



RETAIL PROPERTY FOR SALE

ACTUAL PHOTO

**CVS - 20 YEAR RENEWAL  
HIGH STORE SALES**  
124 South Main Street, Union, OH 45322

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TABLE OF CONTENTS

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Contents

EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
LOCATION OVERVIEW	5
CVS TENANT PROFILE	6
ADDITIONAL PHOTOS	7
AERIAL	8
ADDITIONAL PHOTOS (FULL PAGE)	9
REGIONAL MAP (FULL PAGE)	10
DEMOGRAPHICS MAP	11



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

List Price:	\$2,626,000
NOI:	\$151,000
Cap Rate:	5.75%
Land Acreage:	0.89 Acres
Year Built:	1998
Building Size:	10,125
Price / SF:	\$259.36

### LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure:	Landlord Responsibilities
Term Remaining:	20+ Years
Original Lease Term:	20 Years
Commencement Date:	March 16, 1998
Current Term Expiration:	January 31, 2039
Options:	Four, 5 Year Options
Increases:	In Options
Guarantor:	CVS HEALTH CORPORATE GUARANTY
Right of First Offer:	None
Right of First Refusal:	None
Estoppel:	"Reasonable Period of Time"

### PROPERTY HIGHLIGHTS

- Double Net Lease - Minimal Landlord Responsibilities
- Lease is Corporately Guaranteed by CVS | S&P "BBB+"
- Established Location - In Operation Since 1998
- Prototypical Store with Drive Thru - 0.89 Acre Lot Size
- Strong Store Sales
- Attractive Occupancy Cost - \$14 Per SF
- (4) Five Year Options to Renew - Each with Rental Increases
- Drive Thru Equipped
- Population Exceeds 61,624 People Within a 5 Mile Radius with an Average Household Income of \$66,103
- Traffic Boasts Over 13,9000 Vehicles Per Day on Main Street
- Neighborhood Location - Walgreens & Rite Aid are Three Miles Away in Englewood, OH
- Brand New 20 Year Lease Extension - CVS Health Corporate Guaranty (S&P "BBB+")
- Recent 20 Year Lease Renewal Proves CVS's Strong Commitment to Location

LEASE ABSTRACT



LEASE SUMMARY

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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1 - 20	\$151,000.00	\$12,583.33
Option 1 (February 1, 2039 - January 31, 2044)	\$158,550.00	\$13,212.50
Option 2 (February 1, 2039 - January 31, 2044)	\$166,477.56	\$13,873.13
Option 3 (February 1, 2039 - January 31, 2044)	\$174,801.36	\$14,566.78
Option 4 (February 1, 2039 - January 31, 2044)	\$183,541.44	\$15,295.12
Base Rent (10,125 / SF)		\$14.91
Net Operating Income		\$151,000



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## LOCATION OVERVIEW



### LOCATION OVERVIEW

Union continues to grow and prosper well into the 20th century, adding more people, more businesses and more homes--becoming an official city in 1982. Today's population is 6,600. Our boundaries stretch 7 square-miles, from just east of Dog Leg Road across from Dayton International Airport, to Sweet Potato Ridge Road to the south, to Haber Road to the west and to Frederick-Garland Road to the north. We've come a long way since the early days--our first settlers probably wouldn't recognize our city with its many beautiful new homes, companies and commercial enterprises, parks and green-belt areas, not to mention paved streets versus the 1800s' dirt roads! But some things never change. Like community spirit and pride. Commitment to a place we call "home." Helping one's neighbor. And the joy of watching families blossom. We have all of these intangible qualities in Union.

There are lots of places to have fun in Union. The City boasts the 25-acre Union Community Park located on Phillipsburg-Union Road. Four softball/baseball diamonds (two with lights) are located here. Union also has several neighborhood parks and greenspaces, which are located in the Concord Farms West subdivision, the Concord Farms North subdivision and on Martindale Road. The Martindale Road Park boasts a major playground structure and tennis courts. The Stoney Crest neighborhood offers walking trails and pavilions. The Parkgrove Drive Park offers basketball courts.

If you're looking for an urban experience, the City of Dayton is just 15 minutes away - and the cities of Cincinnati, Columbus and Indianapolis are within an hour's drive time. Union wants to make doing business here the best it can be. Whether you are looking to expand, relocate or start a business, we want to work with you to help you achieve your goals. Union is a welcoming place with an easy pace.

