

CVS / PHARMACY

6891 VAUGHN RD, MONTGOMERY, AL 36116



OVER 12-YEARS REMAINING
ON 20-YEAR LEASE EXTENSION



126,320 RESIDENTS IN
PRIMARY TRADE AREA



HARD CORNER AT SIGNALIZED
INTERSECTION WITH 48,100 VPD



Actual Site



THE SHOPPES AT EASTCHASE

Dillard's chico's

SMOOTHIE KING

DSW

Bath&BodyWorks

FIVE GUYS
BURGERS and FRIES

ALDI



AUBURN UNIVERSITY
AT MONTGOMERY
5,189 STUDENTS &
567 EMPLOYEES

BUFFALO WILD WINGS
OUTBACK STEAKHOUSE
JARED

TARGET. KOHL'S ROSS
CHIPOTLE ASHLEY DRESS FOR LESS
HOMESTORE T-Mobile

COSTCO HOBBY LOBBY

Academy
SPORTS+OUTDOORS

Walmart THE HOME DEPOT

Walmart Neighborhood Market WAFFLE HOUSE
DUNKIN' Hardee's
7-ELEVEN SEVEN-BREW

Pizza Hut
WING-STOP
TIDAL WAVE

MAVIS MARKS
EXPRESS OIL CHANGE
10 MINUTE SERVICE

CIRCLE K

CORNERSTONE MALL



STURBRIDGE MALL
Winn-Dixie
Applebee's
MARCO'S PIZZA

16,000 VPD

BELL ROAD

SUBJECT PROPERTY

Hertz

MARATHON

32,100 VPD

BRUSTER'S
real ice cream

VAUGHN ROAD

RESIDENTIAL COMMUNITIES
126,320 RESIDENTS IN
PRIMARY TRADE AREA



EASTDALE MALL



HIBBETT
SPORTS

Dillard's JCPenney

Walmart

ZAXBY'S

BURGER KING

CATO

Applebee's
GRILL & BAR

DOLLAR TREE

AUBURN UNIVERSITY
AT MONTGOMERY

5,189 STUDENTS &
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THE SHOPPES AT EASTCHASE

Dillard's

chico's

DSW

FIVE GUYS
BURGERS AND FRIES

ALDI



O'Reilly AUTO PARTS DUNKIN'
AutoZone verizon

Walgreens KFC

BAPTIST MEDICAL
CENTER EAST
176-BEDS



verizon Chick-fil-A
Wendy's Mattress Firm
WHATABURGER Red Robin



Publix



H&R BLOCK

METRO CITY BANK

SUBJECT
PROPERTY

16,000 VPD

BELL ROAD

Hertz

32,100 VPD

VAUGHN ROAD

MARATHON



RESIDENTIAL
COMMUNITIES
126,320 RESIDENTS IN
PRIMARY TRADE AREA





GOVERNORS SQUARE



TWIN OAK VILLAGE



TWIN OAK VILLAGE



DOLLAR GENERAL



32,100 VPD

SUBJECT PROPERTY



BELL ROAD

H&R BLOCK

METRO CITY BANK

16,000 VPD

VAUGHN ROAD

RESIDENTIAL COMMUNITIES
126,320 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



PROPERTY DETAILS	
ADDRESS	6891 Vaughn Road, Montgomery, AL
GUARANTOR	CVS Health Corporation
BUILDING SIZE	10,125 SF
LOT SIZE	1.37 Acres
YEAR BUILT	1998
RENT COMMENCEMENT	1/1/1998
RENT EXPIRATION	1/31/2038
TERM REMAINING	12.4 Years
OPTIONS	Five, 5-Year
LEASE TYPE	NNN
GUARANTOR	Corporate
ROOF & STRUCTURE	Landlord Responsible
NOI	\$208,069
INCREASES	5% in Options

\$3,201,000 **6.50%**

PRICE CAP RATE

RENT SUMMARY		
TERM	MONTHLY	ANNUALLY
CURRENT – 1/31/2038	\$17,339	\$208,069
OPTION 1	\$18,208	\$218,497
OPTION 2	\$19,119	\$229,432
OPTION 3	\$20,070	\$240,838
OPTION 4	\$21,077	\$252,922
OPTION 5	\$22,132	\$265,579





Actual Site

SECURE STREAM OF INCOME

- **Over 12-Years Remaining on 20-Year Lease Extension**
27+ year operating history with established customer base
- **Hard Corner at Signalized Intersection with 48,100 VPD**
Large 1.37 acre parcel with multiple access points and excellent visibility
- **Investment Grade Credit Rated Tenant**
Rated 'BBB' by Standard & Poor's
- **CVS is the Largest Pharmacy Chain in the U.S.**
Over 9,900 locations across 49 states, the District of Columbia and Puerto Rico
- **\$97.7 Billion in Revenue in 2024**
A 4.2% increase over 2023 revenue
- **Smaller Format Footprint with Drive-Thru Pharmacy**
10,125 SF build-to-suit with recently restriped and seal coated parking lot



PROXIMITY

- **126,320 Residents in Primary Trade Area**
\$90,197 average household income
- **Population Increased 19% Since 2000**
127,621 total daytime population
- **2.5 Miles to Auburn University at Montgomery**
5,189 enrolled students and 576 employees
- **Minutes to 330-Acres Mixed-Use Development The Shoppes at Eastchase**
With 1M SF of retail space, 4 hotels and class A office buildings
- **Montgomery is the Capital of Alabama and Home to Maxwell Air Force Base**
With 25,000 living on the base and Gunner Annex and Air University with 20,000 students

