



NET LEASE INVESTMENT OFFERING



CVS PHARMACY (NEW 10-YEAR EXTENSION)
111 W 8TH STREET
TIFTON, GA 31794



TABLE OF CONTENTS

OFFERING SUMMARY

Executive Summary	1
Investment Highlights	2
Property Overview	3

LOCATION OVERVIEW

Location Aerial	4
Site Plan	5
Map	6

MARKET OVERVIEW

Market Overview	7
Demographics	8

TENANT SUMMARY

Tenant Profile	9
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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased CVS Pharmacy located in Tifton, Georgia. CVS has been successfully operating from this location since 2004 and recently signed a 10-year lease extension in September 2025, demonstrating commitment to the site. The lease is absolute triple net and features no landlord responsibilities. The lease also features ten 5-year renewal options, each with 5% rental escalations. CVS is paying a low rent figure (\$115,000) compared to other national net lease pharmacy locations.

The 10,940-square-foot building is located at a signalized intersection along West 8th Street which leads directly to Interstate 75 (62,000 vehicles per day). The property benefits from its proximity to Tift Regional Medical Center (181 beds) and Tift County High School (2,200 students), two major traffic draws to the area. Other nearby tenants include Walmart Neighborhood Market, Family Dollar, Domino's Pizza, DaVita, and several others. There are over 31,000 people living within a five-mile radius, those of which earn an average household income of \$75,000.

CVS Health Corporation, founded in 1963 as Consumer Value Stores and headquartered in Woonsocket, Rhode Island, is a leading health solutions company in the United States, operating over 9,000 retail pharmacies, more than 1,000 MinuteClinic locations, and comprehensive health insurance through Aetna, acquired in 2018. With a mission to enhance healthcare access, lower costs, and provide personalized care, CVS Health serves approximately 27.1 million medical members and processes over 464 million pharmacy claims annually through its CVS Caremark pharmacy benefit manager.



INVESTMENT HIGHLIGHTS

- New 10-year lease extension (signed September 2025) demonstrates commitment
- Low rent for a national pharmacy location - \$115,000
- Successful operating history since 2004
- NNN – no landlord responsibilities
- Investment grade tenant – S&P: BBB
- Signalized intersection along West 8th Street & minutes from Interstate 75 (62,000 VPD)
- Proximity to Tift Regional Medical Center (181 beds) and Tift County High School (2,200 students)
- 31,000 people live within a five-mile radius
- Average household income exceeds \$75,000 within five miles
- Neighboring tenants include Walmart Neighborhood Market, Family Dollar, Domino's Pizza, DaVita, and several others