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## CVS TENANT PROFILE



### OVERVIEW

Company:  
NYSE Ticker Symbol:  
S&P Credit Rating:  
Number Of Locations:  
Number Of Employees:  
Website:

CVS Pharmacy  
CVS  
BBB+  
9,600+/-  
240,000+  
[www.cvs.com](http://www.cvs.com)

### TENANT OVERVIEW

CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 7th largest U.S. corporation according to Fortune 500 in 2016. CVS Pharmacy's leading competitor Walgreens Boots Alliance ranked 37th.

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.



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## ADDITIONAL PHOTOS





Englewood  
Metro Park

Subject  
Property



Bob Evans



CHASE

Advance  
Auto Parts



Auto  
Zone



DOLLAR  
GENERAL

THIRD BANK



Englewood  
Elementary School



Northmont Plaza

FAMILY DOLLAR

SUBWAY

SHERWIN  
WILLIAMS



O'Reilly AUTO PARTS  
PROFESSIONAL PERFORMANCE

Tim Hortons



PENN STATION  
EAST COAST SUBS



Englewood Hills  
Elementary School

Walgreens



INTERSTATE  
70

INTERSTATE  
70



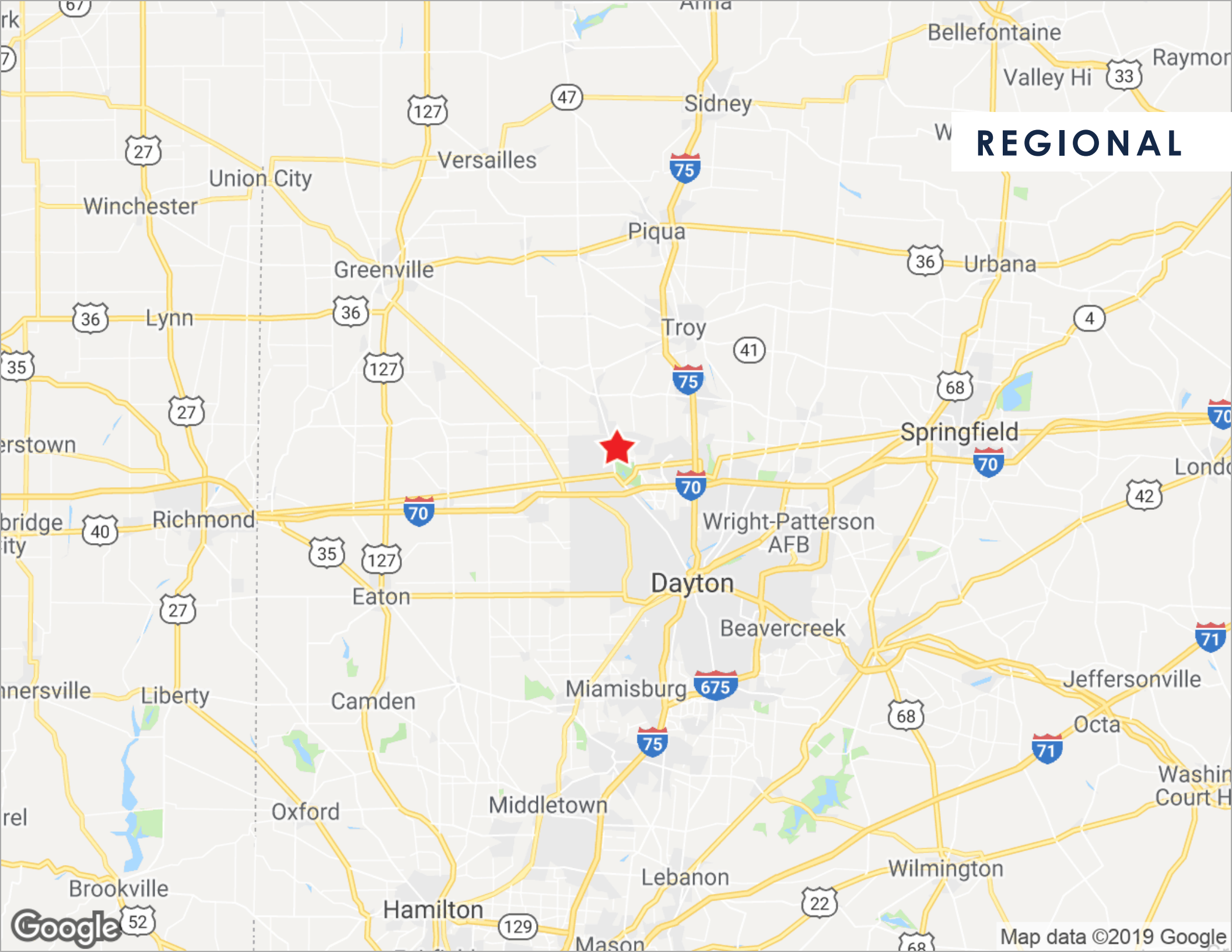


N Main St.

