



CVS/Pharmacy

4 Whitehall Rd • Hooksett, NH 03106

PRESENTED BY

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Marcus & Millichap is pleased to exclusively offer for sale this CVS located in Hooksett, New Hampshire.

The subject property is a CVS Pharmacy located at 4 Whitehall Road at the signalized intersection of two major area thoroughways, Route 3 and Route 27. Built in 2006, the property consists of a 13,013 square foot building located on an oversized 2.89 acre lot. The site has two points of ingress and egress, one each on Route 3 and Route 27, and features 74 parking spaces and a drive-thru.

The property is located in a strong retail corridor with traffic counts in excess of 29,000 vehicles per day. The site is surrounded by a number of national, regional and local tenants, including Rite Aid, Walgreens, McDonald's, Applebee's, Citizen's Bank, Dunkin' Donuts, AutoZone, Tractor Supply, Shaw's Supermarket and many more. RK Centers operates a 150,000 square foot plaza steps from the property, which is anchored by Kmart, Dollar Tree and Pure Hockey.

Property Highlights

- Signalized hard corner at the intersection of two state highways
- Corporately guaranteed lease with S&P BBB credit rated tenant
- 12 years remaining on lease term with increases every 5 years
- NN Lease with minimal landlord responsibilities
- Five 5 year option periods with 5% increases in each*
- Population in excess of 250,000 within 7 miles of the property

*The rent increases by 10% in the first option period.

EXECUTIVE SUMMARY

Price:	\$8,950,000
CAP Rate:	5.21%
NOI:	\$466,490
Total Acreage:	2.89 Acres
Total GLA:	13,013 SF
Type of Ownership:	Fee Simple
Price per Square Foot:	\$687.77
Rent per Square Foot:	\$35.84
Year Built:	2006





CVS Health Corporation provides a suite of integrated services to provide one-of-a-kind healthcare to consumers across the country. CVS Pharmacy fills more prescriptions in the US than any other drug store chain, and the recent acquisition of the Aetna healthcare company has resulted in a diversified healthcare organization capable of handling the needs of the vast majority of consumers.

With more than 9,800 locations, CVS is currently the largest pharmacy chain in the country, and the 7th largest U.S. corporation, just ahead of General Motors and AT&T. CVS was founded in Massachusetts and is headquartered in Rhode Island, and it is the dominant pharmacy chain throughout New England.

TENANT INFORMATION	
Tenant Name	CVS Pharmacy
Website	www.cvs.com
Parent Company	CVS Health
Headquartered	Woonsocket, Rhode Island
Rentable Square Feet	13,013 SF
Credit Rating	BBB
No. of Locations	10,171

LEASE SUMMARY

Property Subtype	Net Leased Drug Store
Tenant	CVS Health
Rent Increases	5% every 5 Years*
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	9/28/2006
Lease Expiration	9/28/2031
Lease Term (Years)	25
Term Remaining on Lease (Years)	12
Renewal Options	(5) 5-Year Options
Landlord Responsibility	Roof and Structure
Tenant Responsibility	NN
Right of Refusal / Offer	No

*The rent increases by 10% in the first option period.

ANNUALIZED OPERATING INFORMATION

YEAR	ANNUAL RENT	MONTHLY RENT	RENT / SF	CAP RATE
Current	\$466,490	\$38,874	\$35.84	5.21%
2022 - 2026	\$489,814	\$40,818	\$37.64	5.47%
2027 - 2031	\$514,305	\$42,859	\$39.52	5.74%
Option 1 (2032 - 2036)*	\$565,736	\$47,145	\$43.47	6.32%
Option 2 (2037 - 2041)	\$594,022	\$49,502	\$45.64	6.63%
Option 3 (2042 - 2046)	\$623,723	\$51,977	\$47.95	6.96%
Option 4 (2047 - 2051)	\$654,910	\$54,576	\$50.32	7.3%
Option 5 (2052 - 2056)	\$687,656	\$57,305	\$52.84	7.68%

