



CVS - CHARLOTTE MSA - TOP PERFORMING STORE - 7.0% CAP

10012 Weiss Way
Waxhaw, NC 28173

OFFERING MEMORANDUM

CVS - CHARLOTTE MSA - TOP PERFORMING STORE - 7.0% CAP

10012 WEISS WAY
WAXHAW, NC 28173

EXCLUSIVELY PRESENTED BY:

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**CORCORAN GROUP OF
CALIFORNIA, INC.**

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Built By: www.crebuilder.com



INVESTMENT SUMMARY

This CVS Pharmacy is secured by a corporate guaranteed NN lease, ensuring limited landlord responsibilities (roof & structure.) The store has demonstrated strong performance, with an 8.3% increase in business over the past three years and ranks in the top third of CVS locations nationally and locally, and in the top 25% statewide, according to data from Placer.ai.

The property sits on a signalized hard corner with daily traffic counts of approximately 24,000 vehicles and is in an affluent neighborhood with a average household income of \$235,000 within a one-mile radius.

The tenant is responsible for all operating expenses, including property taxes, insurance, and maintenance, except for roof and structure, further reinforcing the passive nature of this investment.



PROPERTY SUMMARY

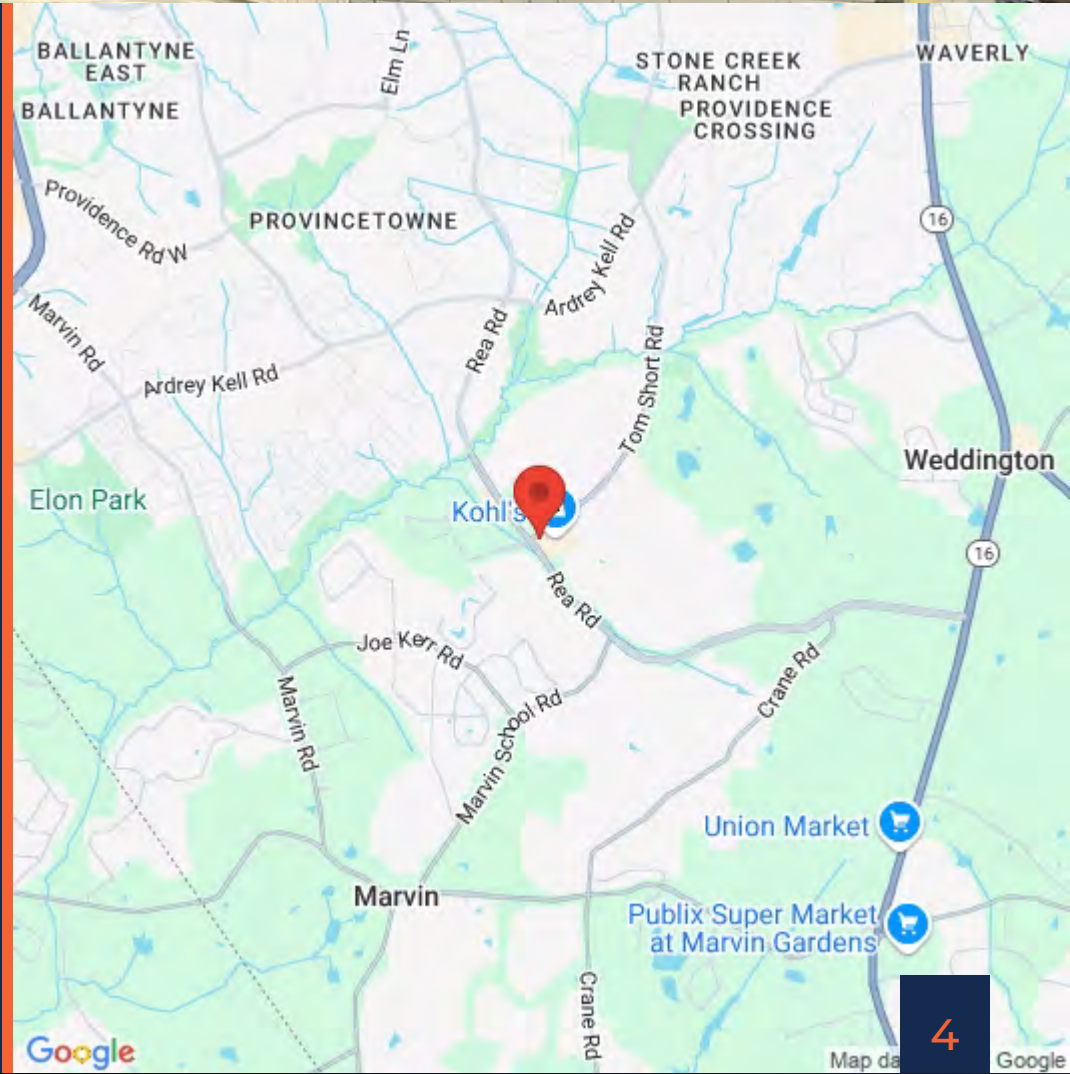
Offering Price	\$5,270,517.00
CAP Rate	7.0%
NOI	\$368,940 /yr.
Years Left	6
Lease Type	NN roof & structure
Building SqFt	13,425 SqFt
Year Built	2009
Lot Size (acres)	1.51
Median Household Inc	235,000
Parcel ID	06-201-008D
Frontage	140.00 Ft





