

RETAIL PROPERTY FOR SALE

SUBJECT PROPERTY

CVS (NET BOND LEASE)

7065 Lincoln Dr. Philadelphia, PA 19119

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CLICK ON THE FOLLOWING LINKS:



Drone Video



Google Map



Street View

EXECUTIVE SUMMARY

SALE PRICE **\$5,952,965**

CAP RATE **5.8%**

INVESTMENT SUMMARY

NOI:	\$345,272
Price / SF:	\$689.64
Building Size:	8,632 SF
Land Acreage:	0.84 Acres
Year Built:	2003

LEASE SUMMARY

Lease Type:	Net Bond
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	25 Years
Term Remaining:	8 Years
Commencement Date:	1/31/2003
Term Expiration:	1/31/2028
Options:	Ten (10) 5-Year
Increases:	N/A
Guarantor:	Corporate

INVESTMENT HIGHLIGHTS

- Absolute Net Bond Lease | Zero Landlord Responsibilities
- High Volume Store
- 8 Years Remaining
- Ten (10) 5-Year Options
- Interior Store Renovation at Tenants Cost
- Corporately Guaranteed By CVS, The Largest Pharmacy Chain In The U.S | S&P "BBB+"
- High Volume Traffic | Combined Traffic Counts Boast 27,380+ VPD
- The Closest Drugstore is 1 mile Away and it Doesn't have a Drive-thru
- Irreplaceable Location: No Direct Drugstore or Chain Retail Competition Serving West Mt Airy Neighborhood as Such Both the Pharmacy and Front of Store are Very Strong
- Dense Population Within 5 Mile Demographics Exceeding 571,580+ Residents
- Average Household Income: \$86,415+ in 1 Mile
- Philadelphia, is the largest city in the U.S. state of Pennsylvania, and the sixth-most populous U.S. City | The Philadelphia area's many universities and colleges make it a top study destination, as the city has evolved into an educational and economic hub
- Adjacent to Chestnut Hill, The Most Affluent Neighborhood in Philadelphia