ADDITIONAL PHOTOS



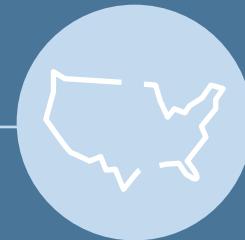
TENANT OVERVIEW

CVS

CVS Health traces its roots back to 1963, when the first "Consumer Value Store" opened in Lowell, Massachusetts. Founded by brothers Stanley and Sidney Goldstein along with Ralph Hoagland, the company initially focused on health and beauty products before expanding into pharmacy services in 1967. Over the years, CVS grew into one of the largest pharmacy chains in the United States through both organic growth and major acquisitions, including Revco, Eckerd, and the pharmacy operations of Target. The company also broadened its reach into healthcare with the acquisitions of Caremark (pharmacy benefit management) and Aetna (insurance), transforming CVS from a retail pharmacy into a diversified healthcare provider. Today, CVS Health is headquartered in Woonsocket, Rhode Island, and continues to be a major player in reshaping how healthcare and pharmacy services are delivered nationwide.

In 2024, CVS Health reported revenues of \$372.8 billion, reflecting a 4.2% increase over the prior year. Its operations are spread across multiple segments, including Health Care Benefits, Health Services, and Pharmacy & Consumer Wellness, which together form one of the most comprehensive healthcare ecosystems in the country. CVS operates about 10,100 retail pharmacy locations across the U.S., ranging from standalone stores to in-store clinics and pharmacies located inside partner retailers. While the company has been strategically reducing its store footprint in recent years, it remains the largest pharmacy operator in the U.S. and continues to integrate its retail, insurance, and clinical services to strengthen its competitive position in the healthcare market.

WWW.CVS.COM



TOTAL LOCATIONS

10,100+

WITH 300,000+ EMPLOYEES



HEADQUARTERS

WOONSOCKET
RHODE ISLAND



TOTAL 2024 REVENUE

\$372.8B

DEMOGRAPHICS MONTGOMERY

POPULATION	1 MI	3 MI	5 MI
2025 Total	7,848	57,812	126,320
2010 Total	7,598	56,027	124,663
2000 Total	6,712	44,530	106,170
Total Daytime Population	5,282	62,485	127,621

HOUSEHOLDS	1 MI	3 MI	5 MI
2025 Total Households	3,481	26,278	54,821

INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$79,687	\$65,531	\$68,053
2025 Average Household Income	\$93,084	\$89,384	\$90,197

HIGHLIGHTS

126,320 Total Population within 5 Miles

\$93,084 Average Income within 1 Mile

54,821 Total Households within 5 Miles



SITE OVERVIEW

LOT SIZE

1.37±

ACRES

VPD

48,100

AT SIGNALIZED INTERSECTION

PARKING

54

SPACES

NEARBY TENANTS

WALMART, LOWE'S, HOME DEPOT, SAM'S CLUB, TARGET, WALGREENS, HOBBY LOBBY, KOHL'S AND MORE

DAYTIME POPULATION

127,621

TOTAL WITHIN 5 MILES



MONTGOMERY, ALABAMA



ABOUT MONTGOMERY

Montgomery, the state's capital, is a dynamic city that blends a rich historical legacy with modern growth and opportunity. Known as the birthplace of the Civil Rights Movement, Montgomery is home to significant landmarks such as the Rosa Parks Museum and the Dexter Avenue King Memorial Baptist Church, drawing visitors from around the world. The city also boasts a strong government and military presence, along with a growing healthcare, education, and manufacturing sector. With a revitalized downtown, a thriving arts and cultural scene, and easy access to the Alabama River, Montgomery offers both residents and visitors a balance of Southern charm, cultural significance, and economic vitality.

ATTRACTI0NS



Montgomery offers a unique mix of history, culture, and entertainment that appeals to visitors of all ages. The city is internationally recognized for its pivotal role in the Civil Rights Movement, with must-see attractions including the Rosa Parks Museum, the Freedom Rides Museum, and the National Memorial for Peace and Justice. Beyond its historical significance, Montgomery also features family-friendly destinations like the Montgomery Zoo, Riverfront Park, and a vibrant downtown filled with art galleries, theaters, and local dining experiences. With a balance of educational landmarks and leisure activities, Montgomery continues to draw tourists seeking both enrichment and relaxation.

EDUCATION



Montgomery provides a wide range of educational opportunities, from strong public, charter, and private schools to respected universities. Alabama State University, Auburn University at Montgomery, and Faulkner University anchor higher education, offering academic programs and workforce training that prepare students for careers in growing industries. The city's commitment to expanding pathways in both K-12 and higher education ensures a skilled workforce for the future.

ECONOMY



Montgomery's economy is fueled by a diverse mix of industries that create a stable and expanding business environment. As the state capital, government and public administration provide a strong foundation, complemented by a significant military presence at Maxwell-Gunter Air Force Base. The city also benefits from a growing manufacturing sector, particularly in the automotive industry, anchored by Hyundai Motor Manufacturing Alabama. In addition, healthcare, education, and technology are rapidly expanding, attracting new investments and creating job opportunities. This blend of established industries and emerging sectors makes Montgomery an attractive hub for economic development in the Southeast.

TRANSPORTATION



Montgomery is well-connected through Interstates 65 and 85, providing direct access to major Southeastern cities. The Montgomery Regional Airport offers passenger flights and cargo services, while rail lines and proximity to the Alabama River strengthen the city's logistics network. Together, these resources support both daily mobility and regional commerce.

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Actual Site



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