



# NEWPORT NEWS, VA



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**NNN INVESTMENT GROUP**  
NET LEASED INVESTMENTS

**OFFERED AT \$7,116,000**  
**8.5% CAP RATE**

**LONG-TERM ABSOLUTE NNN LEASE | INVESTMENT GRADE CREDIT RATED TENANT (S&P: BBB+)**

## EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates & Bang Realty and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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# EXECUTIVE SUMMARY

## OFFERING SUMMARY

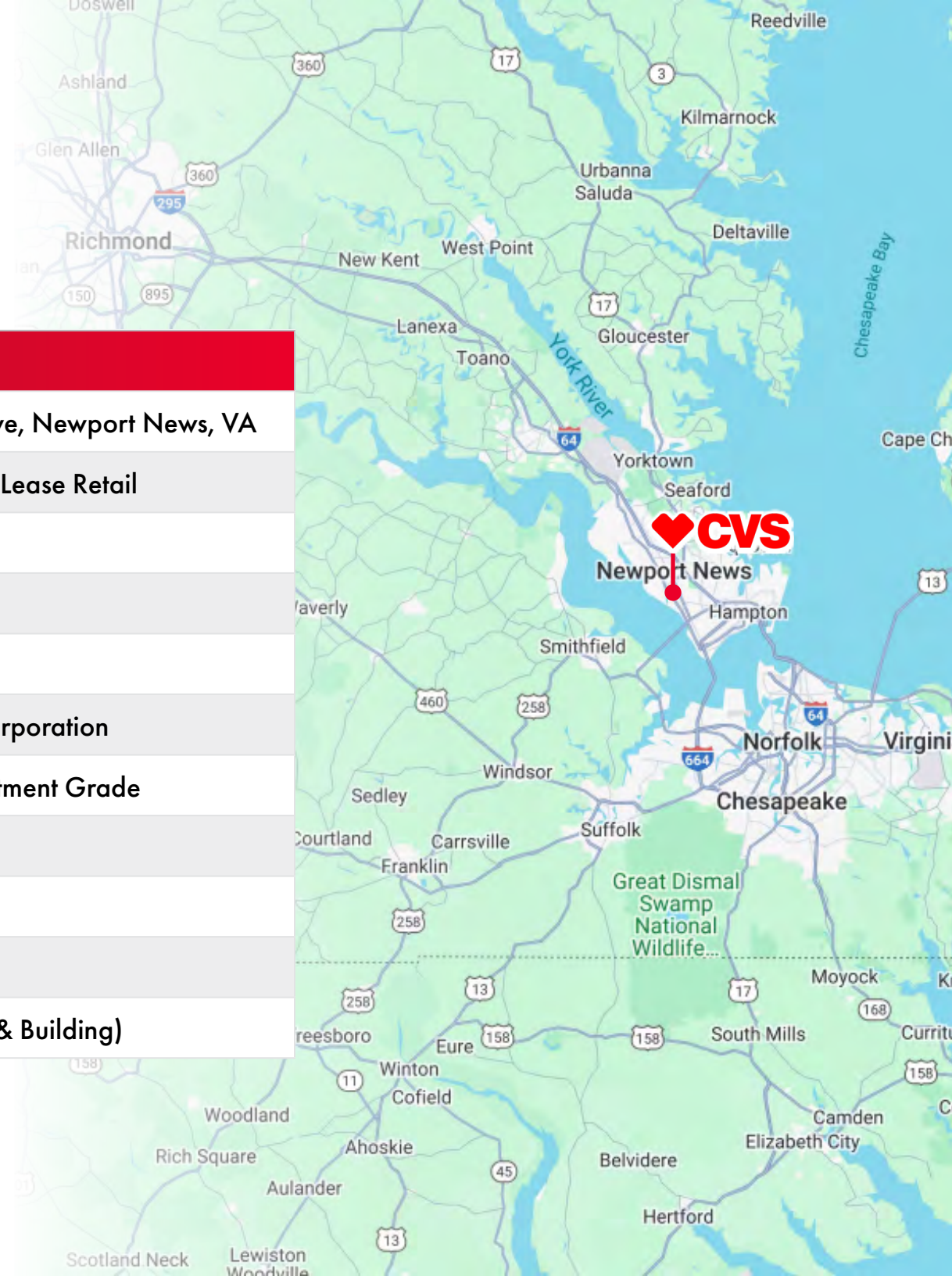
<p><b>LIST PRICE</b> \$7,116,000</p>	<p><b>CAP RATE</b> 8.5%</p>	<p><b>PRICE/PSF</b> \$538</p>	<p><b>NOI</b> \$604,836</p>
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# OFFERING SUMMARY

