

# CVS Pharmacy | 14 Years Remaining in Primary Term

*No Rent Holiday - Absolute NNN Lease*

6748 W 111th St., Worth, IL 60482



**CVS Pharmacy (NYSE: CVS)**  
**Investment Grade Credit Tenant**







## PROPERTY OVERVIEW

The Snyder Carlton National Net Lease Team is pleased to present an exceptional investment opportunity to acquire a high-quality, single-tenant CVS property located in Worth, Illinois, within the thriving Chicago Metropolitan Statistical Area (MSA). This asset offers a long-term, absolute NNN lease with over 14 years remaining in the primary term, plus five 5-year renewal options, each with 5% rent increases—making it a prime choice for investors seeking stable, passive income for years to come.

The 16,000 SF building is situated on a 1-acre parcel at a highly visible and accessible location along W 111th Street and Normandy Avenue W (29,172 VPD), just adjacent to Interstate 294 (154,600 VPD). With its prominent position and easy access, the property enjoys excellent traffic and visibility, ensuring continued success for the tenant. Nearby retailers and amenities include CIBC Bank, O'Reilly Auto Parts, Chase Bank, Baskin-Robbins, Subway, Dollar Tree, Family Dollar, Advance Auto, Walgreens, and many others, making this a well-positioned asset in a busy retail corridor.

This offering presents an outstanding opportunity to purchase a long-term, net leased CVS in the Chicago MSA, a market with a population exceeding 9.6 million. Built in 1990, the property has a long and successful operating history, with no landlord responsibilities under the absolute NNN lease. The lease structure includes periodic rent escalations and is backed by a corporate guaranty, providing years of stable, worry-free income.





PRICING DETAILS	
List Price	\$6,231,482
CAP Rate	5.40%
Annual Rent	\$336,500
Taxes	NNN
Insurance	NNN
CAM	NNN
LEASE ABSTRACT	
Tenant Trade Name	CVS Pharmacy
Lease Start	November 1, 2019
Lease Expiration	October 31, 2039
Term Remaining On Lease	14 Years
Base Rent	\$336,500
Option Periods	4 - 5 Year Option Periods 5% Increases Every 5 Years 11/1/2039: \$353,325 11/1/2044: \$370,991 11/1/2049: \$409,018
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

## INVESTMENT HIGHLIGHTS

- Rare CVS with No Rent Holiday or Declining Rent in Option
- Absolute NNN Lease – Zero Landlord Responsibilities
- 14 Years Remaining in Primary Term and five 5-year Renewal Options
- 5% Rent Increases Every Option Period
- CVS Pharmacy (NYSE: CVS) – Investment Grade Credit Tenant Rated “BBB” by S&P’s.
- Long Term Occupancy – Occupied this Location Since 1990
- Positioned on Hard Corner Signalized Intersection
- W 111th Street (29,172 VPD) & S Oak Park Ave
- 16,000 SF Standalone Building with Minic Clinic Services
- Large 2.64 AC Parcel
- Close Proximity to major nearby retailers such as Alamal Supermarket, Fairplay Food, McDonalds, 7-Eleven, Walmart, Chase Bank, CIBC Bank, Baskin Robbins, Dunkin’ and many more
- 16 Miles to Downtown Chicago – Top 100 MSA
- Average Household Income is \$106,072 within 5 Mile Radius
- Strong Demographics – Over 278,056 Residents within 5 Mile Radius
- Approximately 7-miles to Midway International Airport, and 20-miles to O’Hare International Airport