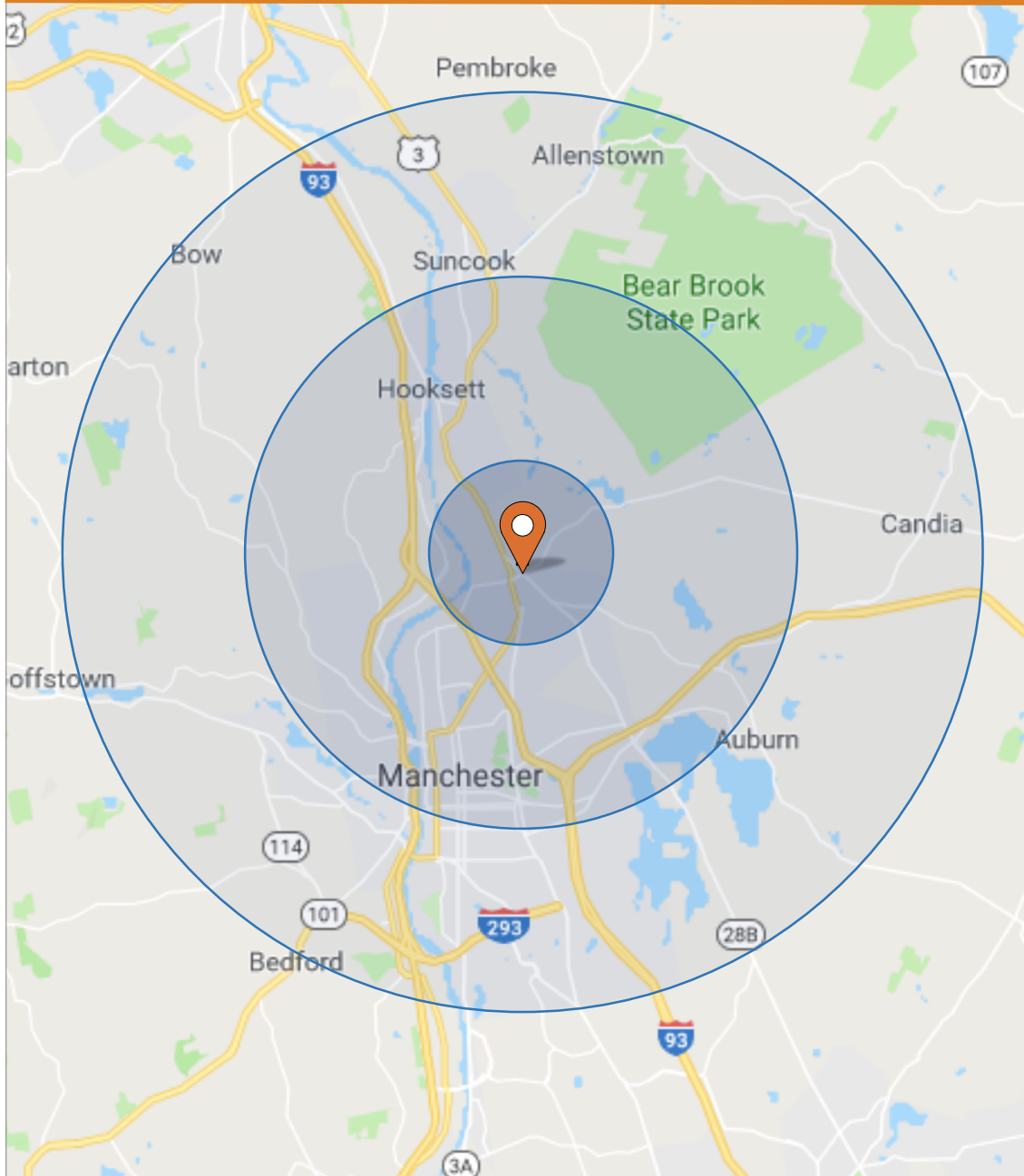
AERIAL PHOTO







AREA DEMOGRAPHICS

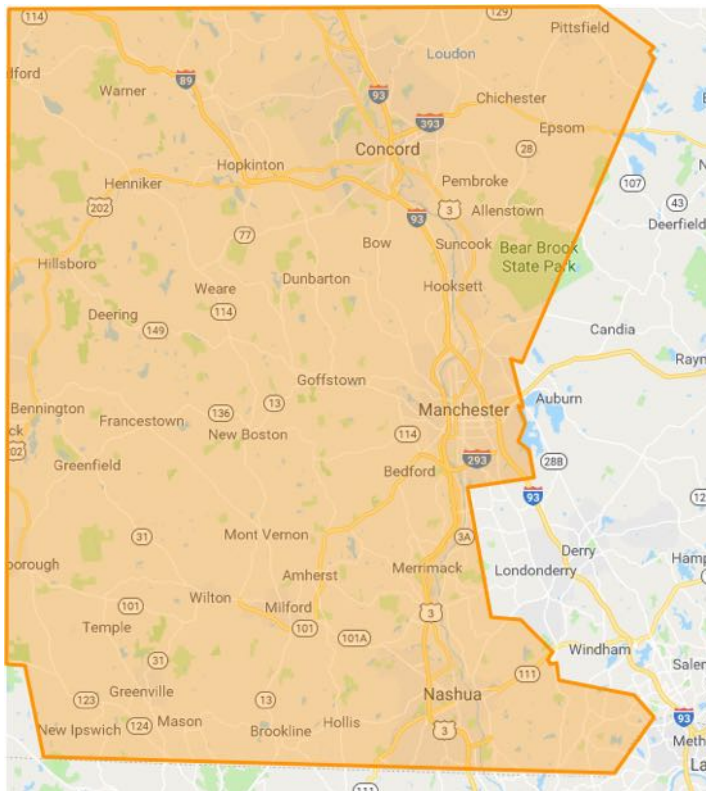


POPULATION	1 Miles	3 Miles	5 Miles
2022 Projection			
Total Population	3,031	28,746	100,669
2017 Estimate			
Total Population	2,945	27,459	98,778
2010 Census			
Total Population	2,854	26,891	96,764
2000 Census			
Total Population	2,868	25,315	92,948
Current Daytime Population			
2017 Estimate	3,573	32,810	117,537
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2022 Projection			
Total Households	913	11,480	42,275
2017 Estimate			
Total Households	874	10,844	40,804
Average (Mean) Household Size	2.59	2.33	2.32
2010 Census			
Total Households	853	10,597	40,029
2000 Census			
Total Households	883	9,787	37,994
Occupied Units			
2022 Projection	913	11,480	42,275
2017 Estimate	911	11,372	43,677
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
2017 Estimate			
\$150,000 or More	13.18%	14.58%	8.45%
\$100,000 - \$149,000	18.89%	18.92%	14.03%
\$75,000 - \$99,999	18.86%	17.75%	14.79%
\$50,000 - \$74,999	14.28%	18.86%	18.59%
\$35,000 - \$49,999	13.34%	11.99%	13.91%
Under \$35,000	21.42%	17.88%	30.23%
Average Household Income	\$94,826	\$99,047	\$75,243
Median Household Income	\$76,331	\$76,700	\$57,521
Per Capita Income	\$29,663	\$39,602	\$31,519



Manchester/Concord OVERVIEW