## PROPERTY SUMMARY

Address	11127 Jefferson Ave, Newport News, VA
Property Type	Single Tenant Net Lease Retail
Parcel No.	240.00-04-10
Store #	7081
Tenant	CVS Pharmacy
Guarantor	CVS Caremark Corporation
Credit Rating	(S&P: BBB+) Investment Grade
Building Size (GLA)	13,225 SF
Land Size	2.33 AC
Year Built	2009
Ownership	Fee Simple (Land & Building)



## INVESTMENT HIGHLIGHTS



### CVS HEALTH CORP: INVESTMENT GRADE CREDIT TENANT (S&P: BBB+) • LARGEST PHARMACY IN THE U.S. • REVENUES OF \$357.8 BILLION • #6 ON FORTUNE 500

- Investment Grade Credit Tenant (S&P: BBB+)
- Largest Retail Pharmacy in the U.S.
- Revenues of \$357.8 Billion
- 9,700 Retail Pharmacies in the U.S.
- Ranked #6 on the list of Fortune 500 Companies



### 10 YEARS REMAINING ON LEASE TERM • LONG-TERM PASSIVE INCOME STREAM • ABSOLUTE NNN LEASE

- Long Term Lease with 10 Years of Term Remaining
- Backed by Investment Grade Credit
- Ideal Long-Term Passive Income Stream
- Highly Desirable Absolute NNN Lease - Zero Landlord Responsibilities
- 3-Year Rent Holiday Starting in the 23<sup>rd</sup> Year of the Initial Lease Term



### REAL ESTATE ADVANTAGE • HARD CORNER SIGNALIZED INTERSECTION OF JEFFERSON AVE & HARPERSVILLE RD (COMBINED 67,600+ CPD) • ACROSS FROM WALMART NEIGHBORHOOD MARKET • STRONG DRAW TO TRADE AREA

- Located on hard corner signalized intersection of Jefferson Ave & Harpersville Rd
- Excellent Visibility & Signage to Combined 67,600+ cars per day
- Multiple Access Points In/Out of the Property
- Ideally located across from Walmart Neighborhood Market
- Strong Draw to the Area



### WITHIN 1 MILE OF MAJOR MEDICAL CENTERS • JUST 2 MILES FROM CHRISTOPHER NEWPORT UNIVERSITY • PROXIMITY TO LANGLEY AFB & NASA'S LANGLEY RESEARCH CENTER • STRONG DEMOGRAPHICS SUPPORTS TENANT'S SUCCESS

- Property is strategically located within 1 mile of several hospitals and medical centers including Riverside Regional Medical Center (450 beds), and Sentara CarePlex Hospital (224 beds)
- Only 2 miles from Christopher Newport University, a Liberal Arts & Sciences college ranked #7 Public Regional Universities in the South, with an enrollment of 4,500 students
- Just 9 miles from Langley Air Force Base & NASA's Langley Research Center
- NASA's Langley Research Center is comprised of 200 facilities on 764 acres, employing 3,400 civil servants and contractors
- Strong Demographics: Over 168,000 people within 5-mile radius

## INVESTMENT HIGHLIGHTS



### LOCATED ALONG JEFFERSON AVE/HWY 17, A MAJOR RETAIL/COMMUTER CORRIDOR • DIRECT ACCESS TO INTERSTATE 664 (88,000 CPD) • HOME TO NATIONAL TENANTS • STRONG RETAIL SYNERGY

