

CVS

72 Whitewater Avenue, Fayetteville, WV 25840

Leasehold Interest - 100% Accelerated Bonus Depreciation Year 1

BANG
REALTY



Exclusively Listed By:

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 **CVS** pharmacy®

SALE PRICE**\$1,702,485****CAP RATE****10.5%****INVESTMENT SUMMARY**

NOI:	\$178,761
Price / SF:	\$129.42
Rent / SF:	\$13.59
Building Size:	13,155 SF
Land Acreage:	1.4 Acres
Year Built:	2010

LEASE SUMMARY

Lease Type:	Leasehold Interest - NNN Rent Holiday
Taxes / CAM / Insurance:	Tenant Responsible
Roof / Structure:	Tenant Responsible
Original Lease Term:	25 Years
Term Remaining:	10 Years
Commencement Date:	09-13-2010
TermExpiration:	10/30/2035
Options:	Ten (10), 5-Year Options
Increases:	Fixed Rent in First (2) Option Periods: \$160,885.08;
Guarantor:	CVS Corp

INVESTMENT HIGHLIGHTS

- NNN Leasehold with Zero Landlord Responsibilities
- Qualifies for Accelerated Bonus Depreciation (**Discuss w/ Tax Professional)
- Excellent Site Visibility with 21,000+ Vehicles Per Day.
- Located in Major Thoroughfare between Charleston and Beckley as the Main Shopping Destination in the Region
- Low Rent Paying \$13.55
- Positioned Along U.S. Highway 19 which has Daily Traffic Counts Exceeding 21,200 Vehicles
- Situated Directly Across from a Walmart-Anchored Retail Center and Surrounded by National Tenants Including Lowe's, Starbucks, McDonald's, Subway, Dollar Tree, Wendy's, KFC, Arby's, Five Below and Many More
- CVS Has Over 9,000 Locations Nationwide | NYSE: CVS
- Average Household Income Exceeds \$71,650 within a 1-Mile Radius of the Property

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	857	7,592	16,595
Total Households	365	3,188	7,015
Average HH Income	\$79,674	\$73,675	\$70,193

CVS Pays Both Rents**CVS Lease**

9/13/2010	10/10/2032		\$178,761
10/11/2032	10/30/2035	Rent Free	\$0
11/1/2035	10/30/2040	Option 1	\$160,885
11/1/2040	10/30/2045	Option 2	\$160,885
11/1/2045	10/30/2050	Option 3	FMV
11/1/2050	10/30/2055	Option 4	FMV
11/1/2055	10/30/2060	Option 5	FMV
11/1/2060	10/30/2065	Option 6	FMV
11/1/2065	10/30/2070	Option 7	FMV
11/1/2070	10/30/2075	Option 8	FMV
11/1/2075	10/30/2080	Option 9	FMV
11/1/2080	10/30/2085	Option 10	FMV

Ground Lease

Ground Rent	Extensions
72 Whitewater Avenue	\$84,000



U.S. Hwy 19 - 21,200+ VPD

SUBJECT
PROPERTY



Whitewater Ave





CVS
pharmacy
DRIVE-THRU PHARMACY

RX Delivery

TACO BELL
KFC
Long John Silver's



OVERVIEW

Company: CVS Pharmacy

Founded: 1963

Locations: 9,000+

Total Revenue: \$372.809 Billion (2024)

Headquarters: Woonsocket, Rhode Island

Website: www.cvs.com

TENANT HIGHLIGHTS

- NYSE Ticker Symbol: CVS | S&P Credit Rating: BBB+
- CVS Has Over 9,000 Locations and Approximately 300,000 Employees
- Largest Pharmacy Health Care Provider in the U.S.

TENANT OVERVIEW

CVS Pharmacy is an American retail and healthcare company owned by CVS Health, headquartered in Woonsocket, Rhode Island. It was originally named the Consumer Value Store and was founded in Lowell, Massachusetts, in 1963. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations and total prescription revenue. There are currently over 9,000 retail locations in all 50 states, the District of Columbia and Puerto Rico. Its parent company ranks as the 5th largest U.S. corporation by FY2020 revenues in the Fortune 500.

CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores or can be found outside the CVS store.

