

15-Yr Abs NNN | 10% Rent Increases | Assumable Financing (Optional) - 7.70% COC | Adjacent to Medical Center

# CVS/pharmacy



**ABSOLUTE NNN LEASE STRUCTURE:**

Zero landlord responsibilities for operating or capital expenses

**CVS HEALTH CORPORATION (NASDAQ: "CVS") IS RATED "BBB" INVESTMENT GRADE BY STANDARD & POOR'S WITH A STABLE OUTLOOK:**

Over \$357 billion in annual revenue and market cap of \$101.61 billion as of December 2023

**STRATEGICALLY LOCATED AT THE SIGNALIZED HARD CORNER ALONG AREA'S MAIN RETAIL AND TRAFFIC CORRIDOR:**

Excellent exposure with combined daily traffic counts in excess of 35,900 vehicles

**NEAREST CVS TO ASCENSION ST. JOHN JANE PHILLIPS MEDICAL CENTER:**

The largest hospital in Bartlesville and named a "Top100 Hospital." The medical center consists of 114-beds, six-buildings, and spans over 22 acres

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**SITUATED IN FRONT OF TURKEY CREEK SHOPPING CENTER:**

Previously an old K-Mart, the 114,357 SF neighborhood center underwent a full redevelopment in 2022 and now home to Dollar Tree, Five Below, Burkes Outlet, and Ollie's Bargain Outlet

**LIMITED COMPETITION:**

No free-standing CVS retail store within 36-mile radius including only two Walgreens

**STRATEGIC LOCATION:**

The largest employers in Bartlesville, Phillips 66 and ConocoPhillips, contract exclusively with CVS Caremark.

\$8,180,265  
PRICE

CVS CAREMARK  
LEASE GUARANTOR

BBB  
S&P RATING

15.5 YEARS  
TERM REMAINING

ABSOLUTE NNN  
LEASE TYPE

2.02 ACRES  
LOT SIZE

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**CLICK FOR MORE INFORMATION**