- Property fronts Jefferson Ave/Hwy 17 (46,600 CPD)
- Major North-South Travel Corridor Connects Travelers to Interstate 664 (88,000+ CPD)
- Offers direct access to nearby Norfolk to the south and Richmond to the north
- Corridor is home to national tenants including Walmart Neighborhood Market, O'Reilly Auto Parts, Bank of America, Family Dollar, Chevrolet, Ford, and many more
- Strong retail synergy



### LOCATED IN NEWPORT NEWS • 6TH-MOST POPULOUS CITY IN VIRGINIA • HOME OF THE NEWPORT NEWS SHIPBUILDING COMPANY

- Subject property is located in Newport News
- Newport News is the sixth-largest city in Virginia (Pop: 185,118)
- Shipbuilding, military and aerospace among the city's strongest industries
- Home of the Newport News Shipbuilding, the sole designer, builder and refueler of U.S. Navy aircraft carriers and one of two providers of U.S. Navy submarines.
- Approximately \$11.5 billion in revenues - Largest Industrial Employer in Virginia - Largest Shipbuilding Company in the United States.



### NEWPORT NEWS: A SUBURB OF NORFOLK, 2ND-MOST POPULOUS CITY IN VIRGINIA • SITE OF NAVAL STATION NORFOLK, WORLD'S LARGEST NAVAL INSTALLATION & NATO'S LARGEST NAVAL BASE

- Newport News is a suburb of Norfolk, the 2nd-Most Populous City in Virginia
- Norfolk is considered to be the historic, urban, financial, and cultural center of the region.
- Home to Naval Station Norfolk, the world's largest naval installation
  - Over 82,000 active duty personnel, 75 ships, and 134 aircraft alongside 14 piers and 11 aircraft hangars
  - Air Operations conducts an average of 275 flights per day or one every six minutes
  - Hub for Navy logistics going to the European and Central Command theaters of operations, and to the Caribbean
- Site of the only NATO Command Center & the only permanent NATO Headquarters outside of Europe

## LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$604,836.48
Rent Commencement	9/30/2009
Lease Expiration	10/31/2034
Original Lease Term	25 Years
Lease Term Remaining	10 Years
Options to Renew	Ten (10) - Five (5) Year Options Remaining
LL Responsibilities	None
Lease Type	Absolute NNN

## RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM							
Term	Start Date	End Date	NOI/YR	NOI/MO	NOI/SF/ YR	Rent Increase	Cap Rate
Years 1-22	9/30/2009	10/31/2031	\$604,836.48	\$50,403.04	\$45.73	-	8.5%
Years 23-25	11/1/2031	10/31/2034	3 year rent holiday*				

\*Tenant has a three year free-rent period at the end of their initial lease term. This asset has been priced to reflect this.

RENEWAL OPTIONS - (10) 5-YEAR OPTIONS REMAINING					
Term	Years	Start Date	End Date	NOI/YR	
Option 1	5	11/1/2034	10/31/2039	\$544,352.84	
Option 2	5	11/1/2039	10/31/2044	\$544,352.84	
Option 3	2	11/1/2044	10/31/2046	101% FMV	
	3	11/1/2046	10/31/2049	100% FMV	
Option 4	5	11/1/2049	10/31/2054	100% FMV	
Option 5	5	11/1/2054	10/31/2059	100% FMV	
Option 6	5	11/1/2059	10/31/2064	100% FMV	
Option 7	5	11/1/2064	10/31/2069	100% FMV	
Option 8	5	11/1/2069	10/31/2074	100% FMV	
Option 9	5	11/1/2074	10/31/2079	100% FMV	
Option 10	5	11/1/2079	10/31/2084	100% FMV	

