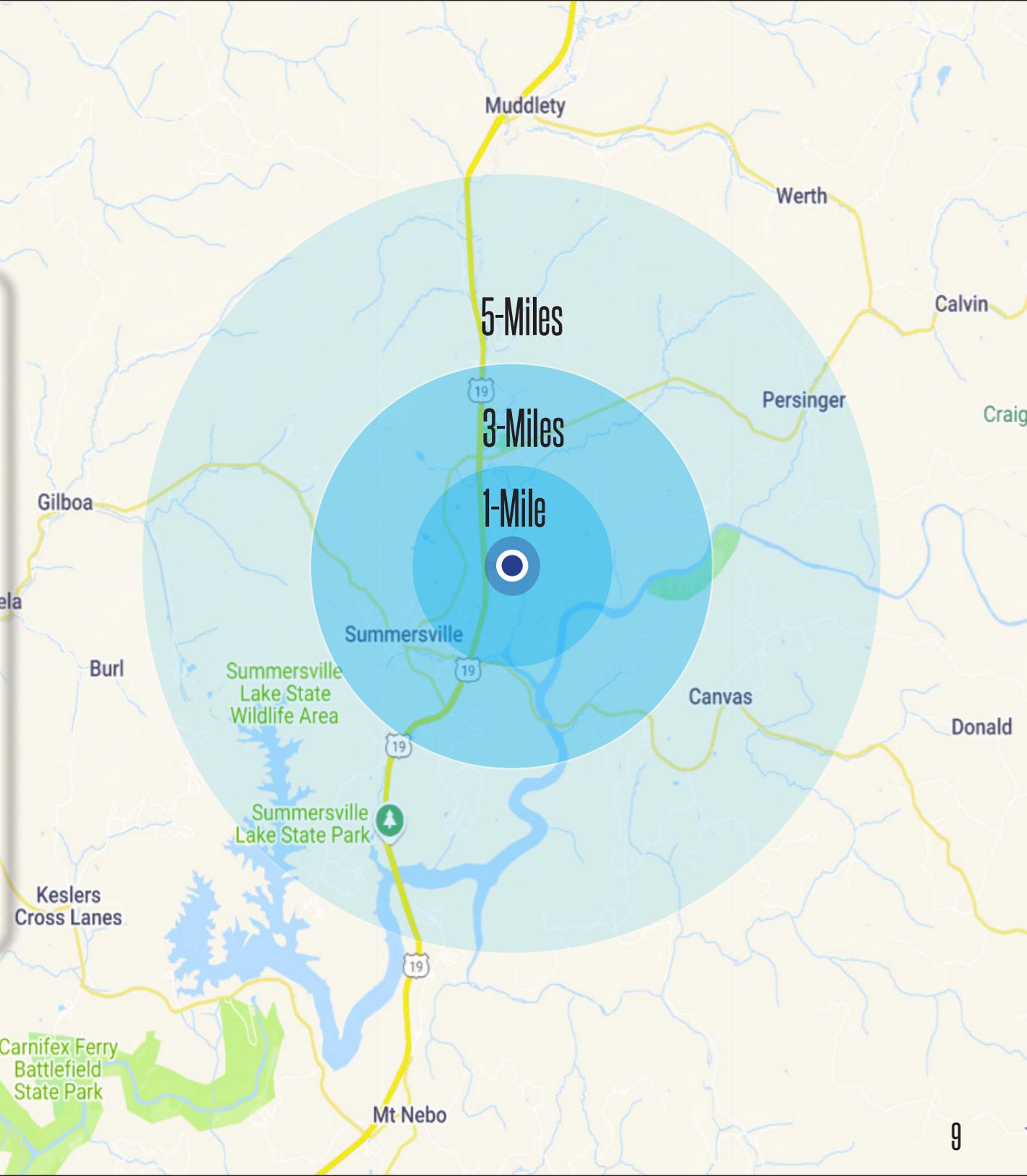


Regional Map



Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2029 Projection	666	4,927	7,303
2024 Estimate	660	4,906	7,288
Projected Growth 2024-2029	0.76%	0.42%	0.20%
INCOME			
Average	\$80,744	\$78,328	\$77,070
Median	\$65,636	\$61,620	\$59,951
Per Capita	\$37,377	\$35,877	\$35,006
HOUSEHOLD			
2029 Projection	255	2,282	3,295
2024 Estimate	251	2,256	3,263
Projected Growth 2023-2028	1.52%	1.14%	0.98%



ADDITIONAL PORTFOLIO PROPERTY

Executive Summary

CVS/pharmacy

3893 William Penn Parkway | Monroeville | PA

Offering Price

\$6,140,400

Cap Rate **7.00%**

Net Operating Income **\$429,828**

Gross Leaseable Area **12,900 SF**

Lot Size **1.79 Acres**

Year Built **2010**

Guarantee **Corporate**



Lease Summary

Lease Type	Double Net (NN)	Original Lease Term	25 Years
Roof/Structure	Landlord Responsibility	Remaining Lease Term	9.75 Years
Lease Commencement	5/10/2010	Renewal Options	10, 5 Year
Lease Expiration	1/31/2036	Rent Increases	5% In Each Option

Rent Schedule

Rent Period	Dates	Annual Rent	Rent Increase	Cap Rate
Current	Through 1/31/36	\$429,828	-	7.00%
Options 1-10	-	-	5%	-



Tenant Overview



CVS, short for Consumer Value Stores, is a prominent American healthcare and pharmacy company known for its chain of retail pharmacies. Founded in 1963, CVS has grown into one of the largest pharmacy chains in the United States. The company provides a wide range of products and services including prescription medications, over-the-counter drugs, health and beauty products, and general retail items. With thousands of locations nationwide, CVS also offers walk-in health clinics under the MinuteClinic brand, allowing patients to access basic medical care conveniently and affordably.

Beyond retail, CVS has expanded its influence in the healthcare industry through CVS Health, which encompasses pharmacy benefit management, health insurance via Aetna, and healthcare delivery services. This integration of services allows CVS to offer coordinated, patient-centered care aimed at improving health outcomes while reducing costs. By combining retail convenience with healthcare services, CVS is reshaping how people access and experience medical care in the United States.



Tenant
Industry

CVS/Pharmacy
Pharmacy

Parent
Public/Private

CVS Health
Public

Fortune 500 Rank
Credit Rating

#5
BBB (S&P)

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700 Northside Drive | Summersville | WV



GRANT FITZGERALD
WV BROKER OF RECORD
300 WHARTON CIR., 2ND FL
TRIADDELPHIA, WV 26059
P: 216.264.2060
LIC #: WVB250301068

TIMOTHY STEPHENSON, JR.
PA BROKER OF RECORD
2005 MARKET ST., SUITE 1510
PHILADELPHIA, PA 19103
LIC. #:RMRO06104
FIRM LIC. #: RB062197C