

# CVS PHARMACY

EXCLUSIVE NET-LEASE OFFERING



OFFERING

MEMORANDUM



Marcus & Millichap

66 South Main St, Sharon, MA 02067

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# Investment Highlights



PRICE: \$3,632,261 | CAP: 5.75% | RENT: \$208,855

## About the Investment

- ✓ Strong Commitment to this Site | The Tenant Just Exercised Their First Option Period
- ✓ Triple-Net Lease with Rare Three Percent Increases at the Start of Each of the Remaining Five, Five-Year Tenant Renewal Options
- ✓ CVS Corporate Guaranty | Investment Grade Credit | "BBB+" S&P Credit Rating
- ✓ Long Term Occupancy | The Tenant Has Been at This Location For Over 20-Years

## About the Location

- ✓ High Barriers of Entry | Very Limited Space in Downtown Sharon | Long-Term Commitment
- ✓ Dense Business District in the Heart of Sharon | Tenants Include: 7-Eleven, Sharon Market, Eastern Bank, Dedham Savings, Bank of America, Community Education, and Many More
- ✓ Extremely Affluent Population | Household Income Exceeds \$150,000 within the Immediate Area
- ✓ Robust Population | 32,833 Individuals Within a Three-Mile Radius of the Subject Property and 108,662 Within a Five-Mile Radius
- ✓ The Property Features High Visibility and Easy Access | Ideally Positioned in Downtown Sharon

## About the Tenant / Brand

- ✓ CVS Pharmacy is the Largest Pharmacy Chain in the United States with Over 9,900 and has the Highest Prescription Revenue
- ✓ CVS Pharmacy Also Provides Healthcare Services Through its More Than 1,100 MinuteClinic Medical Clinics as well as Their Diabetes Care Centers
- ✓ CVS had 2018 Revenues of More Than \$194 Billion
- ✓ CVS Pharmacy Fills More Than 1.9 Billion Prescriptions Every Year





# Financial Analysis



PRICE: \$3,632,261 | CAP: 5.75% | RENT: \$208,855

## PROPERTY DESCRIPTION

Property	CVS Pharmacy
Property Address	66 South Main Street,
City, State, ZIP	Sharon, MA 02067
Building Size (SF)	6,344
Land Area	0.65 Acres
Year Built	1998
Type of Ownership	Fee Simple

## THE OFFERING

Purchase Price	\$3,632,261
CAP Rate	5.75%
Annual Rent	\$208,855

## LEASE SUMMARY

Property Type	Net Leased Pharmacy
Tenant	CVS Corporation
Original Lease Term	20 Years
Lease Commencement	September 22, 1998
Lease Expiration	January 31, 2025
Lease Term Remaining	5.5 Years
Lease Type	Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Options to Renew	Five (5), Five (5)-Year Options
Rental Increases	Rare 3% Increases at the Start of Each Option

## INVESTMENT SUMMARY

Marcus & Millichap is pleased the exclusive listing for the CVS located 66 S Main Street in Sharon, MA. The property was built in 1998 and consists of approximately 6,344 rentable square feet on 0.65 acres of land.

The subject property has been a CVS since it opened for business in 1998. The original 20-year triple-net lease was recently extended by five years when the tenant exercised their first of six, five-year tenant renewal options. The rent is set to increase by three percent to \$208,855 on February 1, 2020 and is scheduled to continue to increase by three percent at the start of each remaining five option periods.





# Tenant Overview



CVS Pharmacy is a subsidiary of the American retail and Health care company CVS Health, headquartered in Woonsocket, Rhode Island. It was also known as, and originally named the Consumer Value Store and was founded in Lowell, Massachusetts, in 1963. The chain was owned by its original holding company Melville Corporation since its inception until its current parent company CVS Health was spun off into its own company in 1996. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,900 as of 2018) 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 2018 with revenues of more than \$194 Billion. CVS/pharmacy's leading competitor Walgreens Boots Alliance is 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 Long 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.



MinuteClinics are staffed by nurse practitioners and physician assistants who specialize in family health care, and are trained to diagnose, treat, and write prescriptions for minor acute illnesses such as strep throat and ear, eye, sinus, bladder, skin, and lung infections. Vaccinations, such as influenza, tetanus-pertussis, pneumovax, and Hepatitis A & B are available at all locations.