# RENT SCHEDULE: ACTUAL VS AVERAGE

## RENT SCHEDULE: ACTUAL

YEAR ENDING	YR 1 NOV-24	YR 2 NOV-25	YR 3 NOV-26	YR 4 NOV-27	YR 5 NOV-28	YR 6 NOV-29	YR 7 NOV-30	YR 8 NOV-31	YR 9 NOV-32	YR 10 NOV-33	YR 11 NOV-34	OPTION 1 (5 YRS) 11/1/2034- 10/31/2039	OPTION 2 (5 YRS) 11/1/2039- 10/31/2044
<b>ACTUAL NOI</b>	\$604,836	\$604,836	\$604,836	\$604,836	\$604,836	\$604,836	\$604,836	\$604,836	\$0	\$0	\$0	\$544,352	\$544,352
<b>ACTUAL CAP</b>	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%				7.65%	7.65%

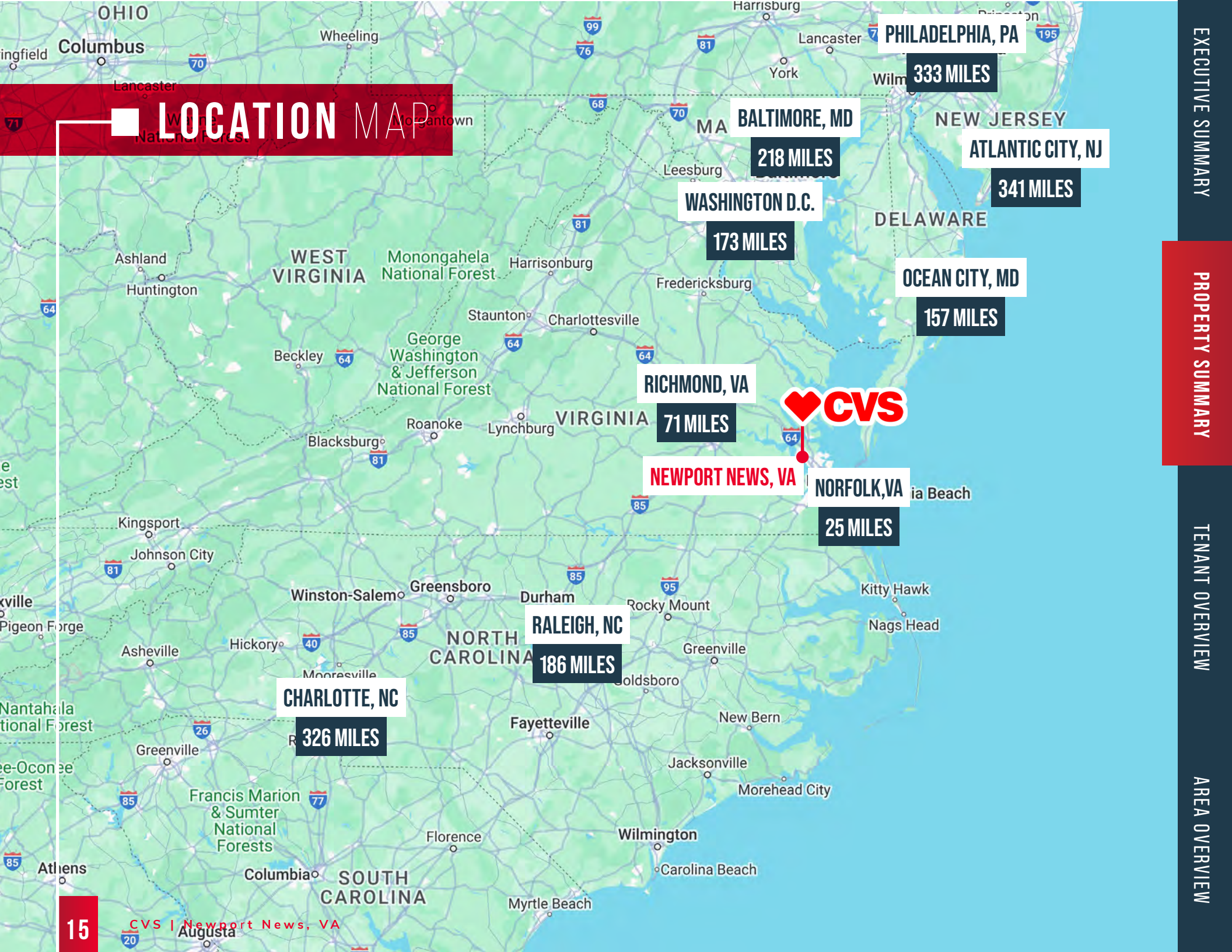
## RENT SCHEDULE: AVERAGED OVER 11 YEARS