Situated approximately 55 miles northwest of Boston, the Manchester, New Hampshire, metro consists of Hillsborough and Merrimack County. The metro's population is roughly 550,000 people, with approximately 111,000 residents in the city of Manchester. The market is expected to add more than 12,200 people by 2022, a growth rate slightly above the national average. The local economy is driven by the financial services, manufacturing, healthcare and communications industries.



METRO HIGHLIGHTS



BROAD MEDICAL INDUSTRY

Several medical centers make up the largest employers, contributing more than 6,000 jobs to the market.



MANUFACTURING HUB

About 200 diversified manufacturing firms call Manchester home, including firms in the plastics, chemicals and medical device industries.



INSTITUTIONS OF HIGHER LEARNING

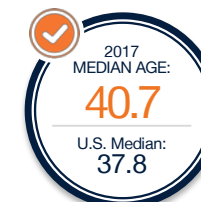
Southern New Hampshire University and Saint Anselm College provide an educated workforce and many jobs.



ECONOMY

- An expanding financial services industry is underpinned by TD Bank and Citizens Bank, with roughly 1,600 highly paid positions in the metro.
- Manufacturing companies from industries as diverse as semiconductors, electronics, aerospace, textiles and industrial machinery are located here.
- The Mall of New Hampshire, at 1.2 million square feet, is one of the largest malls in the state.
- A considerable medical industry is supported by the metro's two largest employers. Elliot Hospital employs more than 3,680 workers, while the Catholic Medical Center has 2,600 people on its staff.

DEMOGRAPHICS



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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