# Location Overview

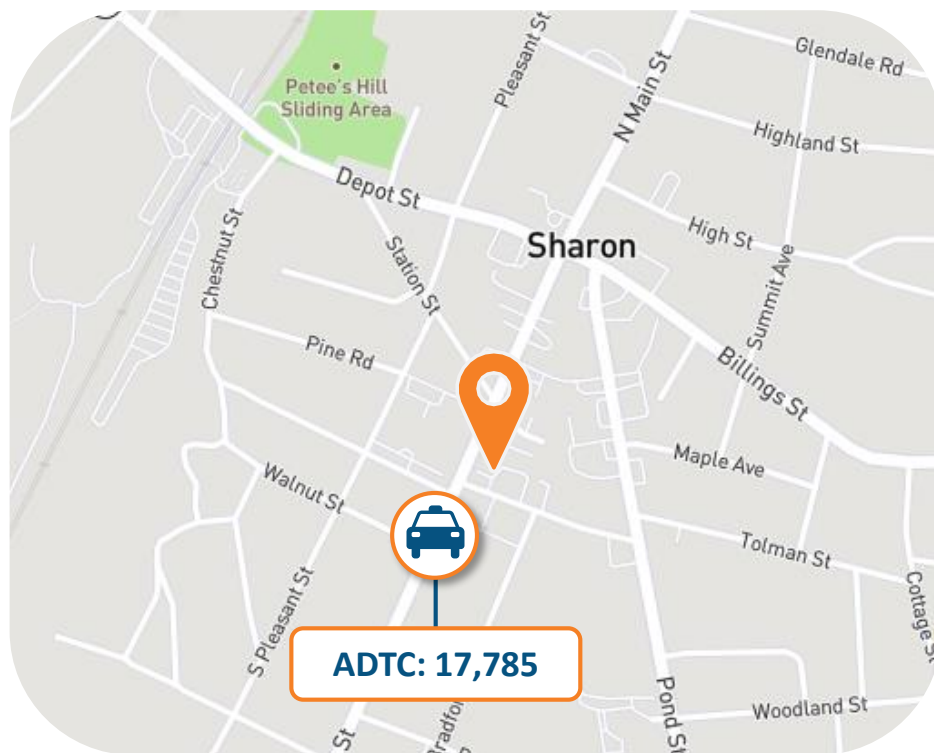
This CVS Pharmacy investment property is strategically located at 66 S Main St in the heart of downtown Sharon. Main Street is a very busy road with an average daily traffic count exceeding 17,785 vehicles. Additionally, within a short drive of this property is Interstate-95 which brings an additional 105,205 vehicles into the immediate area on a daily basis. Furthermore, the subject property is in a heavily populated area. There are more than 32,833 individuals residing within a three-mile radius of the property and 108,662 within a five-mile radius with an average household income of \$157,000 in a one-mile radius.

This CVS Pharmacy property benefits from being well-positioned in a highly dense downtown area consisting of many local and national tenants, as well as its proximity to many first and secondary schools. Downtown Sharon is filled with many thriving and successful locally owned restaurants and shops including: Todd's Deli, Sharon Market, Hefez & Sons Jewelers, Coriander Bistro, The Square Bar, Dedham Savings, Alice's Mandarin Taste, Community Education, and many others. The downtown area also is home to many national/regional tenants including: Bank of America, Eastern Bank, and 7-Eleven, Dedham Savings, and Sharon Credit Union. This CVS Pharmacy property also benefits greatly being in an area with many well respected first and secondary schools including: Cottage Street School, Striar Hebrew Academy, Heights Elementary School, and Sharon High School all with a total enrollment exceeding 2,225 students.

Sharon is a town in Norfolk County, Massachusetts, about 27 miles southwest of downtown Boston. Sharon is a typical affluent New England town – it's central Post Office Square marked by three tall white church spires. Sharon comes to life as busy commuter town of professionals, academics, civil servants, and business people as well as local enterprises, restaurants, artists, and active participants in a network of civic organizations. The city and its residence have convenient access to Boston and Providence via MBTA commuter trains stopping at the Sharon station, and to New York and Washington D.C. via Amtrak trains at nearby stations, making Sharon an excellent town to live and raise a family.