YEAR ENDING	YR 1 NOV-24	YR 2 NOV-25	YR 3 NOV-26	YR 4 NOV-27	YR 5 NOV-28	YR 6 NOV-29	YR 7 NOV-30	YR 8 NOV-31	YR 9 NOV-32	YR 10 NOV-33	YR 11 NOV-34	OPTION 1 (5 YRS) 11/1/2034- 10/31/2039	OPTION 2 (5 YRS) 11/1/2039- 10/31/2044
<b>AVERAGE NOI</b>	\$439,881	\$439,881	\$439,881	\$439,881	\$439,881	\$439,881	\$439,881	\$439,881	\$439,881	\$439,881	\$439,881	\$544,352	\$544,352
<b>AVERAGE CAP</b>	6.18%	6.18%	6.18%	6.18%	6.18%	6.18%	6.18%	6.18%	6.18%	6.18%	6.18%	7.65%	7.65%





# PROPERTY SUMMARY







CHESAPEAKE BAY

JAMES RIVER

# AERIAL NEWPORT NEWS

**DW CENTER & NEARBY RETAIL**

Walgreens, CVS, Krispy Kreme, McDonald's, Taco Bell, Arby's, Wendy's, Burger King, Rally's, Hardee's, 7-Eleven, Family Dollar, Big Lots, United States Postal Service, JOANN, Verizon, Firestone

**JEFFERSON COMMONS & JEFFERSON MARKET PLACE**

ROSS, TJ-MAXX, TRADER JOE'S, SALLY, Panera, Starbucks, KOHL'S, ALDI, MOE'S, P.F. CHANG'S, FIVE BELOW, OrangeTheory Fitness, Firehouse Subs, FIVE GUYS, Golden Corral, Walmart, Sam's Club, Lowe's, Home Depot

**YODER PLAZA SHOPPING CENTER & NEARBY RETAIL**

TARGET, Burlington, Michaels, PETSMART, OfficeMax, Barnes & Noble, Chick-fil-A, KFC, Taco Bell, COSTCO, BEST BUY, World Market, Zaxby's, McDonald's, Whole Foods, Cold Stone Creamery, Crumbl Cookies, Ulta, Starbucks

**LOVE NN**

**DOWNTOWN NEWPORT NEWS**

CHRISTOPHER NEWPORT UNIVERSITY

**CVS**

**67,600 VPD**

COMBINED COUNT

DOLLAR TREE, Hardee's, H&R BLOCK, FAMILY DOLLAR, 7-Eleven, Goodwill

**VA-60**

**35,000 VPD**

**Harpersville Rd**

**21,000 VPD**

**Jefferson Ave**

**46,600 VPD**

**Interstate 64**

**157,000 VPD**

**Interstate 664**

**88,000 VPD**

**Newport News/Williamsburg International Airport (PHF)**

**CITY CENTER AT OYSTER POINT**

STRAYER UNIVERSITY, Marriott, AMARO, CINEMARK, cure, MR. BOIL, TASTE, Steak & Tonic

DOLLAR TREE, ACE Hardware, RITE AID, AMC THEATRES, Chuck's Cheese's, ANYTIME FITNESS

