

CVS PADUCAH



Colliers

FOR SALE | EXCEPTIONAL RETAIL OPPORTUNITY | \$3,256,934

CVS | 3001 LONE OAK ROAD, PADUCAH, KY 42003

6.85% CAP RATE | ABSOLUTE NNN | +14 YEARS | NO RENT HOLIDAY



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EXECUTIVE SUMMARY

Colliers is pleased to present the opportunity to acquire an absolute NNN-leased CVS Pharmacy with +14 years of remaining term and no rent holiday in Paducah, KY.

The property was built in 1999 for CVS. In 2019, CVS agreed to a rare 20 year lease extension confirming CVS's commitment to this trade area and building location.

Attractively located in the low-income tax, southern state of Kentucky, CVS is paying a modest annual rent of \$223,100. The \$3,256,934 price offers an investor a very high-credit corporate guarantee at a low price point rarely found in the market. The property is available debt- free.

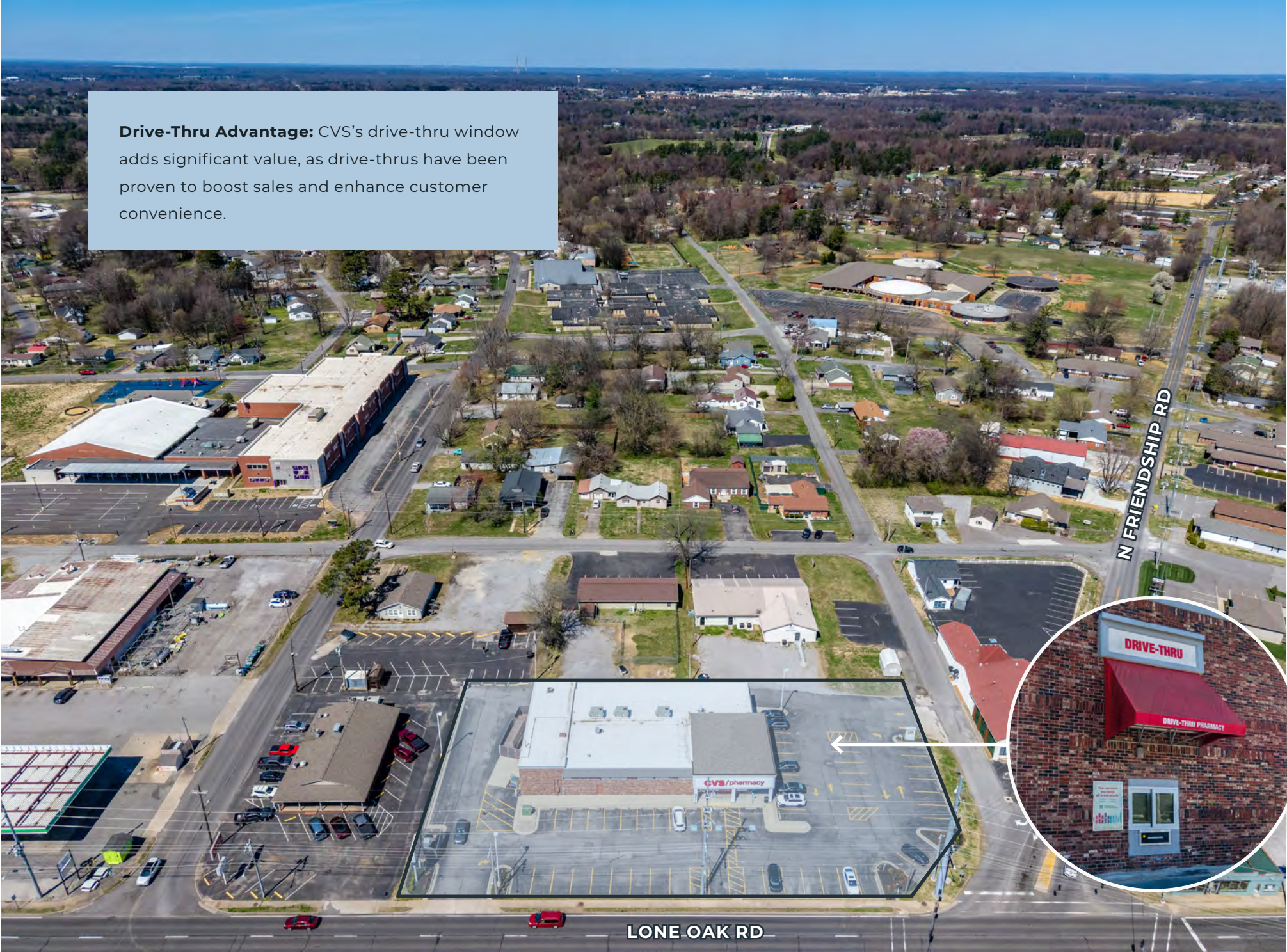
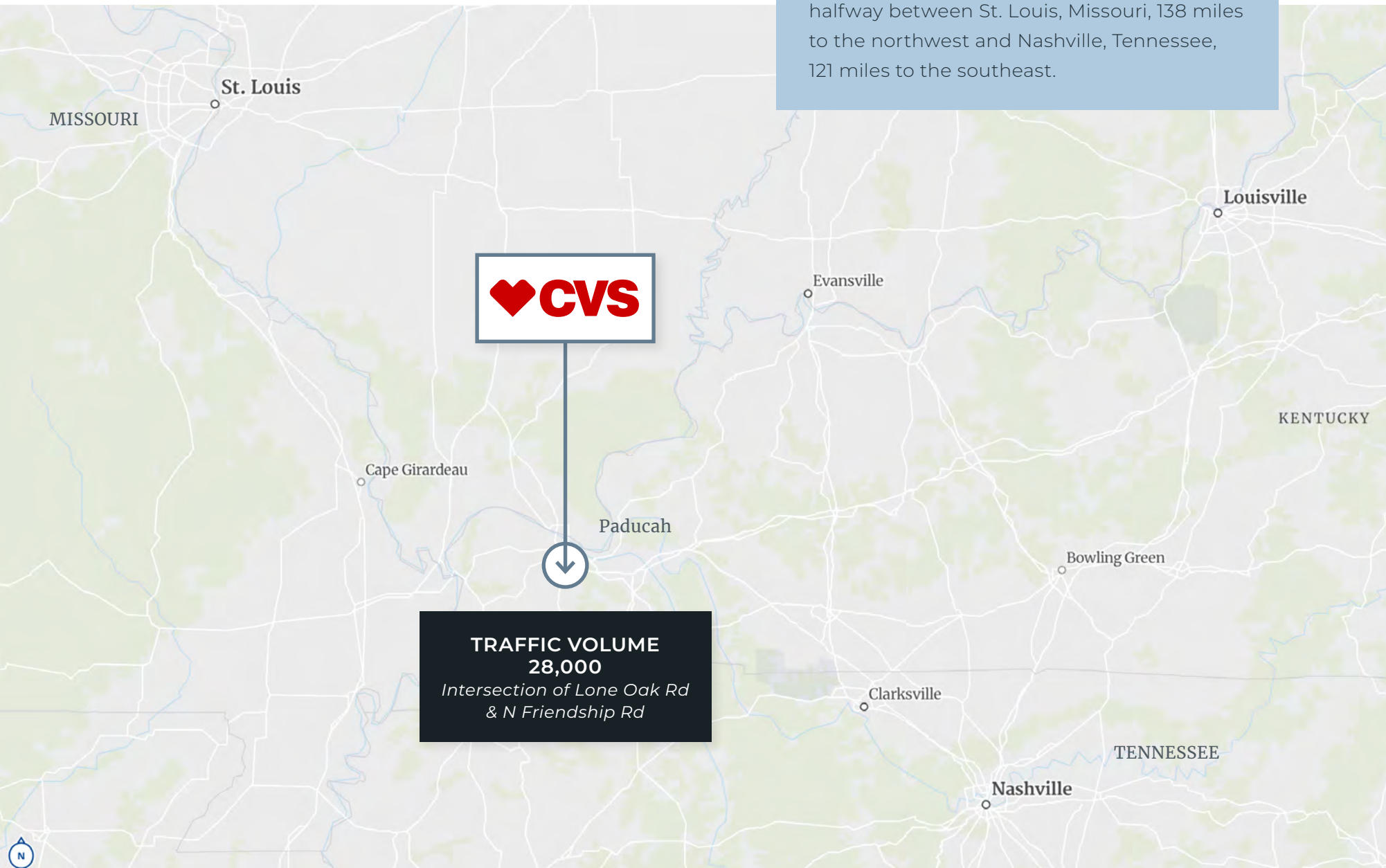
The owner is currently offering for sale two similar CVS properties in Gadsden, AL and Black Mountain, NC. Both with 20-year extensions in 2019, absolute NNN leases, no rent holidays and low-price points. The three properties can be purchased individually or as part of a portfolio acquisition.