PROPERTY PHOTOS



PARCEL DETAILS	
APN	24-18-409-018
Building Size	16,000 SF
Land Size	2.68 Acres








**#6**  
on Fortune 500  
list




In Q3, returned  
**~\$837 million**  
to shareholders  
through dividends



**112**  
consecutive  
quarters of  
dividends paid




**>57 million**  
CVS Health  
customers that  
engage with at least  
two of our offerings




**>9,000**  
local touchpoints




**>900**  
MinuteClinic®  
medical clinics and  
**233** Oak Street  
Health® clinics



**88%**  
of Medicare Advantage  
members enrolled  
in 2025 plans rated 4  
stars or higher by CMS



**27.1 million**  
medical benefit  
members



**~13%**  
year-over-year  
increase in Caremark  
members covered  
by Aetna

# TENANT OVERVIEW

CVS Health Corporation is an American healthcare company that owns CVS Pharmacy, a retail pharmacy chain; CVS Caremark, a pharmacy benefits manager; and Aetna, a health insurance provider, among many other brands. The company's headquarters is in Woonsocket, Rhode Island. In 2023, CVS Health was ranked 6th on the Fortune 500 list.



**~185 million**  
people served across  
CVS Health



**~85%**  
of Americans live  
within 10 miles of a  
CVS Pharmacy® location



**~27.3%**  
retail pharmacy script  
share

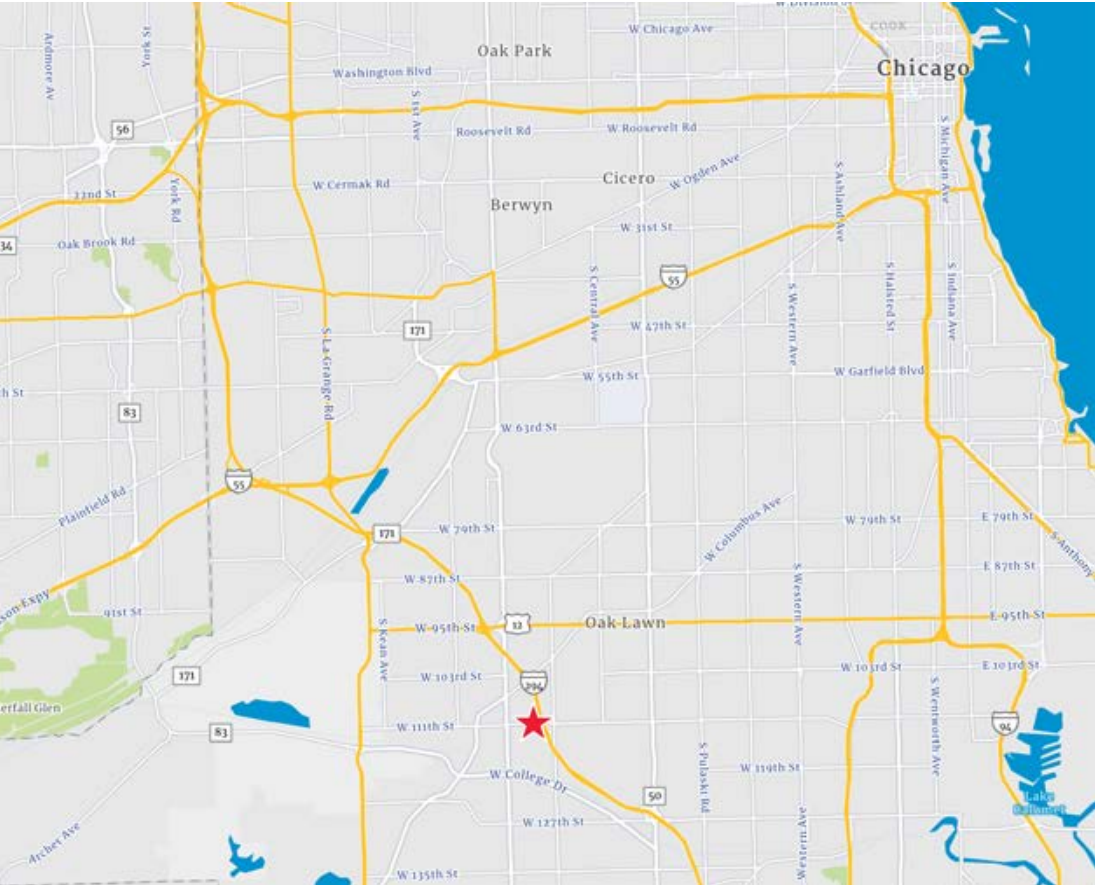


COMPANY OVERVIEW	
Parent	CVS Health Corporation
Trades as	NYSE: CVS
Headquarters	Woonsocket, Rhode Island
Employees	300K
Website	www.cvshealth.com
Locations	9,000+
Revenue	\$357 Billion (12/31/23)