SAINT LEO UNIVERSITY

**NASA RESEARCH CENTER**

**3,400 EMPLOYEES**

**LANGLEY AIR FORCE BASE**

**RIVERPOINTE SHOPPING CENTER, PENINSULA TOWN CENTER, & NEARBY RETAIL**

Kroger, Cane's, Denny's, at home, Red Lobster, Barnes & Noble, FIVE GUYS, Rally's, Starbucks, Valvoline, Firehouse Subs, BR, JCPenney, Bath Works, Crumbl Cookies, Walmart, Lowe's, 9, MARINE HOUSE, 7-Eleven, Olive Garden, ALDI, Dunkin'

HAMPTON UNIVERSITY



PROPERTY PHOTOS



PROPERTY PHOTOS

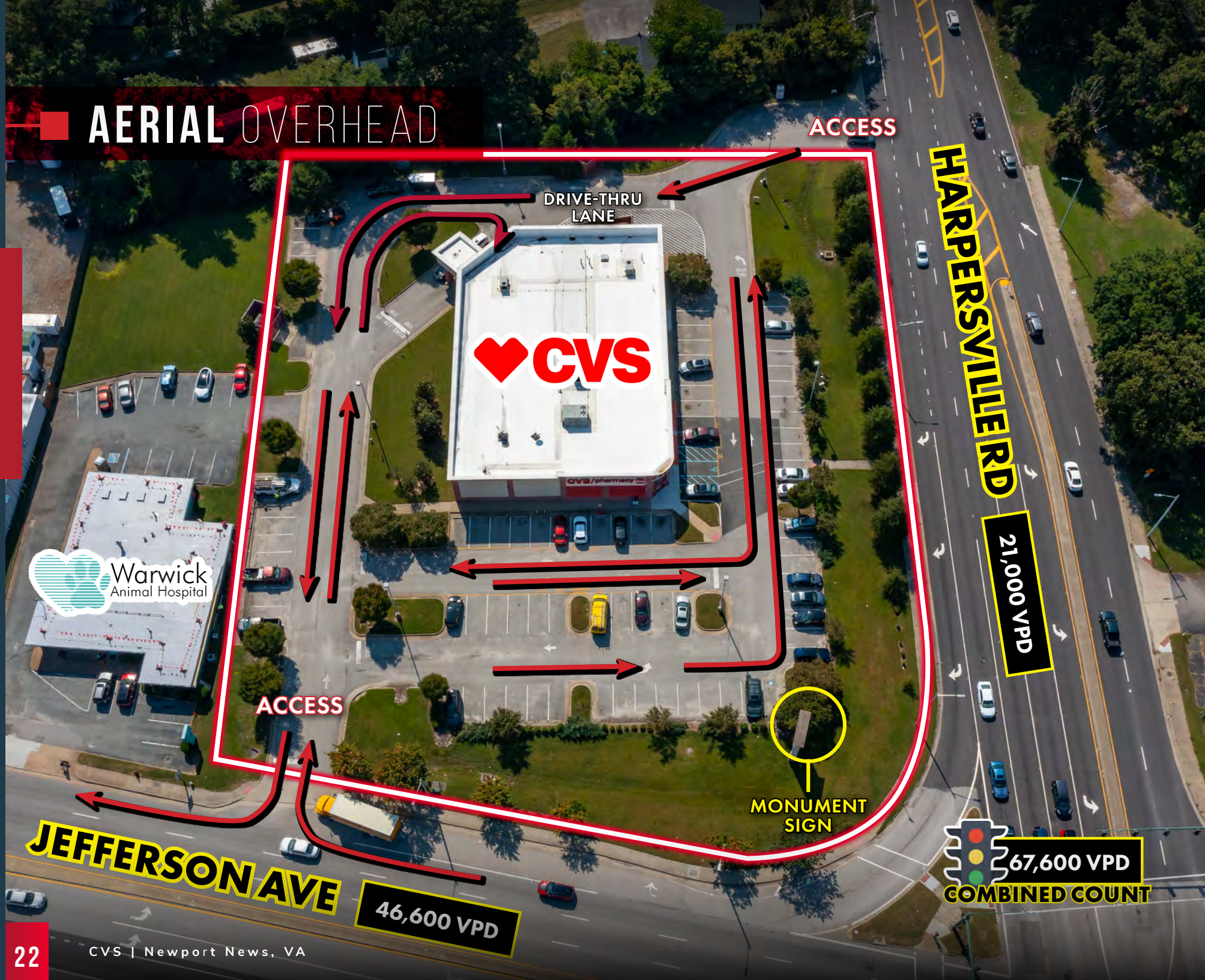


PROPERTY PHOTOS



PROPERTY PHOTOS

DRIVE THRU PHARMACY







# TENANT OVERVIEW






## ■ ABOUT CVS



**VIEW ANNUAL REPORT AND OTHER FINANCIALS**



Trade Name:	CVS Health
Industry:	Pharmacy
NYSE Ticker Symbol:	CVS
Credit Rating:	Investment Grade (S&P: 'BBB+')
Revenue (2023):	US \$357.8 Billion
Net Income:	US \$8.4 Billion
Area Served:	Nationwide
Locations:	9,900+ Retail   1,100+ MinuteClinic
Employees:	300,000+
Corporate Headquarters:	Woonsocket, Rhode Island
Website:	www.cvshealth.com

 <p><b>CVS NYSE</b></p>	 <p><b>\$357.8 B REVENUE</b></p>	 <p><b>\$8.4B NET INCOME</b></p>	 <p><b>300,000+ EMPLOYEES</b></p>	 <p><b>11,000+ LOCATIONS</b></p>
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# AREA OVERVIEW

## DEMOGRAPHICS



### POPULATION

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	11,763	75,831	168,975
HOUSEHOLDS	5,137	31,705	72,150
EMPLOYEES	3,619	33,697	74,317



### HOUSEHOLD INCOME

RADIUS	1 MILE	3 MILE	5 MILE
AVERAGE	\$102,496	\$113,568	\$117,950
MEDIAN	\$70,268	\$83,029	\$84,371



### TOTAL HEALTH CARE CONSUMER SPENDING

RADIUS	1 MILE	3 MILE	5 MILE
2023	\$6,018,000	\$40,391,000	\$91,675,000



### DRIVE TIMES

NORFOLK/CHESAPEAKE	VIRGINIA BEACH	RICHMOND
40 MIN	50 MIN	1 HR 10 MIN