INVESTMENT HIGHLIGHTS

- Great signalized corner with 24,000 cars per day
- Store performs in top one-third of all CVSs both local and nationwide
- Sales have increased 8.3% over the past three years
- Nearby national brands
- NN lease with minimal landlord responsibilities (roof and structure)
- Unlike some CVS site this location has no rent holiday
- Option periods with rent increases
- 2.15 acre lot with 140 foot frontage
- Affluent suburb to Charlotte MSA with average household income of \$234,000



drive-thru pharmacy

clearance 9'-9"

full
service
both
lanes



drive-thru pharmacy

drive thru
pharmacy

LOCATION HIGHLIGHTS

- Affluent Charlotte Suburb: Waxhaw is an upscale residential community located ~30 minutes south of Charlotte, part of the fast-growing Union County region.
- Desirable Quality of Life: Known for its excellent schools, historic downtown, and proximity to nature trails and green space, making it a top choice for families and professionals.
- High-Income Demographics: Median household income exceeds \$234,000 within a 1-mile radius, signaling strong consumer purchasing power.
- Explosive Population Growth: Waxhaw has experienced significant population increases over the past decade due to suburban migration and regional economic expansion.
- Retail Demand Drivers: Strong daytime population supported by a mix of residential density, local employers, and proximity to Charlotte's metro employment base.
- Limited Retail Competition: Low retail vacancy and limited new retail development in the immediate area contribute to long-term tenant success and pricing power.
- Strong School Districts: Served by top-rated Union County public schools, which consistently rank among North Carolina's best, attracting stable, high-income residential demand.
- Favorable Tax Environment: North Carolina offers a pro-business climate with low corporate and individual tax rates, and Union County's relatively low property taxes enhance investment returns.
- Infrastructure & Accessibility: Easy access via NC Highway 16 and nearby I-485 beltway enhances logistics and commuter access.
- All photos are actual site



12

a-z vitamins
vitamins

13

gummy vitamins
multivitamins

14

digestive health
herbs

15

adult nutrition
external pain
pain relief

16

greeting cards
gift wrap
party supplies

17

flowers
house plants
pet items

reach your balance

household

Stock up

children's cold remedies

children's allergy & vitamins

Hydrate & Refresh

On-the-go hydration

Refreshing flavors to fuel your day

WICKED

fuel up and go

TENANT PROFILES

CVS

CVS Health is a Fortune 10 company with over 9,000 retail pharmacies nationwide. As part of a vertically integrated healthcare business, CVS provides essential prescription, wellness, and clinical services. Leases are typically NNN, offering investors stable, passive income.