**FAYETTEVILLE, WEST VIRGINIA**

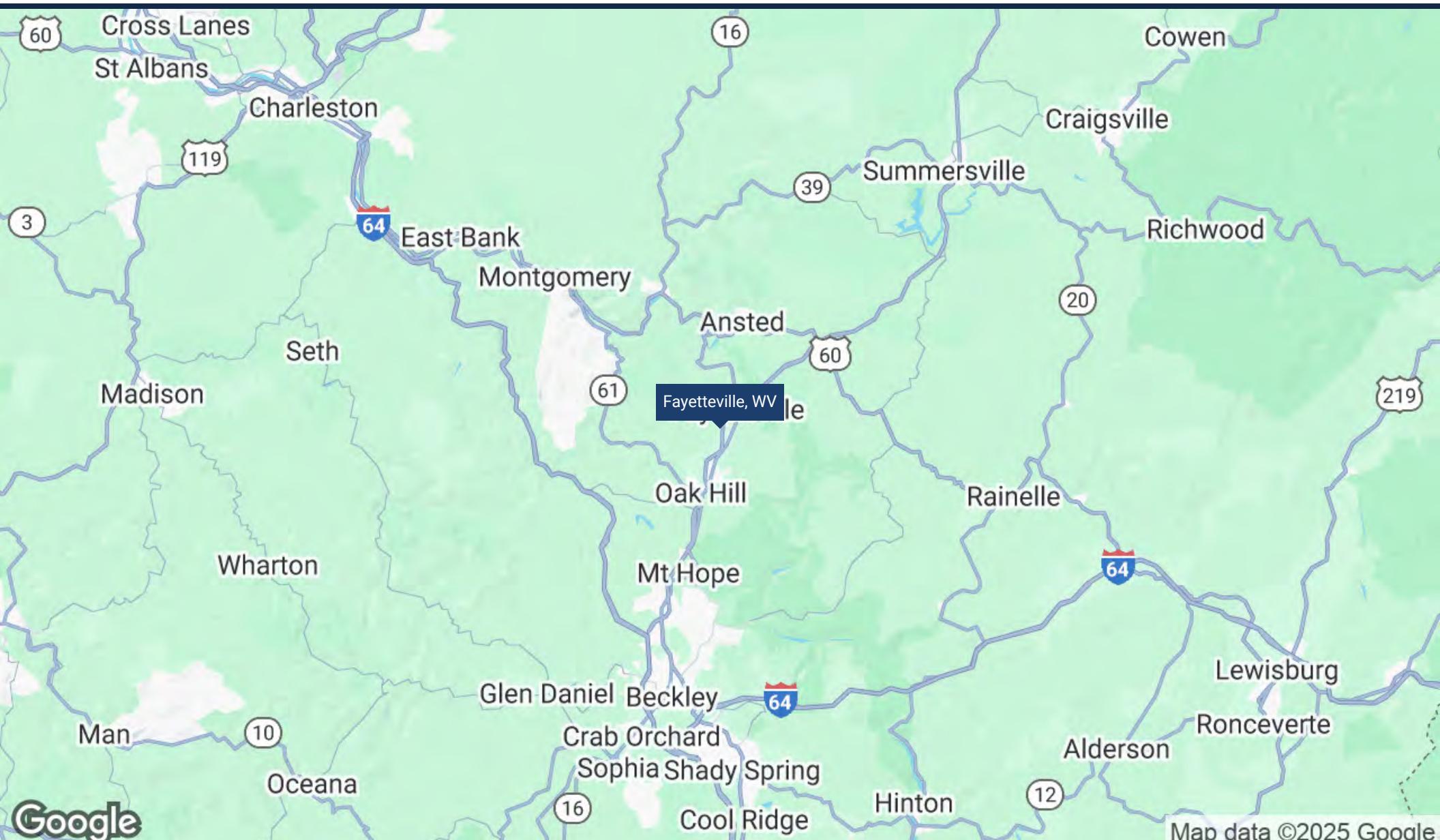
Fayetteville is a town in Fayette County, West Virginia, located near the New River Gorge National Park and Preserve. Fayetteville serves as the county seat of Fayette County and is recognized nationally as a hub for outdoor recreation, tourism, and Appalachian culture.

The town benefits from its proximity to the New River Gorge Bridge and National Park, a premier destination that draws millions of visitors annually for whitewater rafting, rock climbing, hiking, and outdoor festivals. This strong tourism base has fueled growth in the retail, hospitality, dining, and service sectors, positioning Fayetteville as a vibrant community within southern West Virginia.