# ■ ABOUT NEWPORT NEWS, VA

**NEWPORT NEWS** is an independent city located in the Commonwealth of Virginia. With a 2024 population of 185,118, it is the fifth-most populous city in Virginia. Newport News was named for Christopher Newport, captain of the Susan Constant, the lead ship of the 3-ship fleet that carried the Jamestown settlers to the New World in 1607.

Newport News' great location and rich history, which begins shortly after the founding of Jamestown, has shaped the city into what it is today. Located on the banks of the Hampton Roads harbor in southeastern Virginia, Newport News is located near Hampton, minutes from Williamsburg and a short drive to Virginia Beach and the Atlantic Ocean. From this central Coastal Virginia location, you can experience ships, history and the great outdoors.



Newport News Shipbuilding

**LARGEST SHIPBUILDING COMPANY IN THE U.S.**

**\$11.5 B**

**REVENUE FROM NEWPORT NEWS SHIPBUILDING**



# ■ ABOUT NORFOLK, VA

**NORFOLK** is a city in the Commonwealth of Virginia. In 2024, the population was estimated to be 228,643 making it the second-most populous city in Virginia after neighboring Virginia Beach. Founded in 1682 and incorporated in 1736, Norfolk is one of the oldest cities in Hampton Roads, and is considered to be the historic, urban, financial, and cultural center of the region.

Norfolk is one of nine cities and seven counties that constitute the Hampton Roads metro area, officially known as the Virginia Beach-Norfolk-Newport News, VA-NC MSA, named for the large natural harbor of the same name located at the mouth of Chesapeake Bay. It is home to four Fortune 500 companies: Smithfield Foods, Norfolk Southern, Dollar Tree and Huntington Ingalls Industries, which owns Newport News Shipbuilding.