RETAIL

SUBJECT
PROPERTY

Wawa

Bank of America

ACME
Fresh Market

U-HAUL

Save
a lot

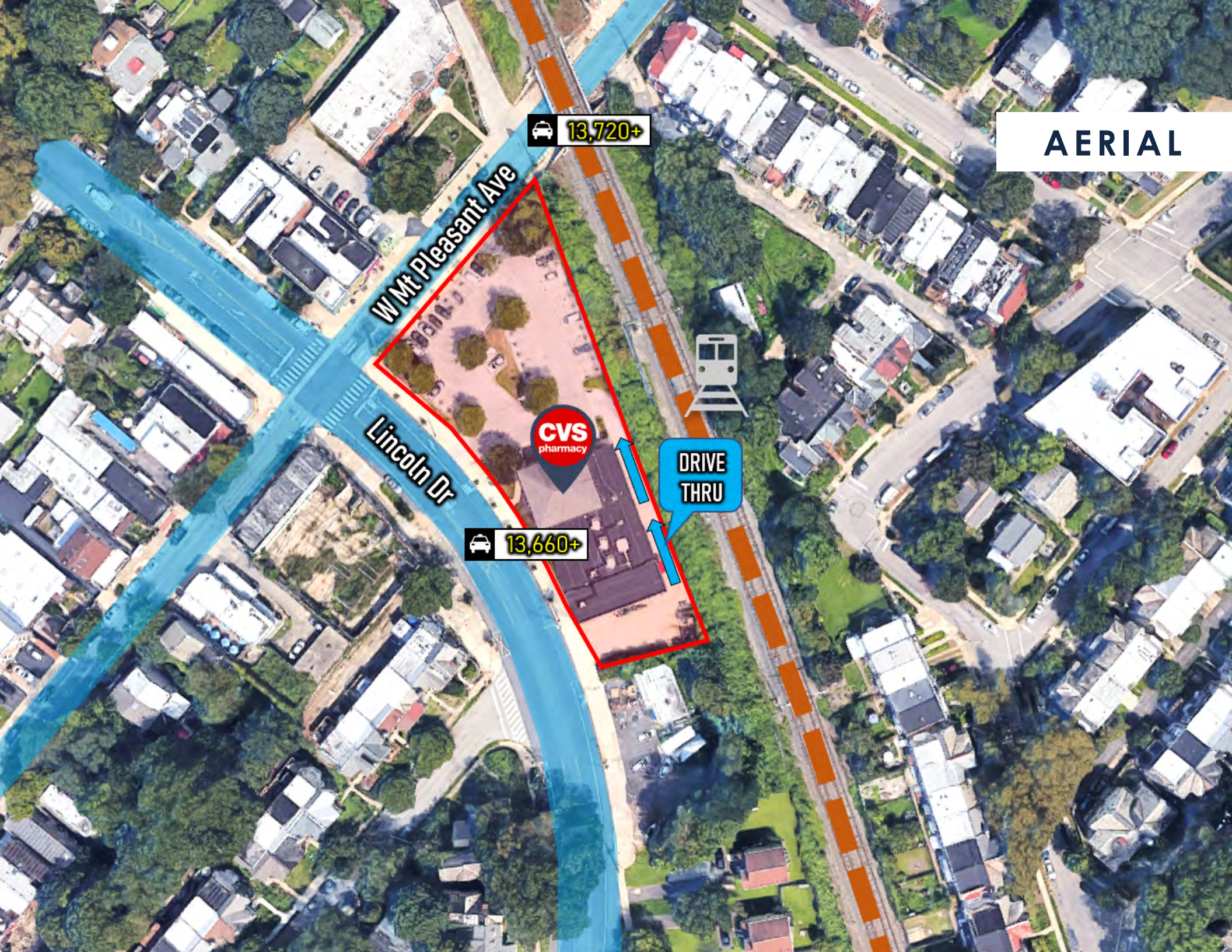
RITE
AID

FAMILY
DOLLAR

Germantown Ave



AERIAL



W Mt Pleasant Ave

Lincoln Dr

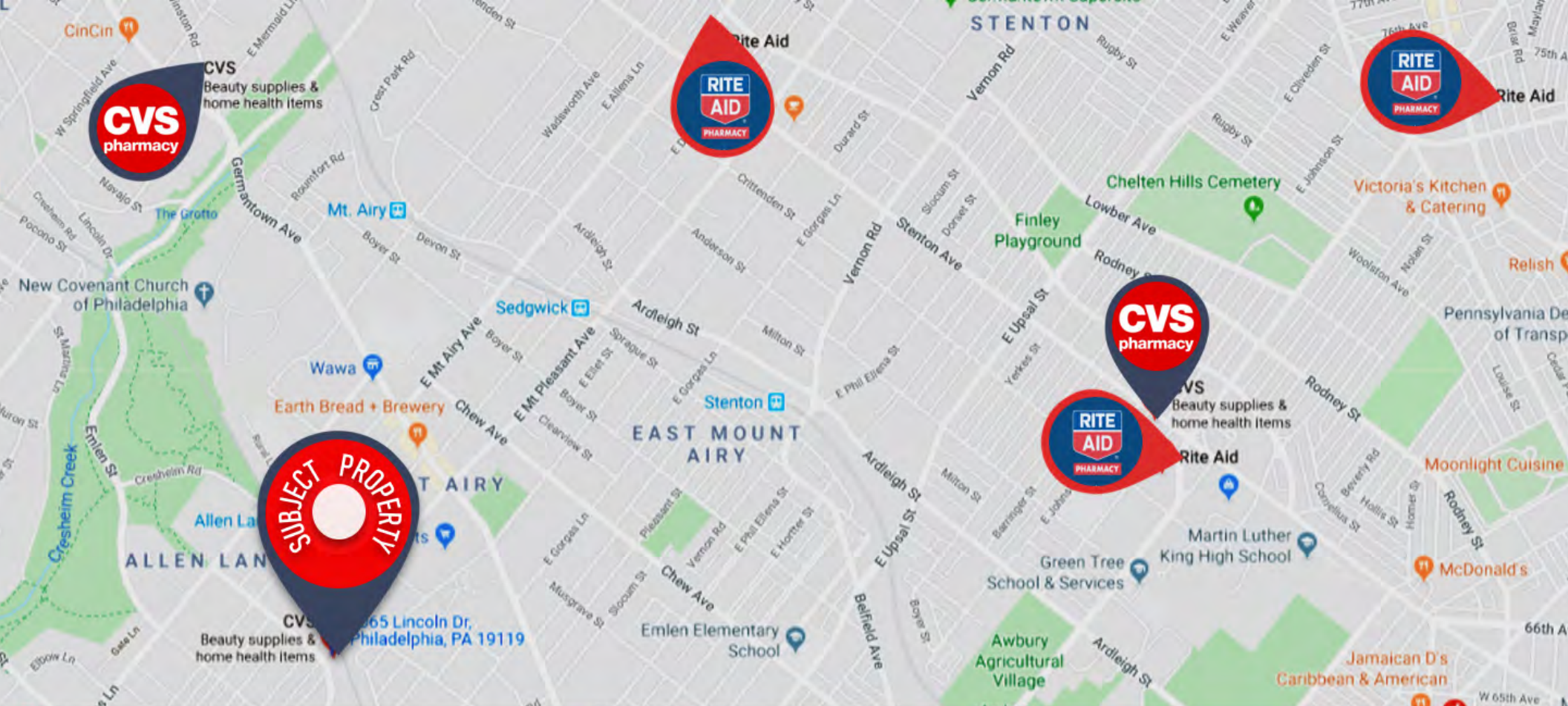
13,720+

13,660+

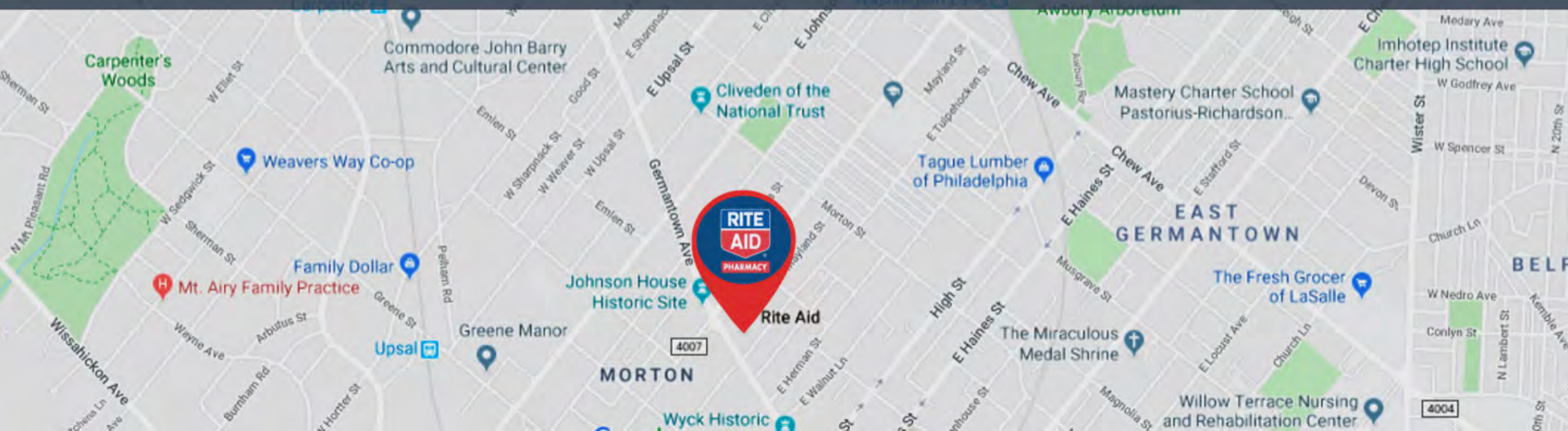
CVS
pharmacy

DRIVE
THRU





Closest Drugstore is More Than 1 Mile – 10+ Min to Pharmacies in Other Areas



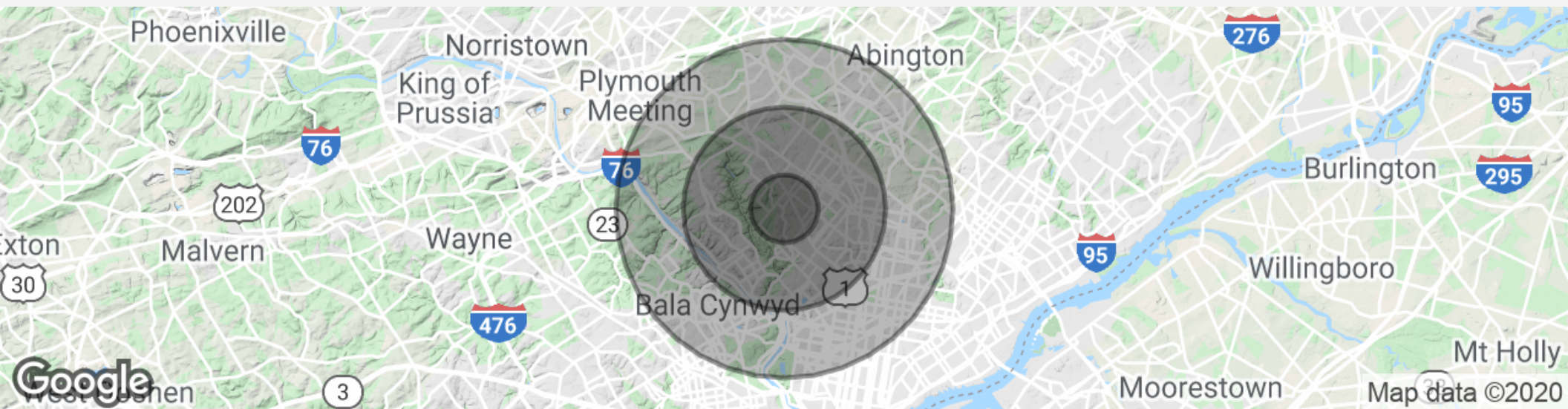


REGIONAL

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DEMOGRAPHICS MAP & REPORT



POPULATION

19119 Zip Code

Total Population	29,163
Median age	33.2
Median age (Male)	32.3
Median age (Female)	33.3

HOUSEHOLDS & INCOME

Total households	10,731
# of persons per HH	2.7
Average HH income	\$89,241
Average house value	\$238,571

* Demographic data derived from 2010 US Census

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LOCATION OVERVIEW



PHILADELPHIA, PENNSYLVANIA