# COOK COUNTY, IL

Cook County is located in the northeastern part of the state of Illinois. It is the second-most populous county in the United States, after Los Angeles County, with a population of over 5.2 million people as of the 2020 census. The county seat and largest city in Cook County is Chicago, which is also the third-largest city in the U.S. Cook County is extremely diverse, with a large population of people from a wide range of ethnic, racial, and cultural backgrounds. Chicago, as the county's primary city, is known for its rich immigrant history and diverse neighborhoods.



## ECONOMY

Chicago serves as a major economic hub, with strong industries in finance, technology, manufacturing, transportation, and tourism. Cook County is home to the Chicago Mercantile Exchange, O'Hare International Airport (one of the busiest airports in the world), and numerous large corporations.

In addition to the financial sector, Cook County also has a significant presence in manufacturing, health care, retail, education, and technology. The county's economy benefits from its central location in the U.S. and its access to international trade.



## TRANSPORTATION

The county is crisscrossed by several major interstate highways, including I-90, I-94, I-55, and I-290, connecting it to the rest of the country. O'Hare International Airport, one of the busiest airports in the world, serves as a key hub for domestic and international flights



### COOK COUNTY, IL: BY THE NUMBERS

37.5	\$78,304	\$293,700
Median Age	Median Household Income	Median Property Value



# COOK COUNTY, IL

## EDUCATION

Cook County is home to several prominent universities and colleges, including Northwestern University (in Evanston), University of Chicago (in Hyde Park), and DePaul University (in Chicago). The area is also a center for medical and scientific research, with institutions like the University of Chicago Medical Center and Northwestern Memorial Hospital.

## LANDMARKS AND ATTRACTIONS

Cook County, particularly the city of Chicago, is home to numerous world-famous landmarks such as:

- The Willis Tower (formerly Sears Tower)
- Millennium Park (with the Cloud Gate sculpture, also known as “The Bean”)
- The Art Institute of Chicago
- Navy Pier
- Lincoln Park Zoo
- Field Museum of Natural History
- Chicago Riverwalk
- The Magnificent Mile (a major shopping district)



