

CVS Drug Store

CVS Pharmacy

1535 John C. Calhoun Drive, Orangeburg, SC 29115



OFFERING SUMMARY

Sale Price:	\$2,246,736
Cap Rate:	6.25%
NOI:	\$140,421
Lot Size:	1.24 Acres
Year Built:	1997
Building Size:	10,752 SF
Price / SF:	\$208.96

PROPERTY OVERVIEW

Excellent opportunity to purchase a well located CVS Pharmacy Drug Store with a proven location with a historical increasing sales history. Sales average over \$6,600,000 annually. Established in this location since 1977, the original lease with Rite Aid of South Carolina was assumed by South Carolina Pharmacy LLC, a wholly owned subsidiary of CVS Caremark Corporation that operates all of CVS's stores in South Carolina. CVS Health Corp. has recently completed its nearly \$70 billion dollar acquisition of Aetna, Inc. in a deal that brings together the nation's largest drugstore chain and pharmacy benefit managers with the 3rd. largest health insurer in the US.

PROPERTY HIGHLIGHTS

- NN leased - CVS Pharmacy/Aetna - 6.25% cap!
- Attractive, Low price point investment
- established location -since 1977
- High probability lease renewal - strong historical sales - average over \$6,600,000 annually!
- Dominant Retail and Commercial Corridor location
- Signalized, hard corner location

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