**#2**

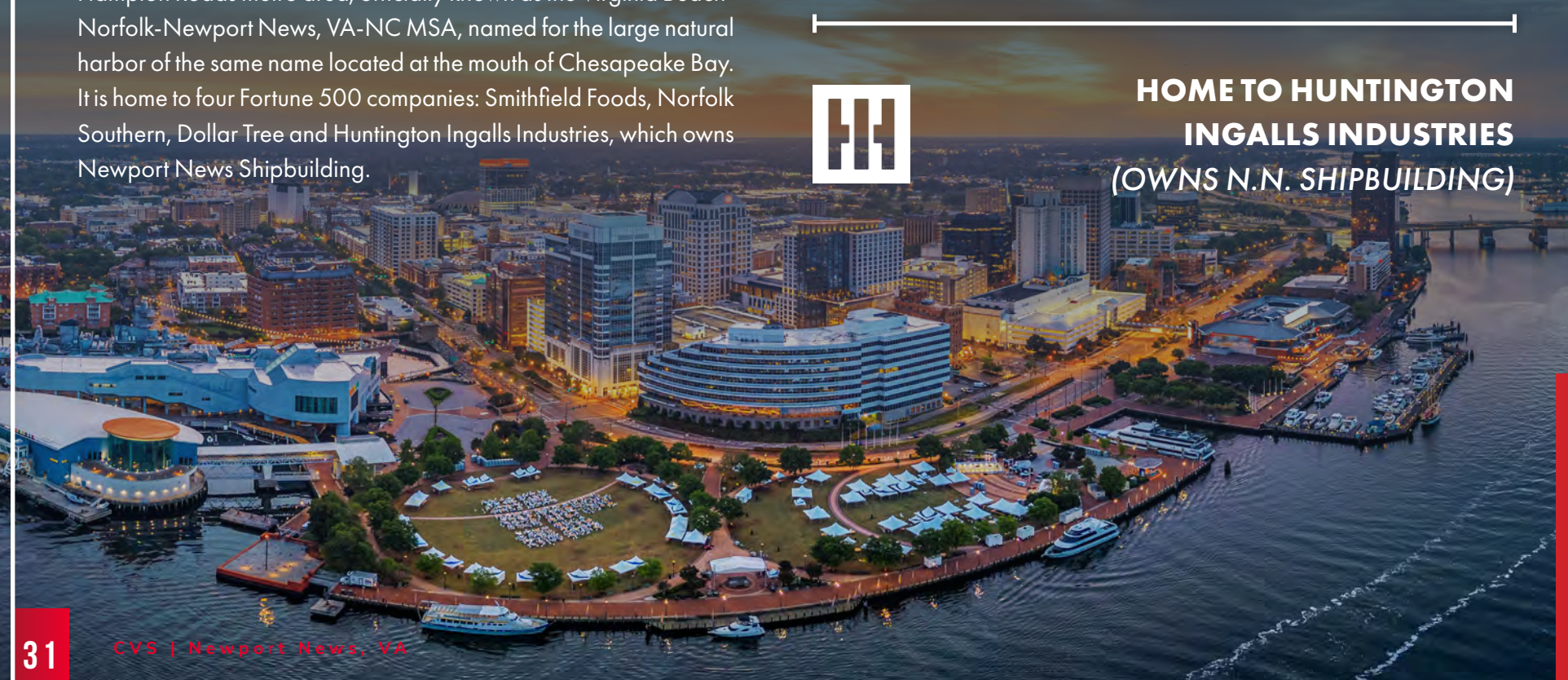
**MOST POPULOUS CITY IN VIRGINIA**

**4**

**FORTUNE 500 COMPANIES**



**HOME TO HUNTINGTON INGALLS INDUSTRIES (OWNS N.N. SHIPBUILDING)**







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