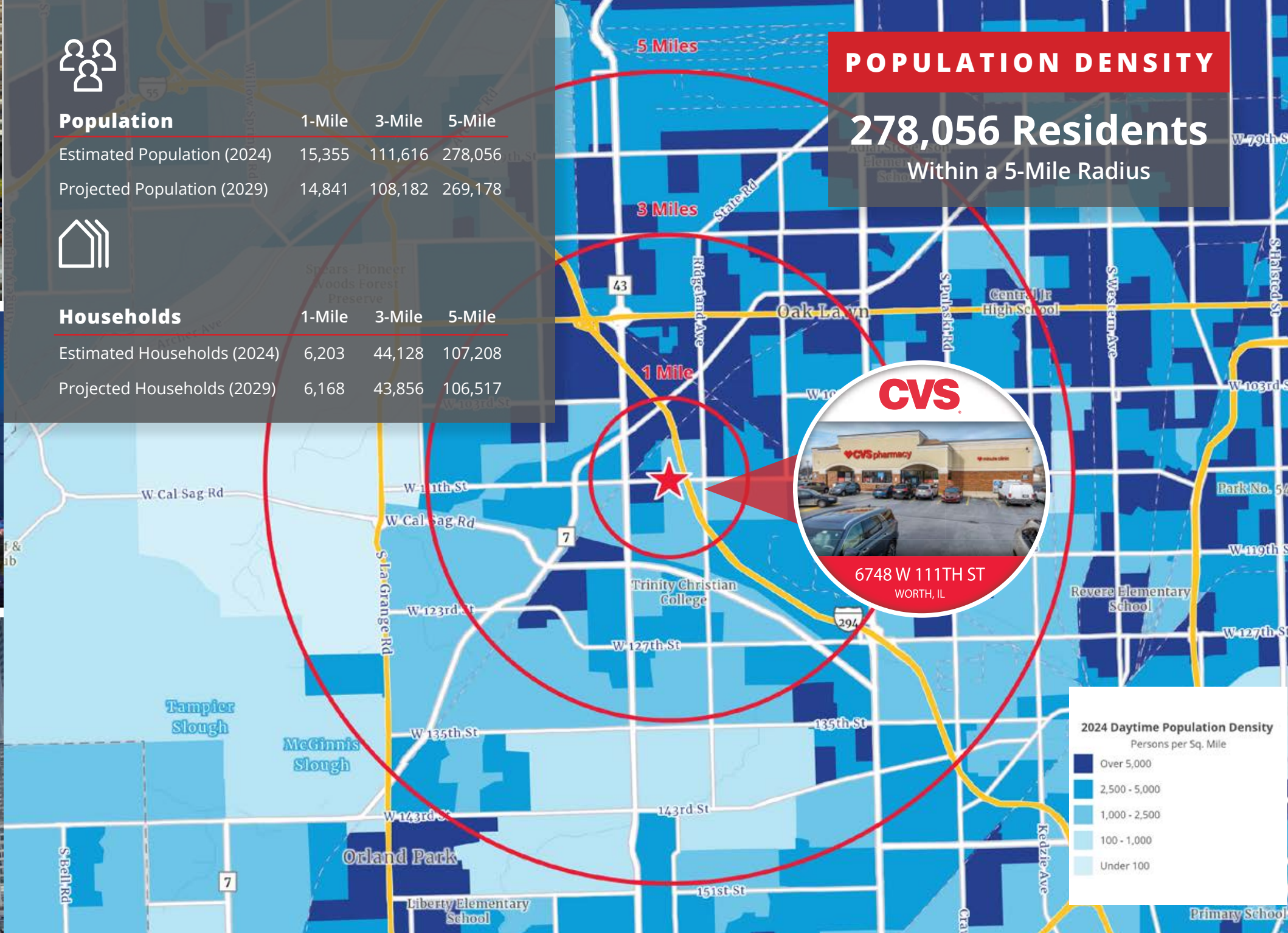
### Population

	1-Mile	3-Mile	5-Mile
Estimated Population (2024)	15,355	111,616	278,056
Projected Population (2029)	14,841	108,182	269,178



### Households

	1-Mile	3-Mile	5-Mile
Estimated Households (2024)	6,203	44,128	107,208
Projected Households (2029)	6,168	43,856	106,517



