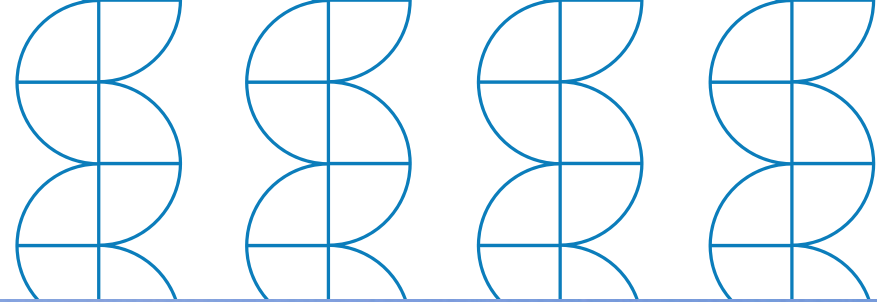




CVS

Lexington Park, Maryland
\$3,461,538 + 5.20%



**Rare 20 Percent Rental Increase
Within First Option Period**



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Property listed in conjunction with Maryland broker Mark Mueller of
Broad Reach Brokerage Services Mid-Atlantic, LLC (license 6248).





+ Prime Investment

The tenant recently extended the base term of this NN lease by 20 years, and the **rental rate increases by 20 percent within the first option period.**

+ Strategic Location

This CVS site is at a signalized intersection near a growing retail corridor with connections to major highways, including Interstates 95 and 495.

+ Growing Market

Lexington Park is an affluent area with a prominent military presence that provides a \$3 billion impact to the local economy annually.



Investment Summary

Tenant	Maryland CVS Pharmacy, LLC DBA CVS Pharmacy
Address	21676 Great Mills Rd. Lexington Park, MD 20653
Guarantor	Corporate
Asking Price	\$3,461,538
Cap Rate	5.20%
Annual Rent	\$180,000 (\$17.78/SF)
Year Built	1999
Building Size	± 10,125 SF
Land Size	± 1.3 AC
Original Term	August 18, 1998 <i>Recent 20-Year Extension</i>
Current Term	20 Years <i>Sept. 1, 2017–Aug. 31, 2037</i>
Lease Type	NN
Options	4 x 5-Year Options
Increases	20% Within Option 1 + 3% Every 5 Years Within Remaining Option Periods
Additional Rent	Insurance, Utilities + Real Estate Taxes
Landlord	Roof, Structure, Foundation, Plumbing + Utility Lines; Tenant is Responsible for Maintaining Parking Lot

Rent Schedule

Years	Dates	Annual Rent	Increase
1–20 (Base Term)	9/1/17– 8/31/37	\$180,000 (\$17.78/SF)	Flat Rate
21–25 (Option 1)	9/1/37– 8/31/42	\$217,364 (\$21.47/SF)	20.0%
26–30 (Option 2)	9/1/42– 8/31/47	\$223,885 (\$22.11/SF)	3.0%
31–35 (Option 3)	9/1/47– 8/31/52	\$230,601 (\$22.78/SF)	3.0%
36–40 (Option 4)	9/1/52– 8/31/57	\$237,520 (\$23.46/SF)	3.0%

Extremely rare 20 percent rental increase within the first option period



CVS

At more than 9,800 CVS Pharmacy locations, pharmacists drive medical adherence, close gaps in care and recommend cost-effective drug therapies for customers. Through its retail and walk-in healthcare clinics, as well as its status as a leading pharmacy benefits manager with nearly 90 million plan members, CVS is reinventing pharmacy to provide personalized healthcare to its customers. In October 2018, CVS completed its \$69 billion merger with healthcare giant Aetna.



Parent Company
CVS Health Corp.

Stock Symbol
NYSE: CVS

Credit Rating
S&P: BBB+ (Stable)

Total Locations
9,800

2017 Revenue
\$184.8 Billion



CVS is uniquely positioned to capture an outsized share of the growth of the healthcare industry through its integrated model, which provides significant competitive advantages.



Growing Revenues

Net revenues for CVS in 2017 increased by 4.1 percent to a record \$184.8 billion.



Leading Drugstore Chain

CVS Pharmacy operates more than 9,800 retail locations, capturing 23.6 percent of the market share.



Proximity to Customers

70 percent of the U.S. population lives within three miles of a CVS Pharmacy location.



CVS

Market Overview
Lexington Park, Maryland



Naval Air Station
Patuxent River

UMUC
University of Maryland
University College

Three Notch Road

22,841 ADT

Exxon

Great Mills Road

IHOP
Foot Locker
amc THEATRES
6

FAMILY DOLLAR
SUBWAY
PopPops
BIG LOTS!
verizon
Bank of America
DQ
Rite Aid
Jackson Hewitt
TAX SERVICE

CVS
pharmacy

PAPA JOHN'S

UNITED STATES
POSTAL SERVICE

84 LUMBER

PNC

Advance
Auto Parts
We're ready in Advance.

