



ACTUAL PHOTO

1596 HIGHWAY A1A, SATELLITE BEACH, FL 32937

Marcus & Millichap



### INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Fee Simple CVS located in Satellite Beach, Florida. The subject property consists of a free-standing building comprised of 10,908 square feet of retail space on a 1.39-acre parcel of land.

Strategically located at the hard-signalized intersection of Desoto Parkway and Highway A1A, the property is highly visible to more than 30,000 vehicles daily. In addition, it serves the immediate trade area which benefits from over 71,000 full time residents with an average household income exceeding \$90,000 annually.

There are numerous national and regional retailers in the surrounding area including Ross, Panera Bread, Wendy's, Texas Roadhouse, McDonalds, Walmart, Murphy USA, Burger King, Lowes, Chase Bank, Publix, among many others.

CVS is performing very well at this location with approximately \$8,800,000 in store sales. CVS recently signed a 20 Year Lease and has over 18 years remaining on the initial term, with five options to extend for five years each and five percent increases in each of the option periods.

CVS is one of the nation's largest leading drugstore chains with over 9,600 stores in 50 states, the District of Columbia, Puerto Rico and the US Virgin Islands. 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. Most of these clinics are located within CVS stores.

### INVESTMENT HIGHLIGHTS

- Affluent Market | Average Household Income Exceeds \$90,000 Annually
- Strong Performing Sales | \$8,800,000+ in Store Sales
- Extended Operating Hours | Open until Midnight
- CVS Recently signed new 20 Year Lease
- Drive Thru Pharmacy
- Florida is a No Income Tax Free State



## THE OFFERING

 **CVS/pharmacy**  
**1596 HIGHWAY A1A,**  
**SATELLITE BEACH, FLORIDA 32937**



## PROPERTY DETAILS

Lot Size	60,548 SF (1.39 Acres)
Rentable Square Feet	10,908 SF
Price/SF	\$419.63
Year Built	2000

## FINANCIAL OVERVIEW

List Price	<b>\$4,577,319</b>
Down Payment	100% / \$4,577,319
Cap Rate	4.85%
Type of Ownership	Fee Simple

## PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
<b>06/01/2018 - 05/30/2038 (Current)</b>	<b>\$18,500</b>	<b>\$222,000</b>
06/01/2038 - 05/30/2043 (Option 1)	\$19,425	\$233,100
<b>06/01/2043 - 05/30/2048 (Option 2)</b>	<b>\$20,396</b>	<b>\$244,755</b>
06/01/2048 - 05/30/2053 (Option 3)	\$21,416	\$256,993
<b>06/01/2058 - 05/30/2058 (Option 4)</b>	<b>\$22,487</b>	<b>\$269,842</b>
06/01/2058 - 05/30/2063 (Option 5)	\$23,611	\$283,335
<b>Base Rent (\$20.35 /SF)</b>		<b>\$222,000</b>
<b>Net Operating Income</b>		<b>\$222,000.00</b>
<b>TOTAL ANNUAL RETURN</b>	<b>CAP 4.85%</b>	<b>\$222,000</b>

## LEASE ABSTRACT

Tenant Trade Name	CVS
Tenant	Corporate Store
Ownership	Public
Guarantor	CVS Holiday LLC
Lease Type	NN
Lease Term	20 Years
Lease Commencement Date	06/01/2018
Rent Commencement Date	06/01/2018
Expiration Date of Base Term	05/31/2038
Increases	5% Increases every 5 Years in Option Periods
Options	Five Five-Year Options
Term Remaining on Lease	18+ Years
Property Type	Net Leased Drug Store
Landlord Responsibility	Roof and Structure
Tenant Responsibility	All other items
Right of First Refusal	N/A