Philadelphia, known colloquially as Philly, is the largest city in the U.S. state and Commonwealth of Pennsylvania, and the sixth-most populous U.S. city with a 2018 census-estimated population of 1,584,138.[8] Since 1854, the city has had the same geographic boundaries as Philadelphia County, the most populous county in Pennsylvania and the urban core of the eighth-largest U.S. metropolitan statistical area, with over 6 million residents as of 2017. Philadelphia is also the economic and cultural anchor of the greater Delaware Valley, located along the lower Delaware and Schuylkill Rivers, within the Northeast megalopolis. The Delaware Valley's population of 7.2 million ranks it as the eighth-largest combined statistical area in the United States.

Philadelphia is one of the oldest municipalities in the United States. William Penn, an English Quaker, founded the city in 1682 to serve as capital of the Pennsylvania Colony. Philadelphia played an instrumental role in the American Revolution as a meeting place for the Founding Fathers of the United States, who signed the Declaration of Independence in 1776 at the Second Continental Congress, and the Constitution at the Philadelphia Convention of 1787. Several other key events occurred in Philadelphia during the Revolutionary War including the First Continental Congress, the preservation of the Liberty Bell, the Battle of Germantown, and the Siege of Fort Mifflin. Philadelphia remained the nation's largest city until being overtaken by New York City in 1790; the city was also one of the nation's capitals during the revolution, serving as temporary U.S. capital while Washington, D.C. was under construction. In the 19th century, Philadelphia became a major industrial center and a railroad hub.

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TENANT PROFILE



OVERVIEW

Company:	CVS
Founded:	May 8, 1963
Total Revenue:	\$184.8 Billion (2017)
Net Income:	\$9.5 Billion (2015)
Headquarters:	Woonsocket, RI
Website:	www.cvs.com

TENANT HIGHLIGHTS

- 240,000 employees (2016)
- 9,900+ stores (May 2018)
- Located in 43 U.S. states and the District of Columbia

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.

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