INVESTMENT SUMMARY

Address	3001 Lone Oak Rd, Paducah KY 42003
Tenant	CVS Pharmacy
Asking Price	\$3,256,934
CAP Rate	6.85%
Price/SF	\$322
Occupancy	100%
Rentable Area	10,121 SF
Year Built	1999
APN	088-34-08-006
Property Type	Single Tenant, Free-standing
Zoning	Commercial
GLA	10,121 SF
Land Area	1.006 AC
Parking	Approximately 56 Parking Spaces



LOCATION MAP



TENANT OVERVIEW

Anchored by a National Pharmacy Giant with Strong Financials

- Strong Credit Rating: S&P rated BBB, reflecting solid financial health • Market Leader: Market cap of \$86 billion
- Consistent Performance: \$227 billion in 2019 TTM revenue • Largest U.S. Pharmacy Chain: 9,900+ locations



CVS Pharmacy, a subsidiary of CVS Health Corporation, stands as the largest retail pharmacy chain in the United States. Based in Woonsocket, Rhode Island, the company operates more than 9,900 stores across the nation and employs over 295,000 individuals.

CVS provides an extensive range of products and services, from prescription medications and over-the-counter remedies to beauty and personal care items, convenience foods, photo services, and seasonal goods. Additionally, its MinuteClinics—available at more than 1,100 locations—offer healthcare services delivered by nurse practitioners and physician assistants. These clinics cater to minor illnesses, injuries, vaccinations, and more through both in-person and virtual visits.

Beyond retail, CVS supports long-term care facilities by offering prescription medications, consulting, and ancillary services. With its wide network and commitment to healthcare, CVS plays a significant role in making care both accessible and affordable across the United States.

LEASE SUMMARY

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Tenant	Occupancy Date	SF	Rent	Lease Terms	Options* Years Rent	Comments
CVS	1990	10,121	\$ 223,100	12/06/19-09/30/2039	1 \$228,678	Absolute NNN Lease No Landlord Responsibilities CVS Corporate Entity No Rent Holiday
					2 \$234,934	
					3 \$240,354	
					4 \$246,260	
					5 \$252,417	

*6 (5-Year) Options with 2.5% rent increases in each option

CORPORATE GUARANTEED LEASE

- The property has a long term absolute NNN Lease, with approximately 14.5 years of primary term remaining.
- The tenant is responsible for all operating expenses, taxes, insurance, and repairs and maintenance resulting in zero Landlord obligations.
- The lease is 100% guaranteed by CVS Health Corporation which holds an S&P: BBB credit rating. The corporate guarantee provides an investor with added income security.



AMENITIES

🍴

RESTAURANT

🏦

BANK

🛒

GROCERIES

H

HOSPITAL



PADUCAH

Paducah, Kentucky, is a historic and culturally rich city located at the confluence of the Ohio and Tennessee Rivers in McCracken County. With a population of around 27,000, Paducah offers a blend of small-town charm and artistic vibrancy. The city is perhaps best known for being a UNESCO Creative City, recognized for its contributions to craft and folk art.

HISTORY & CULTURE

The Lower Town Arts District is a hub of creativity, home to galleries, studios, and regular art events, making Paducah a destination for art enthusiasts. Its beautifully preserved historic downtown features 19th-century architecture, boutique shops, and locally owned restaurants, adding to its charm.



RECREATION


Paducah is known for its vibrant arts and cultural scene, with galleries, studios, and performance spaces scattered throughout its historic downtown. The city hosts several annual festivals and events, including the Lower Town Arts & Music Festival and the River's Edge International Film Festival. With its scenic riverfront, historic architecture, and welcoming community, Paducah offers a charming and affordable lifestyle with a creative flair.

ECONOMY & INDUSTRY


Paducah's economy is driven by a mix of healthcare, manufacturing, retail, and tourism. Major employers in the area include Baptist Health Paducah and Mercy Health – Lourdes Hospital, making healthcare a significant industry. Education, transportation, and government services also contribute to the local economy.

DEMOGRAPHICS


POPULATION 2024

	1 Mile	3 Miles	5 Miles
	5,173	24,550	48,846


MEDIAN HOME VALUE

	1 Mile	3 Miles	5 Miles
	\$223,085	\$261,833	\$219,322

AVERAGE HOUSEHOLD INCOME 2024

	1 Mile	3 Miles	5 Miles
	\$77,824	\$101,891	\$88,244

BUSINESSES

	1 Mile	3 Miles	5 Miles
	263	994	2,558

PHOTOS



THE PORTFOLIO

CVS

Paducah,
Kentucky

\$3,256,934



The three CVS properties are available for purchase individually or as a portfolio. For more information on the CVS locations in Black Mountain and Gadsden, please contact the brokers.

CVS

Black Mountain,
North Carolina

\$2,924,615



CVS

Gadsden,
Alabama

\$2,632,308



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