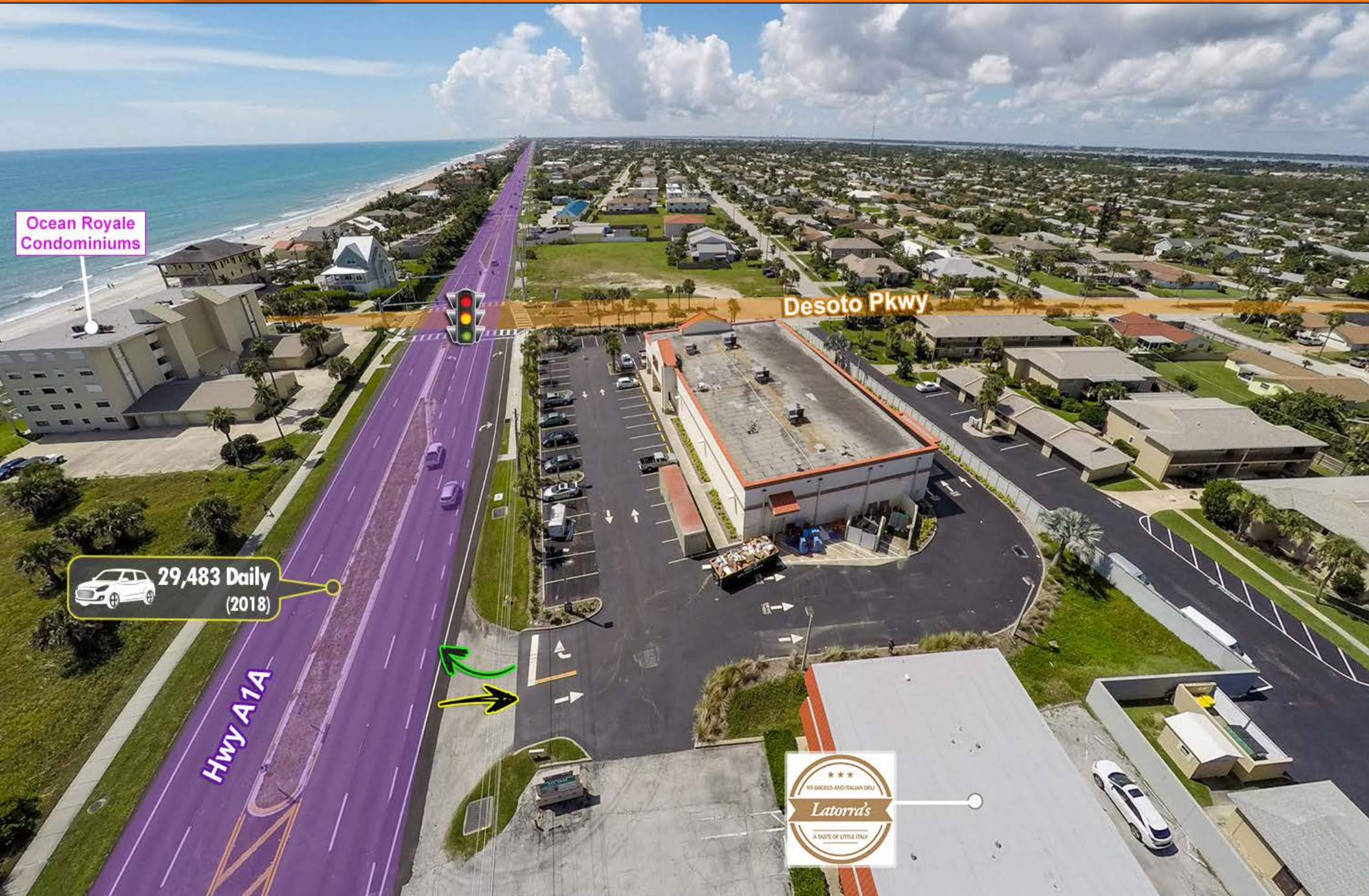


















## ABOUT CVS pharmacy®

CVS Health Corporation (formerly CVS Caremark Corp.) together with its subsidiaries 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 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. Most of these clinics are located within CVS stores.

Name	CVS Health Corp.
Ownership	Public
Stock Symbol	CVS
Sales Volume	<u>\$153.29 Billion</u>
Board	NYSE
Rank	<b>Number 7 on Fortune 500</b>
Tenant	Corporate Store
Rating Agency	Standard & Poor's
Credit Rating	BBB+
HQ	Woonsocket, Rhode Island
Number of Locations	9,600+
Web Site	<a href="http://www.cvshealth.com">www.cvshealth.com</a>





	1 Miles	3 Miles	5 Miles
<b>POPULATION</b>			
2023 Projection	7,784	28,593	72,806
2018 Estimate	7,696	28,412	71,885
2010 Census	7,469	27,305	68,649
2000 Census	7,430	27,163	69,804