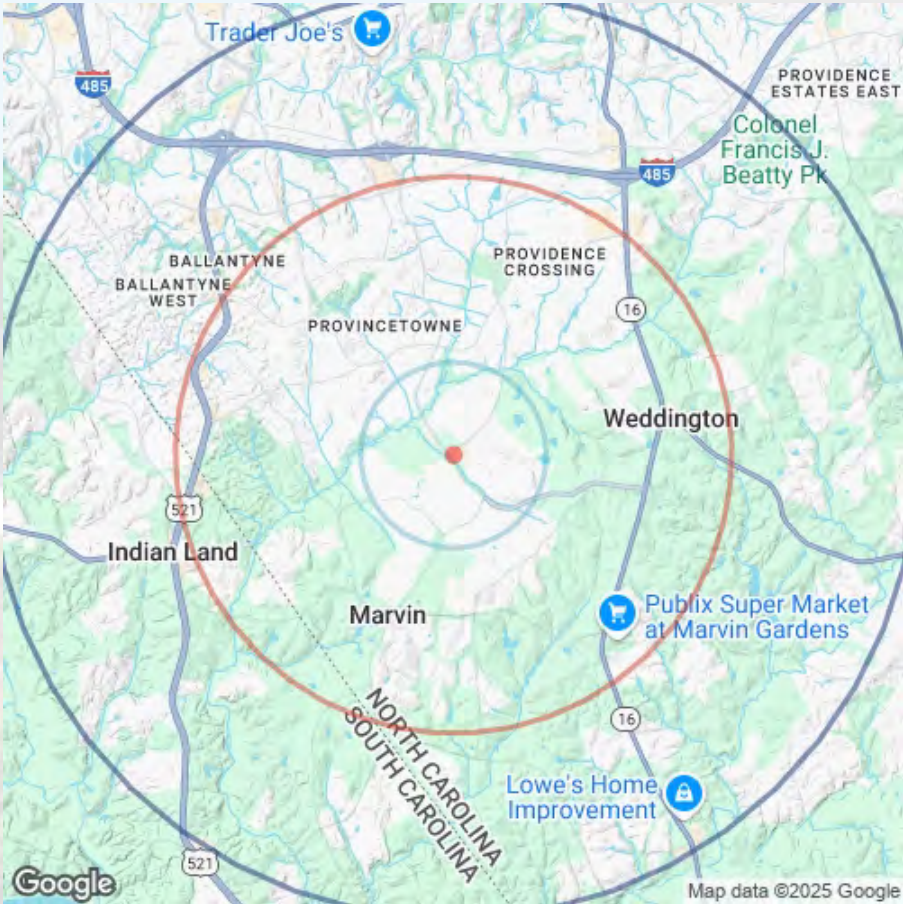


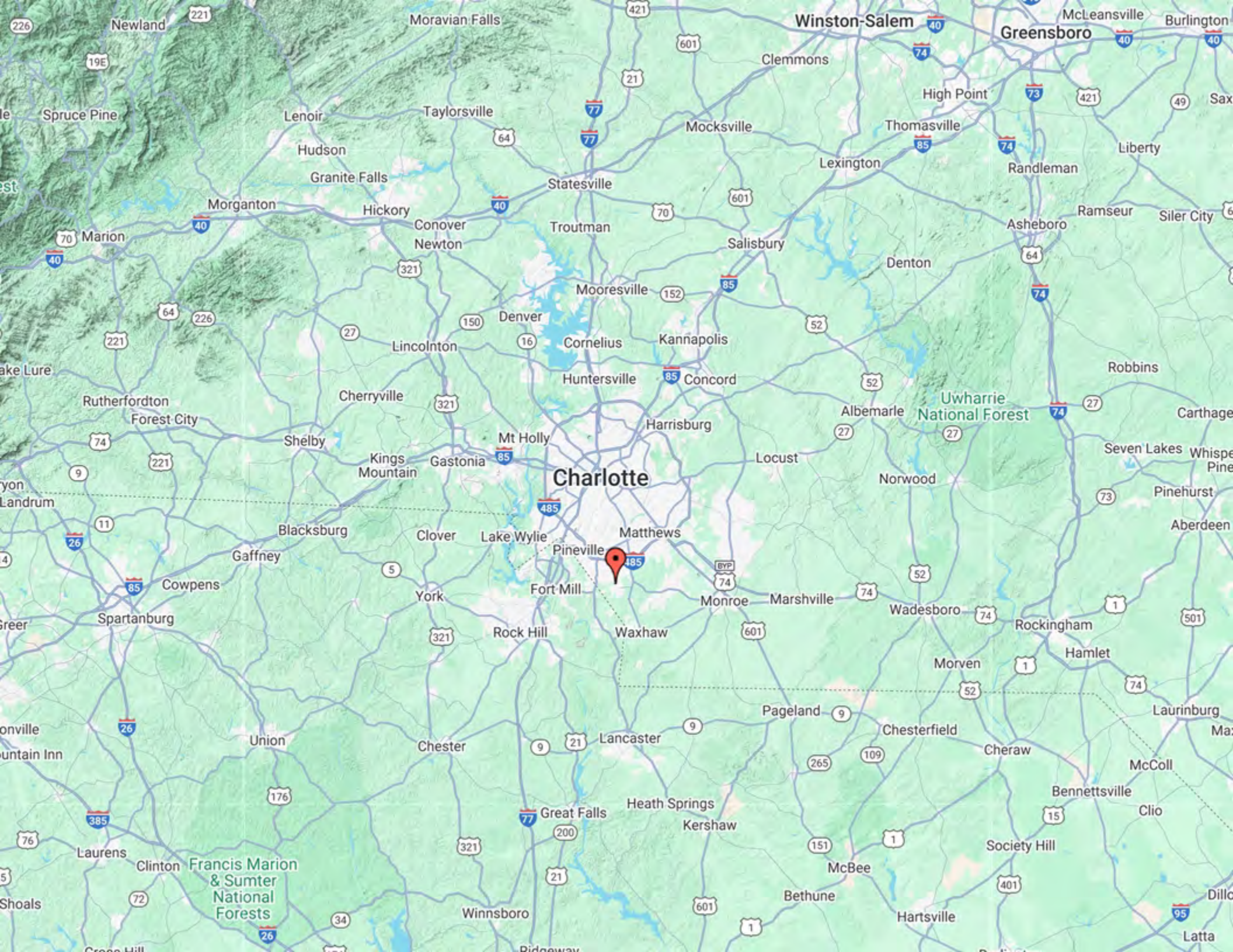
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,009	18,952	54,681
2010 Population	7,552	46,170	109,062
2025 Population	8,264	58,765	155,028
2030 Population	8,327	59,313	160,762
2025-2030 Growth Rate	0.15 %	0.19 %	0.73 %
2025 Daytime Population	5,679	50,240	151,292

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	39	461	1,659
\$15000-24999	31	265	1,120
\$25000-34999	33	536	1,409
\$35000-49999	92	1,070	3,294
\$50000-74999	95	1,490	5,008
\$75000-99999	153	1,610	5,069
\$100000-149999	412	3,397	10,850
\$150000-199999	470	3,341	8,493
\$200000 or greater	1,276	8,431	20,485
Median HH Income	\$ 196,472	\$ 168,287	\$ 151,239
Average HH Income	\$ 234,899	\$ 215,228	\$ 196,056

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	900	6,363	19,931
2010 Total Households	2,242	15,847	40,120
2025 Total Households	2,602	20,602	57,385
2030 Total Households	2,645	21,008	60,298
2025 Average Household Size	3.18	2.85	2.7
2025 Owner Occupied Housing	2,295	15,581	41,889
2030 Owner Occupied Housing	2,363	15,820	43,700
2025 Renter Occupied Housing	307	5,021	15,496
2030 Renter Occupied Housing	283	5,187	16,598
2025 Vacant Housing	57	889	2,911
2025 Total Housing	2,659	21,491	60,296





CITY OF WAXHAW

COUNTY UNION

AREA

CITY 12.2 SQ MI

LAND 12.1 SQ MI

WATER 0.1 SQ MI

ELEVATION 686 FT

POPULATION

POPULATION 20,534

DENSITY 1,692.69 SQ MI



ABOUT WAXHAW

Waxhaw blends small-town charm with high-demand suburban growth. Its booming population, strong demographics, historic aesthetic, and proximity to Charlotte make it attractive for both investment and residents. Expect stable appreciation potential, elevated demand for retail/office space, and strong community interest in mixed-use development.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CORCORAN GROUP OF CALIFORNIA, INC. ADVISOR
FOR MORE DETAILS.**

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