



\*ACTUAL SITE PHOTO



OFFERING  
MEMORANDUM

# CVS/PHARMACY

## ABSOLUTE NNN LEASED OFFERING

4317 CHAMBLEE TUCKER ROAD, TUCKER, GA 30084

## PRESENTED BY:

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GA LICENSE #381358



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# INVESTMENT OVERVIEW



This is a rare CVS/Pharmacy net leased offering in Tucker, GA. The lease calls for minimal landlord obligations. The tenant just exercised their first five-year option . The tenant has established itself at this location, operating for twenty years. The asset is well situated on a major commercial thoroughfare.

## INVESTMENT HIGHLIGHTS

CVS/PHARMACY NET LEASED OFFERING
MINIMAL LANDLORD OBLIGATIONS
JUST EXERCISED FIRST 5 YEAR OPTION
ESTABLISHED TENANCY AT LOCATION
LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE

## OFFERING SPECIFICATIONS

PRICE	\$3,651,000
CAP RATE	6.50%
NET OPERATING INCOME	\$237,330
SQUARE FOOTAGE	8,910
LOT SIZE	1.27 AC
YEAR BUILT	1999

# FINANCIAL SUMMARY

## CVS/PHARMACY • NET LEASED OFFERING

4317 CHAMBLEE TUCKER ROAD, TUCKER, GA 30084

**\$3,651,000 • 6.50%**

### SUMMARY

TENANT NAME	CVS/Caremark
SQUARE FOOTAGE	8,910
LEASE BEGINS	2/01/2020
LEASE ENDS	1/31/2025
ANNUAL RENT	\$237,330
OPTIONS	Four, 5-Year (Three Remaining)
INCREASES	Rent is Flat

### OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$237,330.00	6.50%
OPTION 2 - 4	\$237,330.00	6.50%



# TENANT OVERVIEW



## CVS/PHARMACY

CVS Caremark Corporation (NYSE: CVS) is an integrated pharmacy services provider, combining a pharmaceutical service company with a U.S. pharmacy chain. CVS Caremark provides pharmacy services through its over 9,700 CVS/Pharmacy stores its pharmacy benefit management, mail order and specialty pharmacy division, (Caremark Pharmacy Services), its retail-based health clinic subsidiary (MinuteClinic) and its online pharmacy (CVS.com). CVS Caremark Corporation is chartered in Delaware and is headquartered in Woonsocket, Rhode Island. The pharmacy services business is headquartered in Nashville, Tennessee. As the retail pharmacy division of CVS Health, it ranks as the 7th largest U.S. corporation according to Fortune 500 in 2016.

CVS Caremark has two operating segments: CVS/Pharmacy and Caremark Pharmacy Services. CVS Pharmacy same store prescription volumes rose by 3.6 percent in 2016, with same store pharmacy sales up 3.2 percent. With front store same store sales declining by 1.5 percent, total same store sales increased by 1.9 percent. CVS Pharmacy locations now fill more than 1 billion prescriptions annually and have captured a 23.8 percent share of U.S. retail prescriptions. Size, scale, and expertise matter in health care.



**PUBLICLY TRADED**  
NYSE: CVS



**9,700+ LOCATIONS**



**80,000+ EMPLOYEES**

CVS experienced strong organic prescription growth across the enterprise in 2016, augmented by the Omnicare and Target acquisitions. Nearly 1,700 pharmacies expanded their retail footprint by more than 20 percent. It also gave CVS a presence in new regions such as Seattle, Denver, Portland, and Salt Lake City. They have successfully completed the integration and are now focused on converting more of Target's 30 million weekly guests into CVS Pharmacy customers.