While smaller in scale than metropolitan areas, Fayetteville supports a diverse mix of local businesses, ranging from outfitters and restaurants to creative shops and breweries. The area has also become attractive to remote workers and entrepreneurs seeking a high quality of life in a scenic environment. Fayetteville's economy is further supported by nearby energy, health care, and education sectors in Fayette County and the surrounding region.

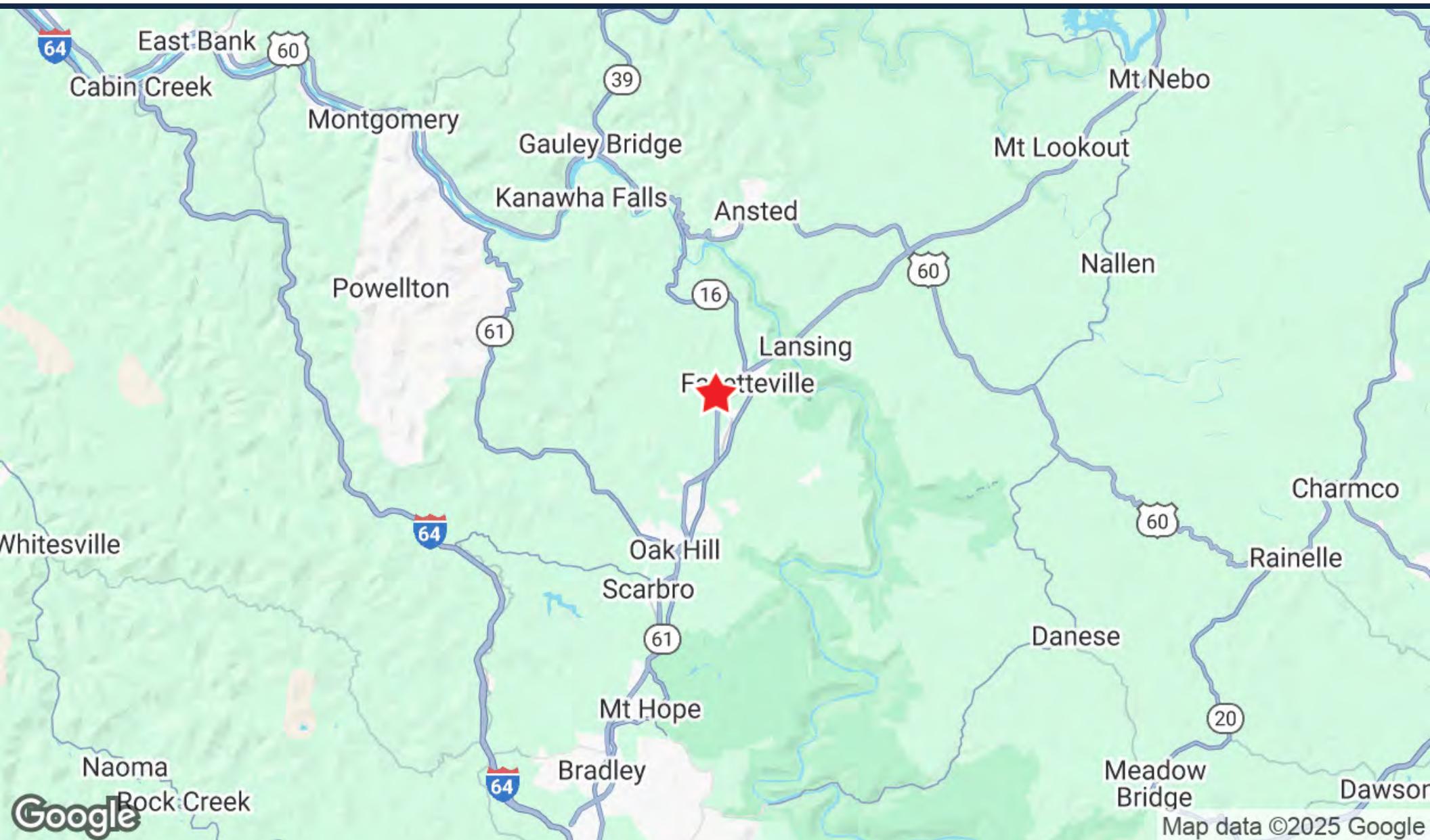
The town's downtown area has seen revitalization in recent years, with historic preservation and small business investment contributing to its growth. Fayetteville's unique blend of natural assets, cultural identity, and economic diversification makes it a notable example of rural community development driven by tourism and lifestyle migration.



