



REPRESENTATIVE PHOTO



CVS PHARMACY | NNN LEASE

380 ROUTE 18 EAST BRUNSWICK NJ 08816

Presented By:

JORDAN LIEBOWITZ | BROKER OF RECORD

O: 201-560-1800 C: 201-390-0656

E: JORDAN@LandmarkRECO.com

KYLE STAR | BROKER

O: 201-560-1800 C: 908-477-1457

E: KYLE@LandmarkRECO.com

BRIAN WASILENKO | SALES ASSOCIATE

O: 201-560-1800 C: 201-956-8595

E: BRIANW@LandmarkRECO.com

DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Landmark Real Estate Co., LLC or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner (“Owner”) in connection with the sale of the Property is Landmark Real Estate Co., LLC representatives listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Landmark Real Estate Co., LLC.

Neither Landmark Real Estate Co., LLC representative nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Landmark Real Estate Co., LLC with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Landmark Real Estate Co., LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Landmark Real Estate Co., LLC, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Landmark Real Estate Co., LLC from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

INVESTMENT OVERVIEW

The Property is located at a signalized intersection along Route 18 in East Brunswick, NJ. The Property is located in the center of the retail corridor of the area. This CVS Pharmacy located in a highly trafficked area and is supported by strong demographics.

The Property is easily accessible from both sides of the highway, and has full access around the building. The Site is surrounded by national tenants including but not limited to: Walmart, ShopRite, Kohl's, Lowe's, Wells Fargo, Chick-Fil-A, McDonald's, and many more!

Traffic Count(Vehicles Per Day):
Route 18: 65,255



DEAL POINTS

ZERO LANDLORD OBLIGATIONS

NO KICKOUT

NEW HIGH QUALITY 2012 CONSTRUCTION

FLAT RENT UNTIL 2039

FOUR FIVE YEAR OPTIONS

THIRTEEN YEARS REMAIN IN THE INITIAL TERM

LOCATED IN THE CENTER OF THE RETAIL CORRIDOR

OFFERING SPECIFICATIONS

NET OPERATING INCOME	\$335,000
----------------------	-----------

SQUARE FOOTAGE	14,600
----------------	--------

LAND SIZE	1.8 AC
-----------	--------

YEAR BUILT	2012
------------	------

FINANCIAL SUMMARY

CVS PHARMACY| NNN LEASE
380 ROUTE 18 EAST BRUNSWICK NJ 08816
FEE SIMPLE OWNERSHIP

PRICING OVERVIEW

\$6,261,683	5.35% Cap Rate
-------------	----------------

SUMMARY

TENANT NAME	CVS PHARMACY
SQUAREFOOTAGE	14,600
LEASEBEGINS	6/19/2013
LEASEENDS	1/31/2039
ANNUALRENT	\$355,000
OPTIONS	FOUR, 5 YEAR

