

CVS / PHARMACY

6891 VAUGHN RD, MONTGOMERY, AL 36116



Actual Site



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



THE SHOPPES AT EASTCHASE

Dillard's chico's ALDI
SMOOTHIE KING DSW FIVE GUYS
Bath&BodyWorks AT&T

SONIC Panera chili's TEXAS
Firestone

verizon Chick-fil-A MATTRESS FIRM
Wendy's Starbucks WHATABURGER Red Robin

TARGET KOHL'S ROSS
Ashley HOMESTORE T-Mobile

COSTCO WHOLESALE HOBBY LOBBY

Academy SPORTS+OUTDOORS

Walmart THE HOME DEPOT

Walmart Neighborhood Market WAFFLE HOUSE
DUNKIN' Hardee's

Pizza Hut TWIN STOP

McDonald's

CIRCLE K

CORNERSTONE MALL

Publix WELLS FARGO PNC
ZAXBY'S DQ planet fitness
Starbucks Walgreens

STURBRIDGE MALL

Winn-Dixie
Applebee's MARCO'S
GRILL & BAR PIZZA

AUBURN UNIVERSITY
AT MONTGOMERY
5,189 STUDENTS &
567 EMPLOYEES

BUFFALO WILD WINGS OUTBACK
JARED STEAKHOUSE

H&R BLOCK

METRO CITY BANK

16,000 VPD

BELL ROAD

SUBJECT
PROPERTY

Hertz

32,100 VPD

MARATHON

BRUSTER'S
real ice cream

VAUGHN ROAD

RESIDENTIAL
COMMUNITIES
126,320 RESIDENTS IN
PRIMARY TRADE AREA



EASTDALE MALL

belk HIBBETT
SPORTS
Dillard's JCPenney

Walmart ZAXBY'S BURGER KING
CAFO Applebee's DOLLAR TREE

AUBURN UNIVERSITY
AT MONTGOMERY
5,189 STUDENTS &
567 EMPLOYEES

THE SHOPPES AT EASTCHASE

Dillard's chico's
DSW FIVE GUYS
Bath&BodyWorks AT&T

Planet Fitness McDonald's Wendy's Arby's
SONIC Red Robin SHERWIN WILLIAMS

O'Reilly AUTO PARTS DUNKIN'
AutoZone verizon

BAPTIST MEDICAL
CENTER EAST
176-BEDS

chili's TEXAS
SONIC Panera
Firestone

verizon Chick-fil-A MATTRESS FIRM
Wendy's Starbucks WHATABURGER Red Robin

BUFFALO WILD WINGS
OUTBACK STEAKHOUSE
JARED

Publix

Walgreens KFC

the Y

H&R BLOCK

METRO CITY BANK

16,000 VPD

SUBJECT
PROPERTY

Hertz

32,100 VPD

VAUGHN ROAD

BELL ROAD

RESIDENTIAL
COMMUNITIES
126,320 RESIDENTS IN
PRIMARY TRADE AREA

M
MARATHON

BRU-STER'S
real ice cream

Sam's
CLUB



GOVERNORS SQUARE



Krystal



DOLLAR TREE



Olive Garden



TWIN OAK VILLAGE



HARBOR FREIGHT TOOLS

Quality Tools at Remarkably Low Prices



TWIN OAK VILLAGE



DOLLAR GENERAL



WOODMERE CROSSING



Walmart



32,100 VPD



SUBJECT PROPERTY

16,000 VPD

BELL ROAD

VAUGHN ROAD

H&R BLOCK

METRO CITY BANK



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

PRICE

6.50%

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





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



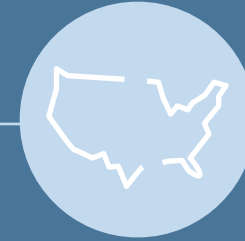
TENANT OVERVIEW

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.

ATTRACTIONS



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.

CONFIDENTIALITY DISCLAIMER

The information contained herein, including an pro forma income and expense information (collectively, the “Information”) is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation, and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the Property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the Property. You further understand that the Information is not to be used for any purpose or made available to any other person without express written consent of Colliers International. This offering is subject to prior placement and withdrawal, cancellation, or modification without notice. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.





Actual Site

LP LADT | PATEL
INVESTMENT ADVISORS



Colliers International
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008

Broker of Record | Jeremy Dickinson | Developers Realty, LLC

Thomas T. Ladt

+1 760 930 7931
Thomas.Ladt@colliers.com
CA License No. 01803956

Jay Patel

+1 760 930 7927
JPatel@colliers.com
CA License No. 01512624

Nico Lautmann

+1 650 575 6219
Nico.Lautmann@colliers.com
CA License No. 01915278