## POPULATION DENSITY

**278,056 Residents**  
Within a 5-Mile Radius

**CVS**

6748 W 111TH ST  
WORTH, IL

2024 Daytime Population Density  
Persons per Sq. Mile

- Over 5,000
- 2,500 - 5,000
- 1,000 - 2,500
- 100 - 1,000
- Under 100





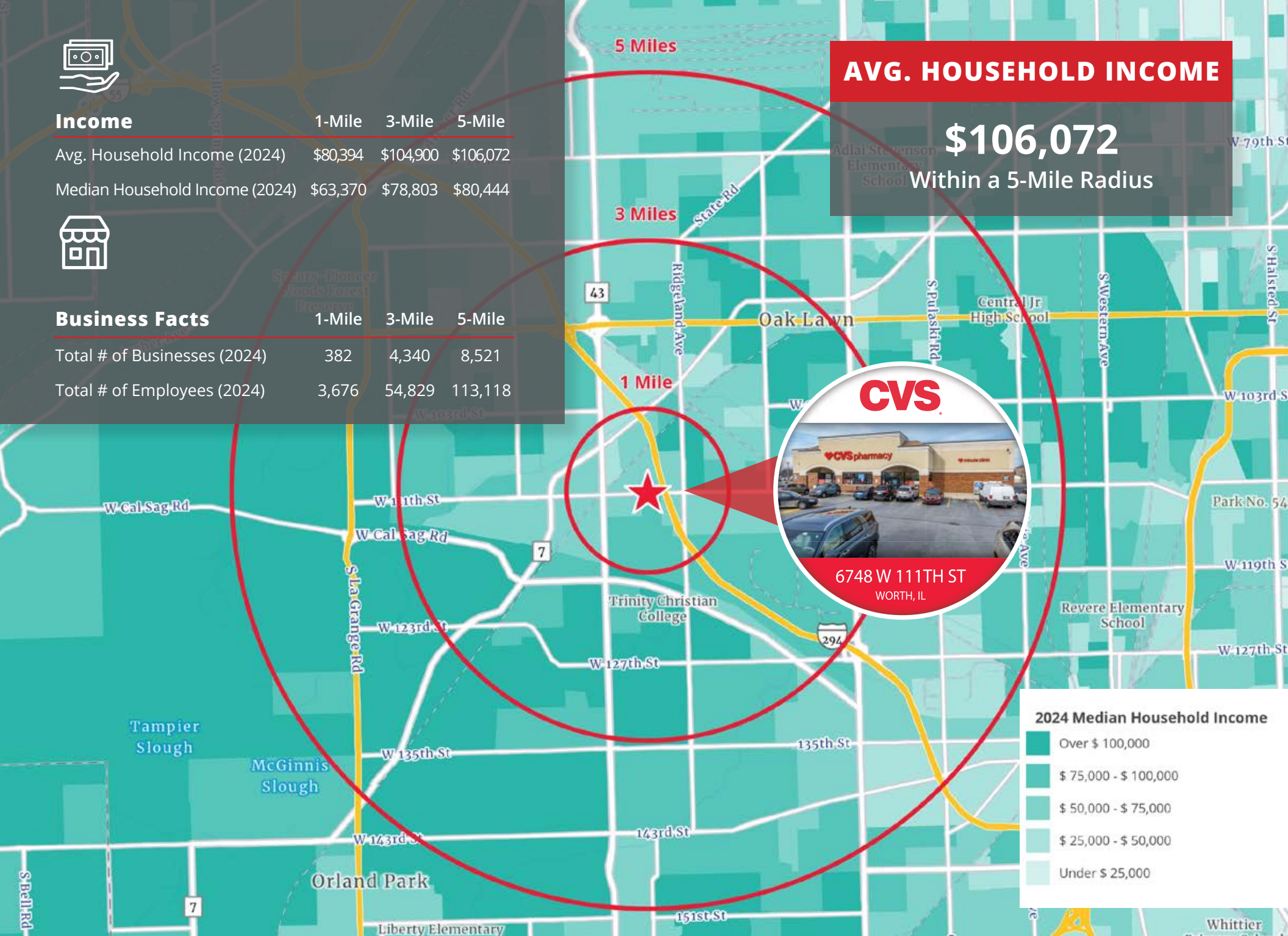
Income

	1-Mile	3-Mile	5-Mile
Avg. Household Income (2024)	\$80,394	\$104,900	\$106,072
Median Household Income (2024)	\$63,370	\$78,803	\$80,444



Business Facts

	1-Mile	3-Mile	5-Mile
Total # of Businesses (2024)	382	4,340	8,521
Total # of Employees (2024)	3,676	54,829	113,118



AVG. HOUSEHOLD INCOME

\$106,072

Within a 5-Mile Radius



CVS

6748 W 111TH ST  
WORTH, IL



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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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