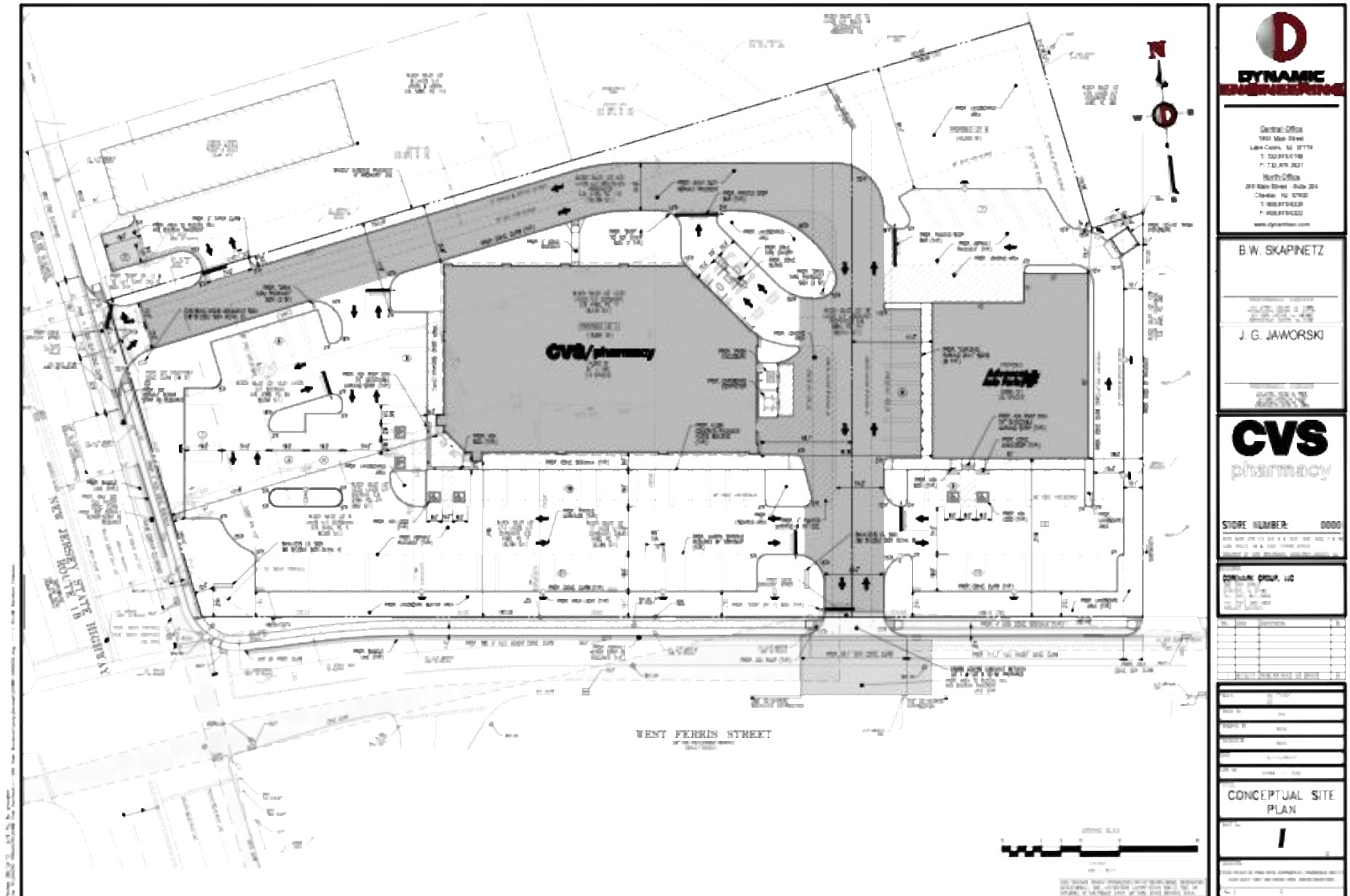
OPERATING SUMMARY

NET OPERATING INCOME	
Years 1-25	\$355,000
Year 26-30	\$375,200
Year 31-35	\$420,224
Year 36-40	\$445,437
Year 41-45	\$472,164

LOCATION AERIAL



SITE PLAN



TENANT PROFILE

CVS Health Corporation

INTRODUCTION

Founded in 1963 as Consumer Value Stores, CVS Pharmacy has grown into the retail pharmacy division of CVS Health, one of the country's largest healthcare companies. Today, CVS Health operates an integrated platform spanning retail pharmacy, pharmacy benefits, health insurance and direct care. Through neighborhood locations, employer and government health plans, clinical settings and digital channels, the company serves consumers throughout the healthcare journey, extending its reach well beyond traditional retail.



Health Insurance



Pharmacy Benefits



Walk-In Care

FY2025: RECORD REVENUE & FINANCIAL STRENGTH

CVS Health reported record fiscal 2025 revenue of \$402.1 billion, up 7.8%, and generated \$10.6 billion in operating cash flow. Revenue increased across all three business segments, underscoring the breadth of its integrated model. The company's scale across pharmacy, benefits, insurance and care delivery provides diversification beyond traditional retail and supports its long-term position in U.S. healthcare.



COMPANY OVERVIEW

Year Founded:	1963
Industry:	Retail Pharmacy / Healthcare
Type of Company:	Public (NYSE: CVS)
Headquarters:	Woonsocket, Rhode Island
Retail Locations:	Approx. 9,000
Medical Clinics:	1,000+
Employees:	300,000+
FY2025 Revenue:	\$402.1 Billion
Revenue Growth (YoY)	+7.8%
Fortune 500 Rank:	No. 6
Credit Ratings:	S&P: BBB, Moody's: Baa3





East Brunswick | New Jersey



392 Main Street | Wyckoff, NJ | 07481

CVS PHARMACY | NNN LEASE

380 ROUTE 18 EAST BRUNSWICK NJ 08816

Presented By:

JORDAN LIEBOWITZ | BROKER OF RECORD

O: 201-560-1800 C: 201-390-0656

E: JORDAN@LandmarkRECO.com

KYLE STAR | BROKER

O: 201-560-1800 C: 908-477-1457

E: KYLE@LandmarkRECO.com

BRIAN WASILENKO | SALES ASSOCIATE

O: 201-560-1800 C: 201-956-8595

E: BRIANW@LandmarkRECO.com