

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

CVS
pharmacy

W/ Drive-Thru Pharmacy
(S&P: BBB | NYSE: CVS)

12 Years Remaining | Affluent Philadelphia Suburb (AHHI of \$200K+ Within 1-Mile) |
Dense Medical/Retail Corridor (31K+ VPD Intersection)



7000 Butler Pike | Ambler, Pennsylvania

PHILADELPHIA MSA

REPRESENTATIVE PHOTO

 SRS

EXCLUSIVELY MARKETED BY



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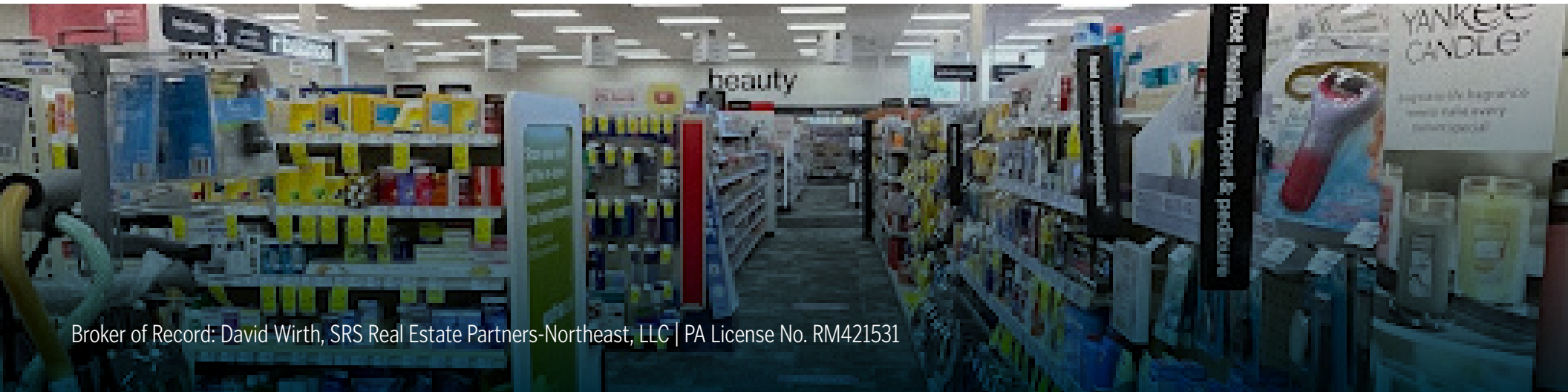
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Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531



OFFERING

Price	\$7,233,000
Net Operating Income	\$506,301
Cap Rate	7.00%
Guaranty	Corporate (S&P: BBB)
Tenant	Pennsylvania CVS Pharmacy, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
ROFR	Yes - 20 days (Extension Periods Only)

PROPERTY SPECIFICATIONS

Rentable Area	12,899 SF
Land Area	0.29 Acres
Property Address	7000 Butler Pike Ambler, Pennsylvania 19002
Year Built	2012
Parcel Number	65-00-10658-03-2
Ownership	Fee Simple (Land & Building Ownership)
Zoning	CRH - Commercial
Parking Spaces	Reciprocal Parking in the Center

12 Years Remaining | Options to Extend | Corporate Guaranteed

- The tenant, CVS Pharmacy, has 12 years remaining on its lease with 10 (5-year) options to extend
- The lease is guaranteed by CVS Health (S&P: BBB) with approximately 9,000 retail pharmacy locations

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Signalized, Hard Corner Intersection (31K+ VPD) | I-276 (90K+ VPD)

- The subject property is located at the signalized intersection of E. Skippack Pike and Butler Pike (combined 31,200+ VPD)
- Easily accessible via I-276 (90,700+ VPD) a primary commuter route utilized by residents in the Northern Philadelphia MSA

Strong Demographics In 5-Mile Trade Area | Philadelphia MSA

- More than 169,000 residents and 112,700 employees support the trade area
- Average household incomes of \$200,112 / \$183,323 / \$173,069 within 1, 3, and 5-miles, respectively
- Current construction of Ironstone at Blue Bell planned community at the Southern intersection of E. Skippack Pike and Butler Pike, providing a further consumer base from which to draw
- Ambler is an affluent Philadelphia suburb characterized by high household incomes and a dense, established residential base, making it an attractive location for retailers seeking consistent, high-quality consumer demand



Tenant Name	LEASE TERM					RENTAL RATES					
	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
CVS Pharmacy	12,899	12/14/2012	1/31/2038	Current	-	\$42,192	\$3.27	\$506,301	\$39.25	Absolute NNN	10 (5-Year)
(Corporate Guaranty)											Flat Increases in Options 1-2 and FMV in Options 3-10



CVS PHARMACY

cvs.com
Company Type: Subsidiary
Locations: 9,000+
Parent: CVS Health
Credit Rating: S&P: BBB

2024 Employees: 219,000
2024 Revenue: \$372.81 Billion
2024 Net Income: \$4.61 Billion
2024 Assets: \$253.22 Billion
2024 Equity: \$75.56 Billion

CVS Health is a leading health solutions company building a world of health around every consumer, wherever they are. As of September 30, 2025, the Company had approximately 9,000 retail pharmacy locations, more than 1,000 walk-in and primary care medical clinics and a leading pharmacy benefits manager with approximately 87 million plan members. The Company also serves an estimated more than 37 million people through traditional, voluntary and consumer-directed health insurance products and related services, including highly rated Medicare Advantage offerings and a leading standalone Medicare Part D prescription drug plan. The Company's integrated model uses personalized, technology driven services to connect people to simply better health, increasing access to quality care, delivering better outcomes, and lowering overall costs.

Source: investors.cvshealth.com, finance.yahoo.com



2025 Estimated Population	
1 Mile	2,561
3 Miles	46,866
5 Miles	169,044
2025 Average Household Income	
1 Mile	\$200,112
3 Miles	\$183,323
5 Miles	\$173,069
2025 Estimated Total Employees	
1 Mile	1,152
3 Miles	49,005
5 Miles	112,722





THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners-Northeast, LLC

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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