# LOCATION AERIAL



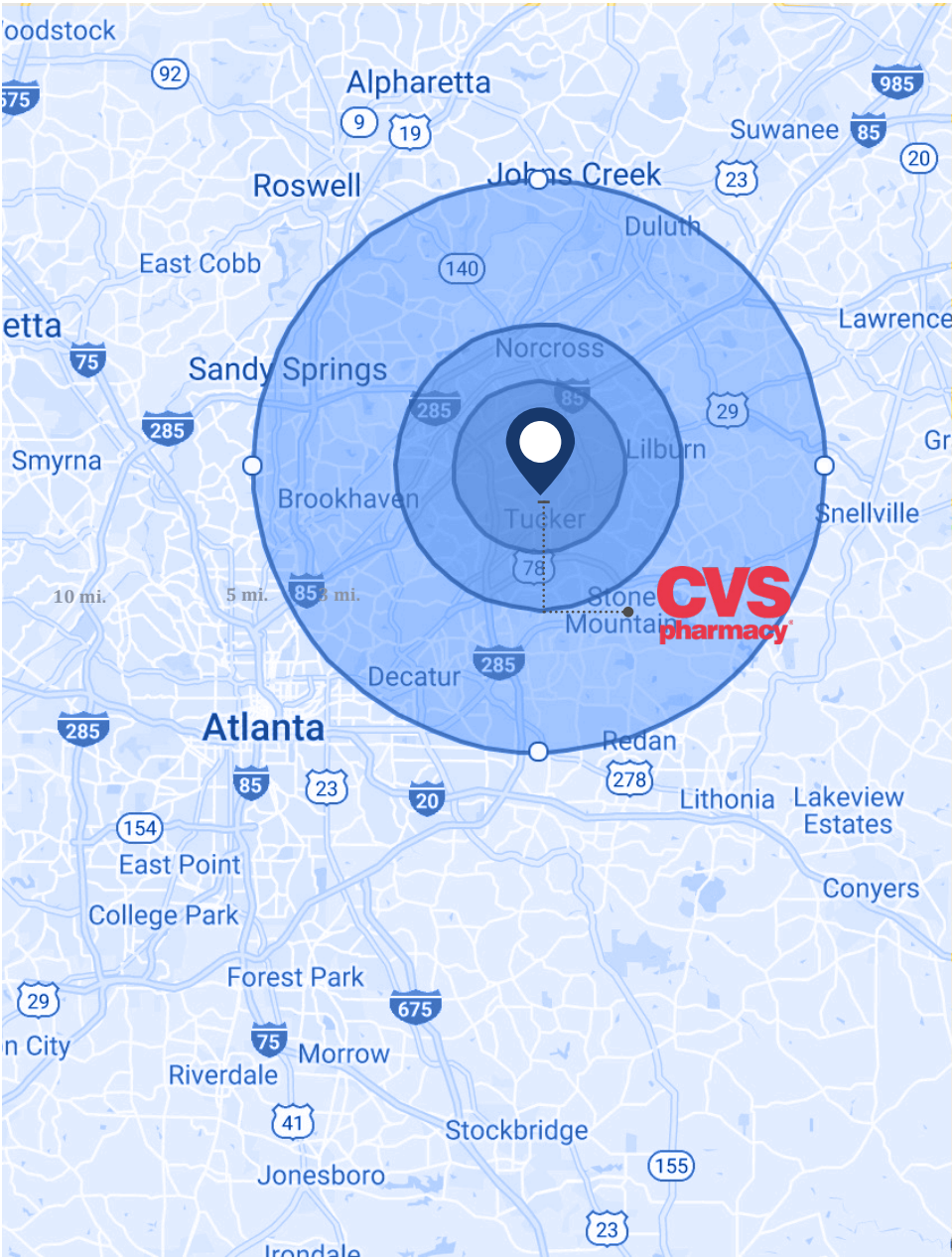


# PROPERTY PHOTOS

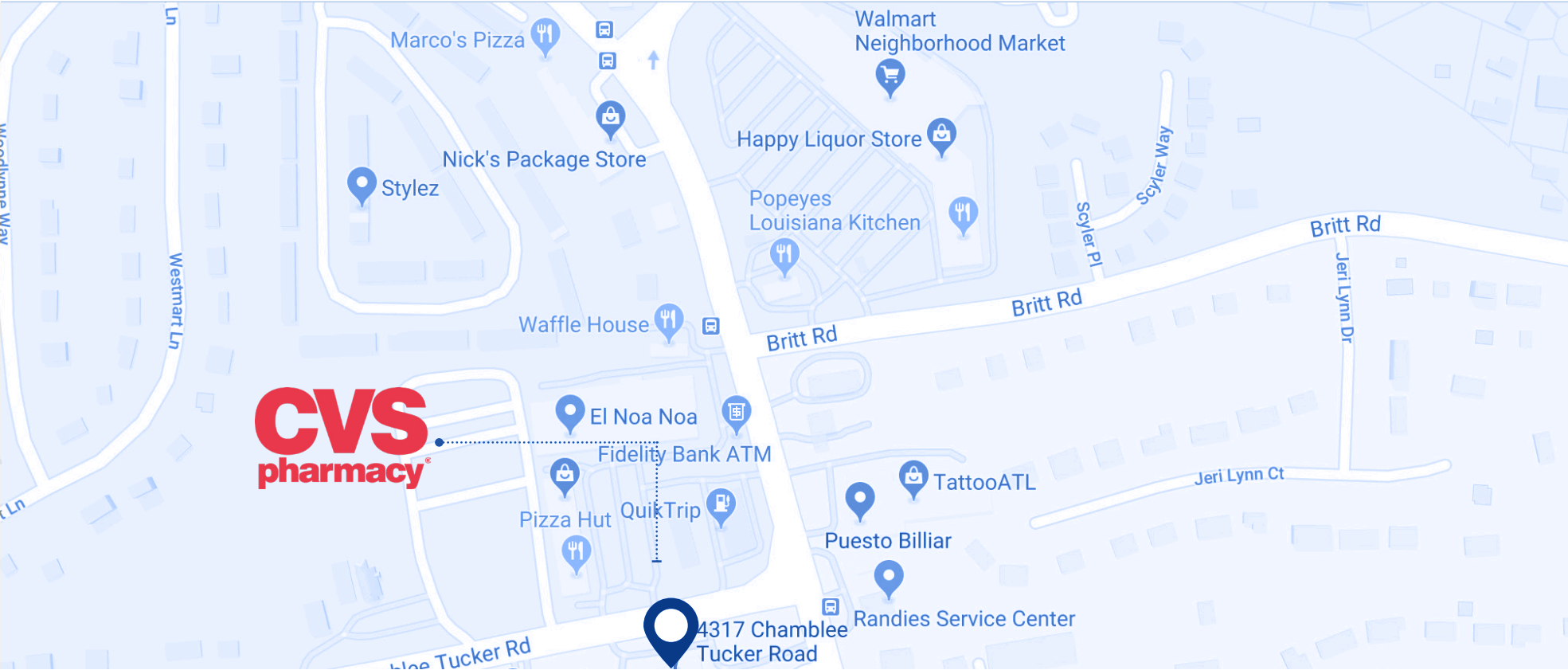




# REGIONAL OVERVIEW



# DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	110,834	283,721	1,066,342
TOTAL HOUSEHOLDS	39,861	99,372	416,397
AVERAGE HOUSEHOLD INCOME	\$68,329	\$69,045	\$91,658
AVERAGE AGE	34.80	34.60	36.20



# AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	39,861	99,372	416,397
TOTAL POPULATION	110,834	283,721	1,066,342
PERSONS PER HOUSEHOLD	2.70	2.80	2.50
AVERAGE HOUSEHOLD INCOME	\$68,329	\$69,045	\$91,658
AVERAGE HOUSE VALUE	\$206,538	\$195,724	\$263,714
AVERAGE AGE	34.80	34.60	36.20
WHITE	65,190	154,846	585,541
BLACK	27,953	82,770	322,810
AM. INDIAN & ALASKAN	1,682	4,474	9,027
ASIAN	12,667	32,973	120,158
HAWAIIAN & PACIFIC ISLAND	245	561	1,170
OTHER	3,096	8,097	27,635

## TUCKER, GA

Tucker is a city located in DeKalb County, Georgia. There are some unincorporated areas in Gwinnett County that have a Tucker postal address but are not part of the city. It is located near Atlanta and was originally settled in the 1820s, and later developed as a railroad community in 1892. According to the 2016 United States Census Bureau annual estimate of resident population, it has a population of 35,322. In a November 2015 referendum, by a 3:1 margin (73.94%), voters approved incorporating Tucker into a city. In March 2016, Tucker residents elected the city’s first mayor and city council.



**TUCKER, GEORGIA**



**The Kase Group**

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