LINCOLN
Ford

KFC

Wendy's

BURGER KING

Checkers
BURGER • FRIES • COLAS

OLLIE'S OUTLET
GOOD STUFF CHEAP
AutoZone
WORLD GYM
McDonald's
Papa John's
PCC

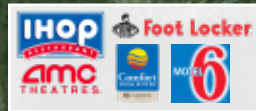
MIDAS



Continually expanding shopping centers along Three Notch Road/Maryland Route 235 and Great Mills Road feature many national retailers and restaurants.

Naval Air Station
Patuxent River

The Patuxent Naval Air Station employs over 22,400 people, driving about 75 percent of the economy in St. Mary's County and providing roughly \$3 billion to the state's economy.



St. Mary's County Overview

St. Mary's North County

The historic section of Charlotte Hall just off of Route 5 is home to the Charlotte Hall Veterans' Home. This site was once Maryland's oldest military academy. Here visitors will find Ye Coole Springs, the Three Notch Trail and the seasonal Amish market located at the Charlotte Hall Library. Route 236 winds through Amish Country to Budds Creek, home to three major motor sports venues and the Wicomico Golf Club with greens along the Potomac River.

The Seventh District Area

St. Clement's Island is where colonists landed in 1634 proclaiming the land as "Terra Mariae," or "Maryland." The island is now a state park accessible by boat or seasonal water taxi. Visitors can tour Blackstone Lighthouse and view the cross commemorating the colonists' first landing. Several agri-tourism sites, Morris Point Restaurant and scenic back roads make a visit to the area a worthwhile adventure.

Patuxent-Chesapeake Corridor

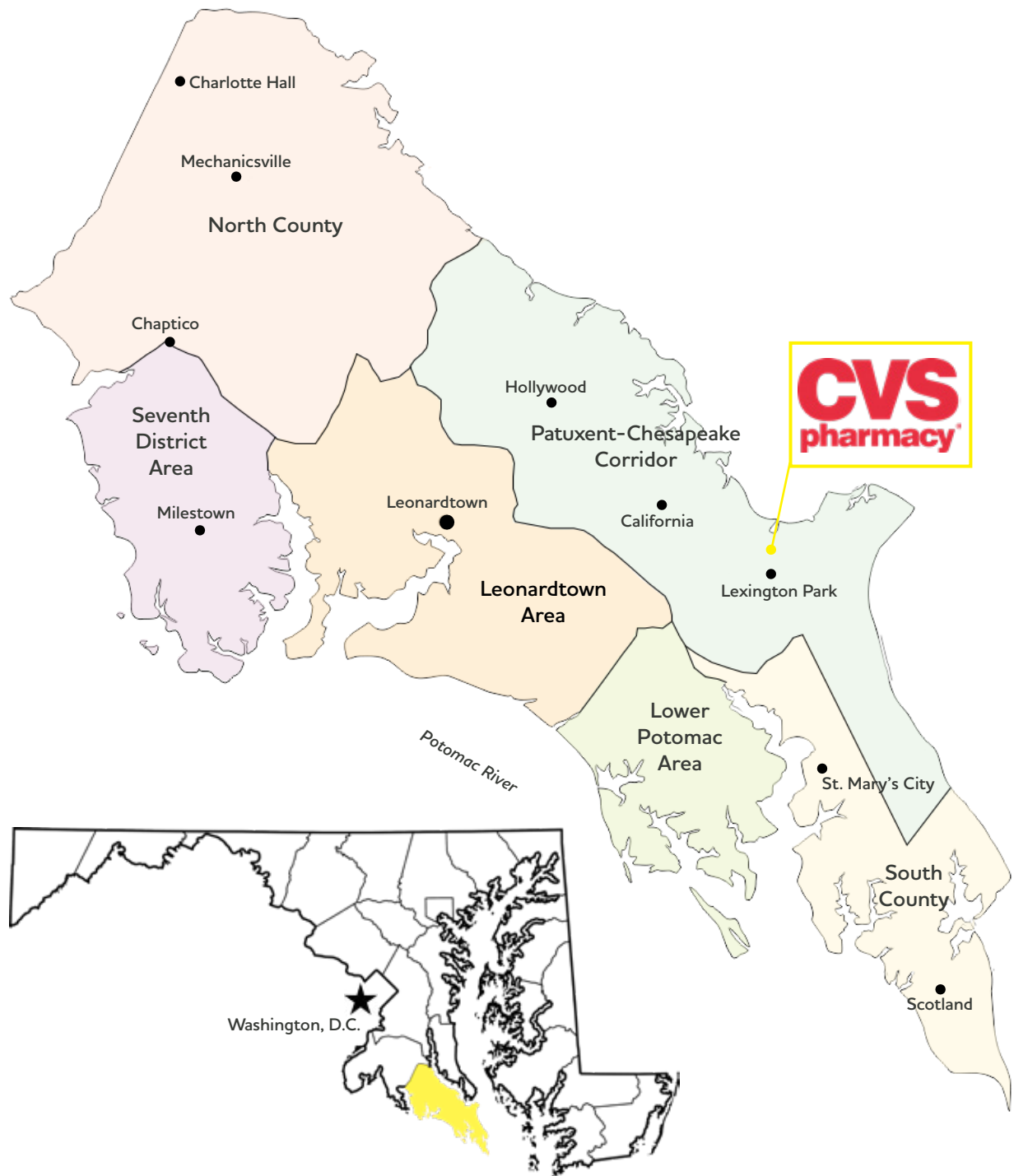
Situated on the east side of the St. Mary's Peninsula along the Patuxent River, this area is home to the Grande Dame of 18th-century Maryland, Sotterly Plantation and Greenwell State Park. The area boasts several water-side seafood restaurants, national hotels and major retailers along Route 235. The Patuxent River Naval Air Museum, the Monument to African American Contributions, the U.S. Colored Troops Memorial and the Three Notch Community Theater are nearby.