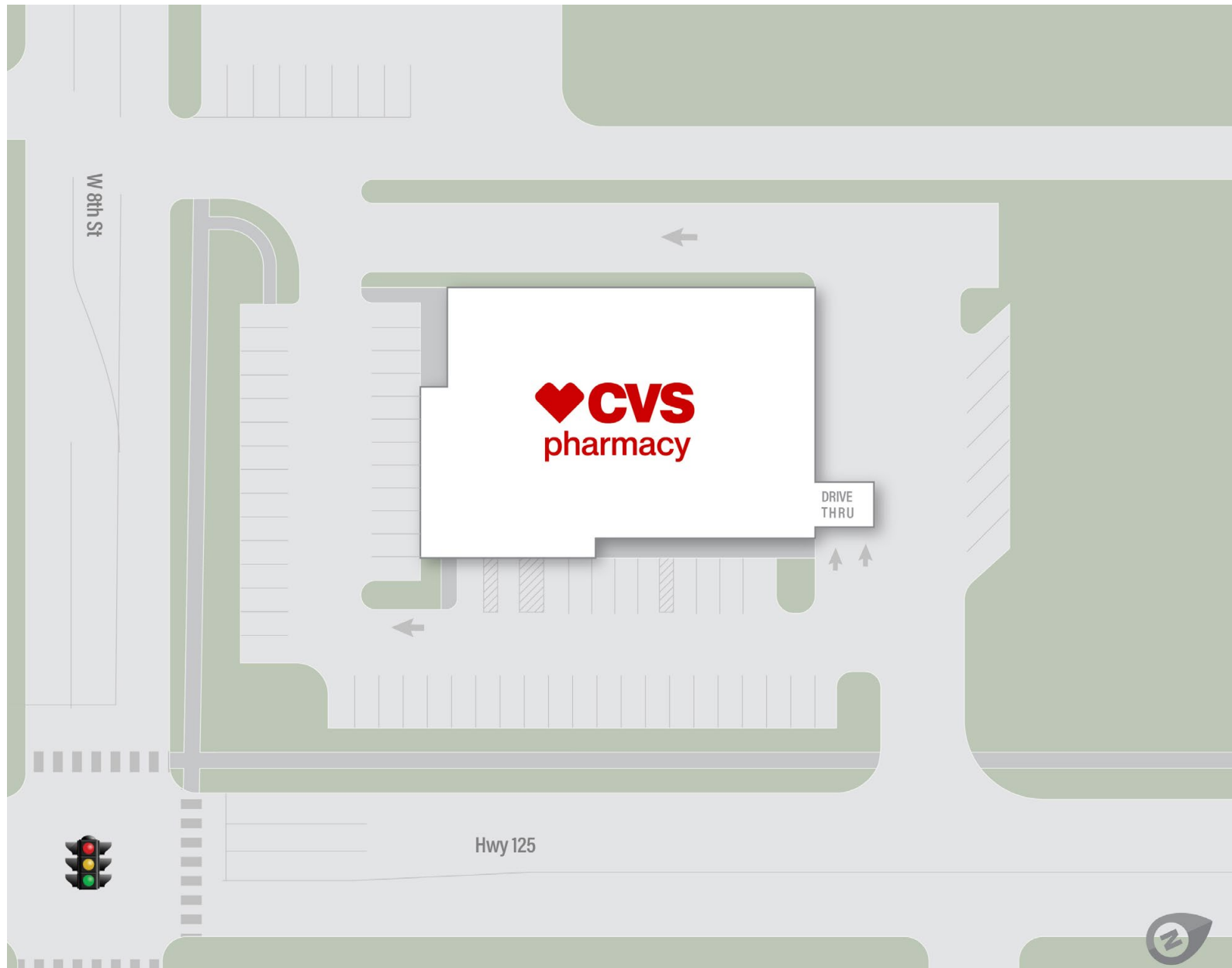


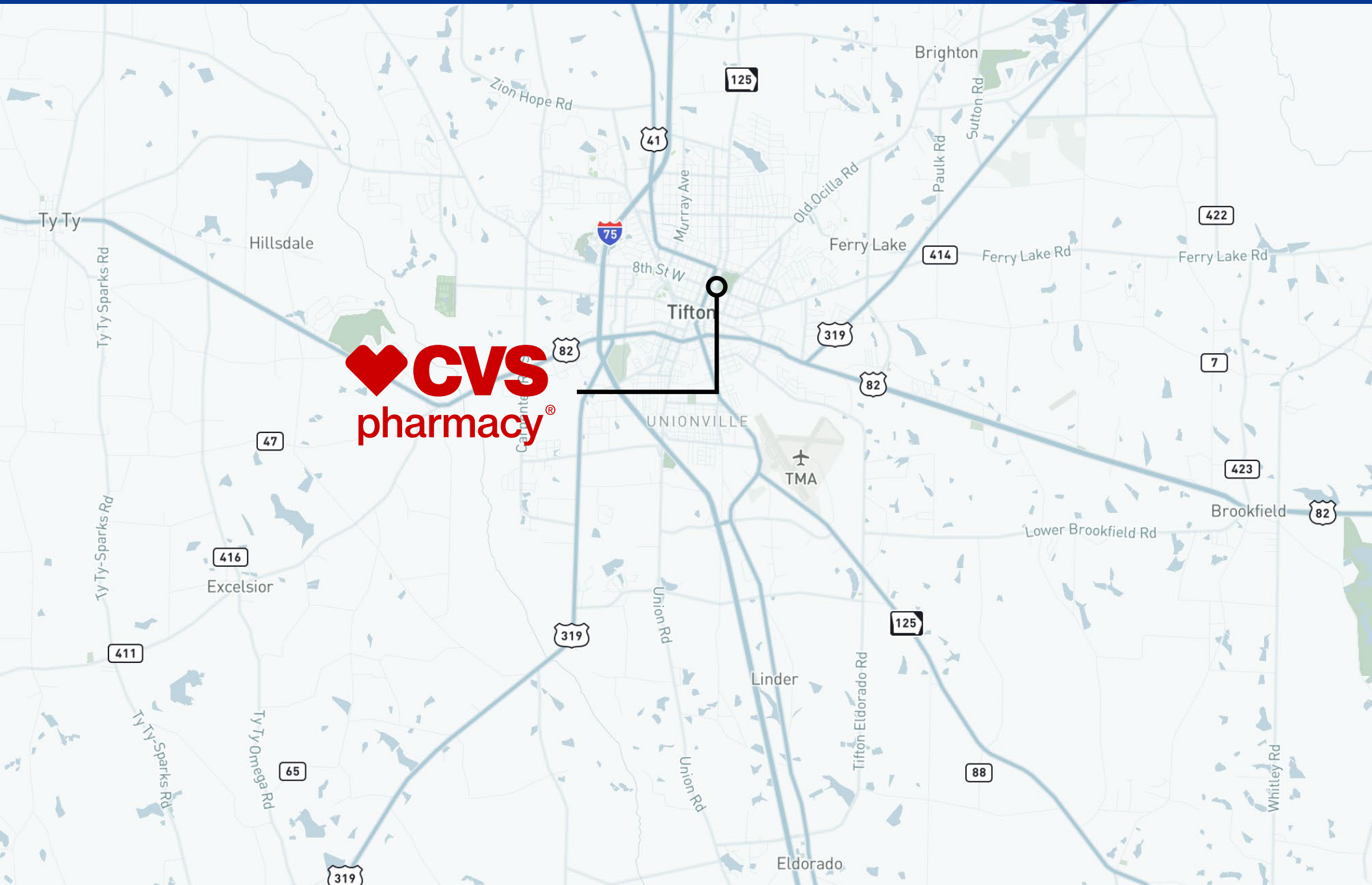
PROPERTY OVERVIEW

Price:	\$1,769,230
Cap Rate:	6.50%
Net Operating Income:	\$115,000
Lease Commencement Date:	8/19/2004
Lease Expiration Date:	10/31/2035
Renewal Options:	Ten 5-year
Rental Escalations:	5% in each option
Tenant:	CVS
Lease Type:	NNN
Year Built:	2004
Building Size:	10,940 SF
Land Size:	1.38 AC









DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	6,399	25,043	31,707
Total Households:	2,676	9,849	12,554

INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income:	\$44,132	\$54,306	\$57,630
Median Household Income:	\$63,222	\$71,979	\$75,375



CITY OF TIFTON, GEORGIA

Tifton, Georgia, often referred to as the “Friendly City,” is a vibrant community located in Tift County, serving as the county seat. Situated along Interstate 75, approximately 180 miles south of Atlanta, Tifton has a population of around 17,000 as of recent estimates. The city was founded in 1872 and named after Nelson Tift, a prominent local businessman and politician. Known for its rich agricultural heritage, Tifton is a hub for farming, particularly peanuts, cotton, and pecans, earning it the title of the “Turfgrass Capital of the World” due to its significant contributions to turfgrass research and production. The historic downtown area features charming brick buildings, local shops, and restaurants, while the annual Love Affair Fine Arts Festival draws visitors to celebrate regional culture and creativity.

Tifton is home to several notable institutions, including Abraham Baldwin Agricultural College (ABAC), which specializes in agricultural and environmental sciences, and the University of Georgia’s Tifton Campus, a leading center for agricultural research. The Georgia Museum of Agriculture and Historic Village offer a glimpse into 19th-century rural life, with restored buildings and live demonstrations. The city’s strategic location and transportation infrastructure, including access to major highways and the Georgia Ports, make it a key player in the region’s economy. Tifton’s blend of small-town charm, educational resources, and agricultural innovation continues to make it a significant community in South Georgia.



CVS PHARMACY

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Website: www.cvshealth.com
Headquarters: Woonsocket, RI
Number of Locations: 9,000+
Company Type: Public (NYSE: CVS)



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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