## HIGHLIGHTS

- Sharon is an Affluent Bedroom Community for Boston | Only 27 Miles Southwest of Downtown
- Strategically Located on Main Street in the Heart of Downtown Sharon
- More Than 108,000 People Live Within Five-Miles with an Average Household Income of More Than \$150,000 Within an Immediate Area
- CVS Has Excellent Visibility and Access off of South Main Street Which Experiences Nearly 18,000 Vehicles Per Day





# Surrounding Area



Sharon MBTA  
Train Station



Wilber School  
Apartments  
(75-Units)



Sharon Public  
Library

CORIANDER BISTRO



Hefez & Sons Jewelers



Sharon High School



# Property Photos



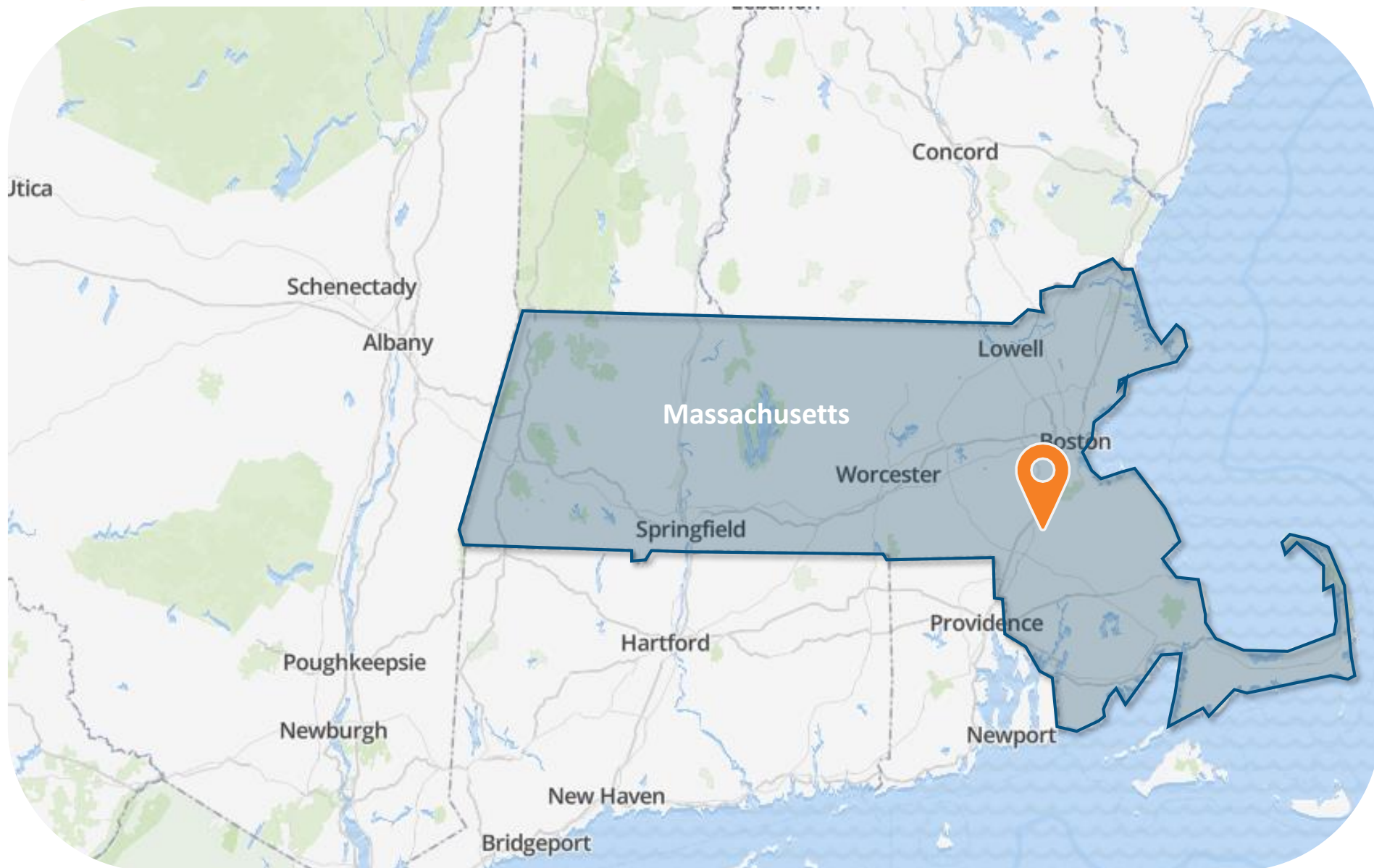


# Surrounding Property Photos



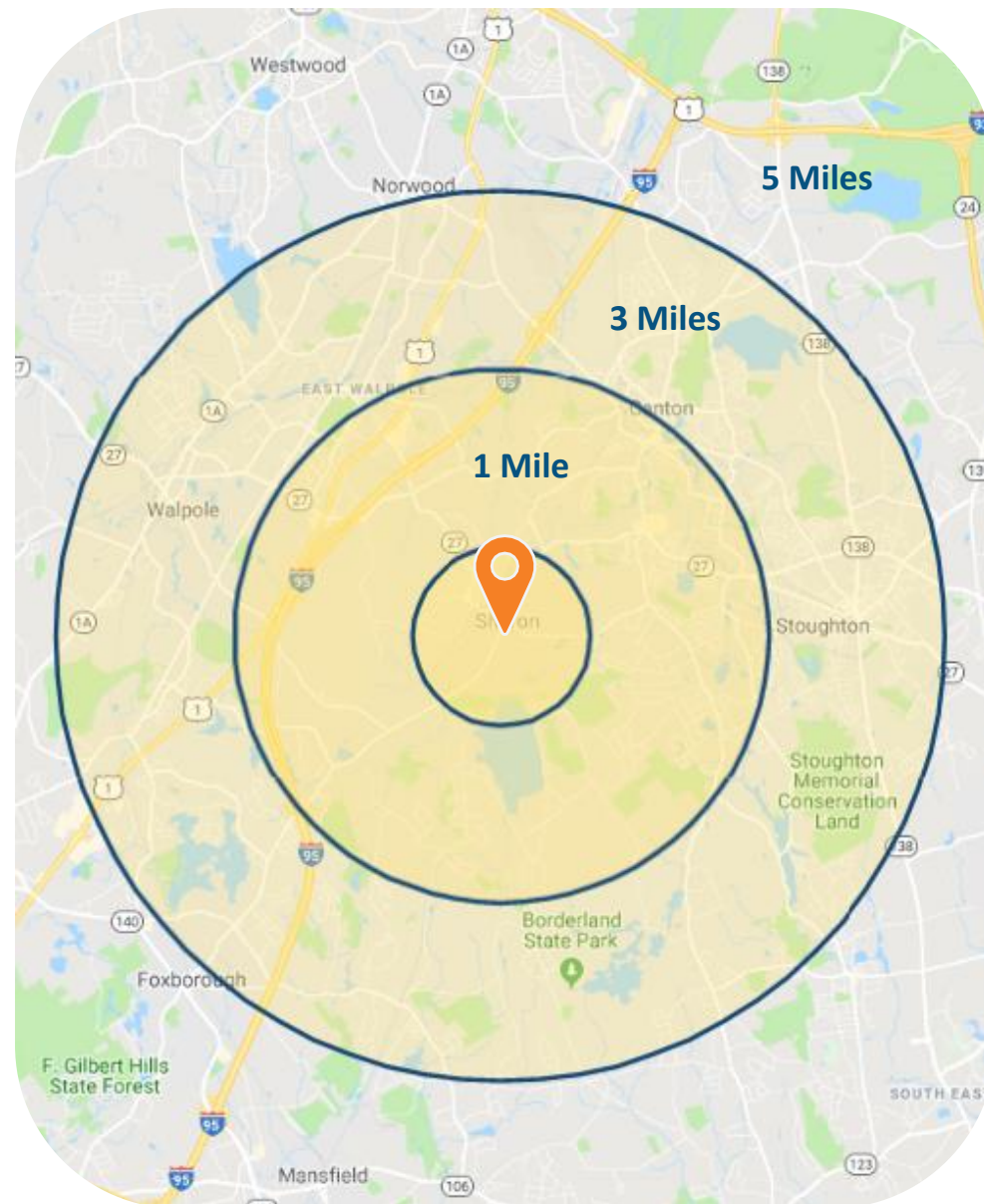


# Regional Map





# Demographics



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2023 Projection	4,358	32,833	108,662
2018 Estimate	4,452	32,619	107,381
2010 Census	4,300	31,337	102,955
2000 Census	4,452	30,984	101,225
<b>INCOME</b>			
Average	\$157,127	\$150,197	\$134,357
Median	\$114,099	\$109,393	\$101,667
Per Capita	\$55,869	\$58,125	\$52,502
<b>HOUSEHOLDS</b>			
2023 Projection	1,560	12,842	42,701
2018 Estimate	1,583	12,616	41,822
2010 Census	1,513	12,000	39,755
2000 Census	1,563	11,665	38,348
<b>HOUSING</b>			
2018	\$439,167	\$435,722	\$418,720
<b>EMPLOYMENT</b>			
2018 Daytime Population	5,168	27,588	114,606
2018 Unemployment	2.64%	3.22%	3.45%
2018 Median Time Traveled	40 Mins	38 Mins	36 Mins
<b>RACE &amp; ETHNICITY</b>			
White	84.06%	79.59%	81.46%
Native American	0.01%	0.02%	0.02%
African American	4.49%	6.95%	6.84%
Asian/Pacific Islander	8.79%	10.10%	7.80%



66 South Main St, Sharon, MA 02067



**NNN**  
PRO GROUP

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