Lower Potomac Area

This area features campgrounds, marinas, several restaurants and a boutique resort hotel. The Merchant Marines Paul Hall Center for Maritime Training is located in Piney Point, along with Piney Point Lighthouse—the oldest lighthouse on the Potomac, the site is now a museum. St. George Island sits at the mouth of the St. Mary's River and is home to a traditional fishing community with vacation homes set amidst beach grass.

St. Mary's South County

Route 5 and Route 235 converge in "South County" at the tip of the St. Mary's Peninsula. St. Mary's College of Maryland and Historic St. Mary's City share a tranquil spot along the St. Mary's River. This area was Maryland's original settlement and is now an outdoor living history museum. The area offers seafood restaurants, marinas and charter fishing plus quaint bed-and-breakfast establishments. Woodlawn Farm-Slack Winery is the state's only bed-and-breakfast and winery.





Strong Military Presence

St. Mary's County has emerged as a world-class center for maritime aviation research, development testing and evaluation.



29,000+ Workforce

Military services and related defense contractors provide the bulk of jobs in the Southern Maryland region.



Strategic Location

Lexington Park has easy access to multiple major airports and the metropolitan areas of Washington, D.C. and Baltimore.



Growing Retail Area

An expanding retail area along Route 235 and Great Mills Road features a strong mix of national and local retailers and restaurants.

Accessible Location

Southern Maryland is one of the fastest-growing areas of the state and is a popular area for residents working in the nation's capital. St. Mary's County in particular is centrally located within the Mid-Atlantic Corridor and is easily accessible via various Interstate 95 connections. The entire peninsula can be traversed by following the loop made up of Routes 5 and 235.





Growing Micropolitan Area

Lexington Park is one of the nation's fastest-growing "micropolitan" areas, expanding by nearly 15 percent since 2000, due largely to the strength of military growth and expansion in the area. In recent years, several aerospace and high-tech companies have located to the area, bringing additional jobs.



Large Military Presence

Since its commissioning in 1949, the Naval Air Station Patuxent River (NAS Pax River) has served as a center for testing, evaluation and systems acquisition relating to naval aviation and is known as a center for excellence in the field. NAS Pax River employs around 20,000 people, driving nearly 75 percent of the economy in St. Mary's County.



Demographics

	Demographics	1 Mile	3 Miles	5 Miles
Population	Estimated Population	6,582	30,295	44,562
	2022 Projected Population	6,909	32,339	47,519
	2010 Census Population	6,175	27,629	40,496
	2000 Census Population	6,036	22,651	32,772
	Projected Annual Growth (2017–2022)	1.0%	1.3%	1.3%
	Estimated Households	2,525	11,189	16,720
	2022 Projected Households	2,643	11,891	17,761
	2010 Census Households	2,389	10,313	15,351
	2000 Census Households	2,323	8,277	12,247
	Projected Annual Growth (2017–2022)	1.0%	1.2%	1.2%
Household Income	Est. HH Income \$200,000+	1.3%	5.5%	7.1%
	Est. HH Income \$150,000–\$199,999	2.2%	6.5%	9.1%
	Est. HH Income \$100,000–\$149,999	10.4%	19.3%	20.7%
	Est. HH Income \$75,000–\$99,999	18.1%	17.7%	17.1%
	Est. HH Income \$50,000–\$74,999	21.4%	18.5%	17.5%
	Est. HH Income \$35,000–\$49,999	17.7%	10.5%	9.5%
	Est. HH Income \$25,000–\$34,999	10.7%	8.8%	7.6%
	Est. HH Income \$15,000–\$24,999	5.2%	4.5%	4.4%
	Est. HH Income Under \$15,000	13.0%	8.7%	7.0%
	Est. Average Household Income	\$60,960	\$85,316	\$94,560
Est. Median Household Income	\$52,658	\$73,236	\$79,589	
Race/Ethnicity	Est. White	48.0%	55.7%	63.5%
	Est. Black	36.8%	29.3%	23.4%
	Est. Asian or Pacific Islander	4.7%	5.4%	4.7%
	Est. American Indian or Alaska Native	0.7%	0.5%	0.4%
	Est. Other or Multiple Races	9.9%	9.2%	7.9%
	Est. Hispanic Population	11.0%	10.0%	8.6%

Contact Us



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