Sheets St.

11,560+ VPD





**REGIONAL**

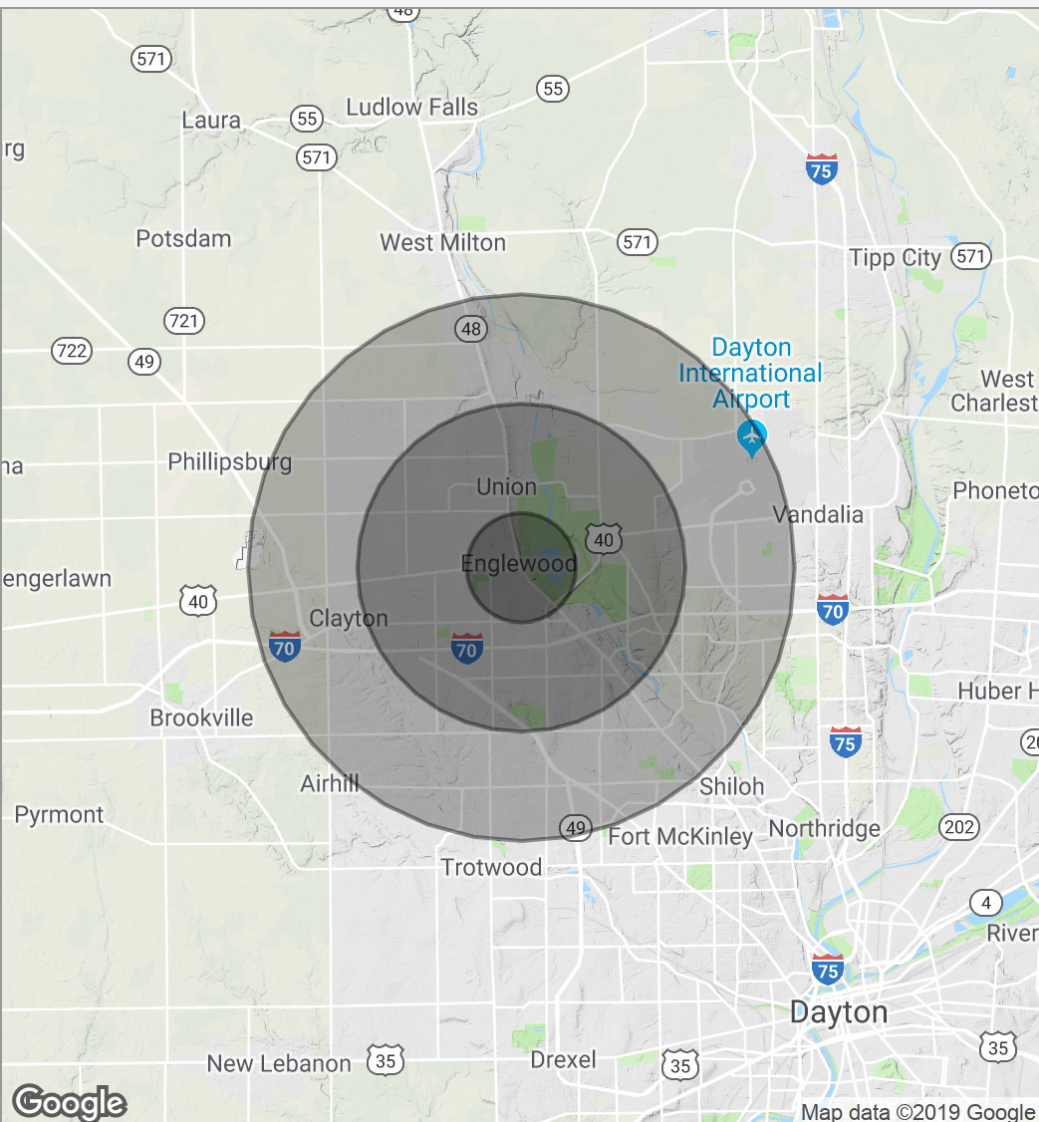


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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,890	31,084	61,624
Median age	39.4	40.7	41.7
Median age (Male)	37.6	39.1	40.2
Median age (Female)	41.2	42.5	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,111	12,510	24,944
# of persons per HH	2.3	2.5	2.5
Average HH income	\$57,123	\$66,559	\$66,103
Average house value	\$126,970	\$148,485	\$156,385

\* Demographic data derived from 2010 US Census



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