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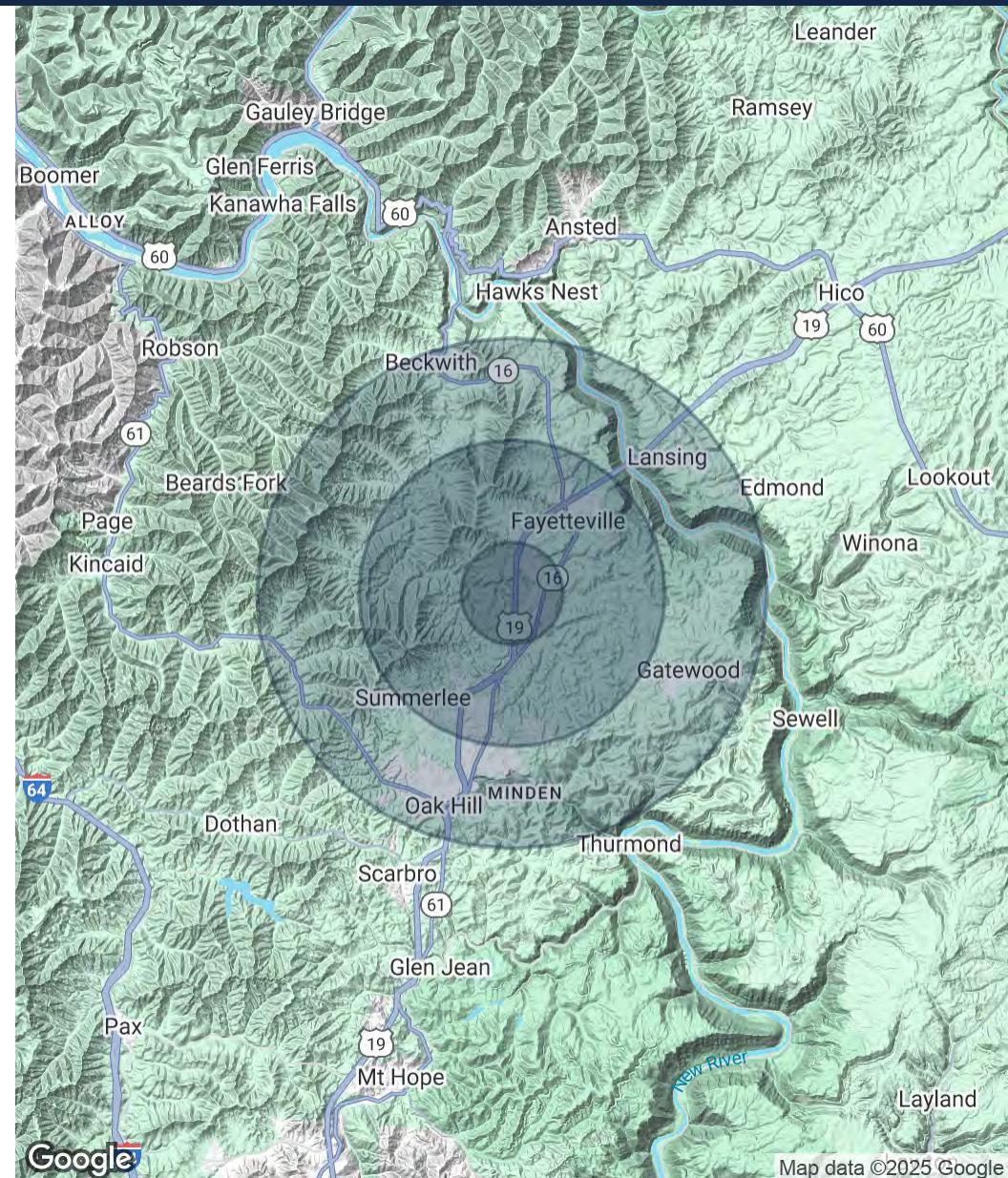
LOCATION MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	857	7,592	16,595
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	365	3,188	7,015
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$79,674	\$73,675	\$70,193
Average House Value	\$219,452	\$165,330	\$157,540

Demographics data derived from AlphaMap



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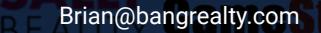
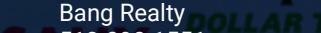
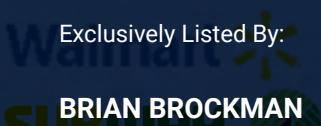
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U.S. Hwy 19

21,200+ VPD

Whitewater Ave



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