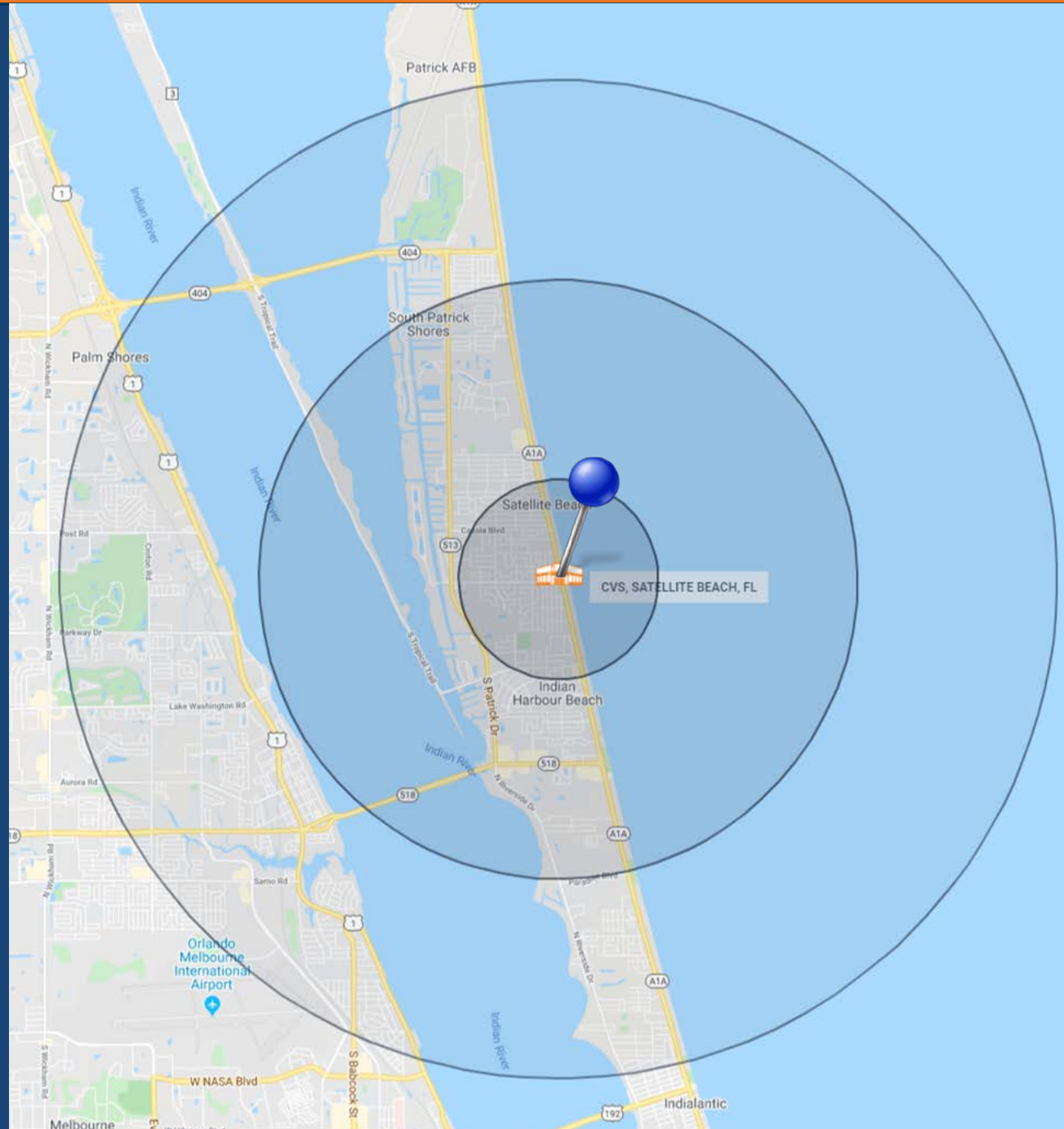
<b>INCOME</b>			
Average	\$86,587	\$90,249	\$76,840
Median	\$65,063	\$63,432	\$54,176
Per Capita	\$38,063	\$40,798	\$34,693

<b>HOUSEHOLDS</b>			
2023 Projection	3,465	13,139	33,313
2018 Estimate	3,383	12,840	32,441
2010 Census	3,271	12,314	30,922
2000 Census	3,085	11,740	30,367

<b>HOUSING</b>			
2018	\$246,874	\$251,859	\$201,782

<b>EMPLOYMENT</b>			
2018 Daytime Population	5,885	25,016	70,441
2018 Unemployment	2.45%	3.09%	3.50%
2018 Median Time Traveled	26	25	24

<b>RACE &amp; ETHNICITY</b>			
White	94.57%	92.71%	88.04%
Native American	0.09%	0.05%	0.09%
African American	0.74%	1.41%	4.06%
Asian/Pacific Islander	1.55%	2.23%	2.56%





## GEOGRAPHY: 5 MILE



### POPULATION

In 2019, the population in your selected geography is 7,696. The population has changed by 3.58% since 2000. It is estimated that the population in your area will be 7,784.00 five years from now, which represents a change of 1.14% from the current year. The current population is 47.84% male and 52.16% female. The median age of the population in your area is 51.40, compare this to the US average which is 37.95. The population density in your area is 2,452.25 people per square mile.



### HOUSEHOLDS

There are currently 3,383 households in your selected geography. The number of households has changed by 9.66% since 2000. It is estimated that the number of households in your area will be 3,465 five years from now, which represents a change of 2.42% from the current year. The average household size in your area is 2.28 persons.



### INCOME

In 2019, the median household income for your selected geography is \$65,063, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 19.65% since 2000. It is estimated that the median household income in your area will be \$75,464 five years from now, which represents a change of 15.99% from the current year.

The current year per capita income in your area is \$38,063, compare this to the US average, which is \$32,356. The current year average household income in your area is \$86,587, compare this to the US average which is \$84,609.



### RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 94.57% White, 0.74% Black, 0.09% Native American and 1.55% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 5.97% of the current year population in your selected area. Compare this to the US average of 18.01%.



### HOUSING

The median housing value in your area was \$246,874 in 2019, compare this to the US average of \$201,842. In 2000, there were 2,618 owner occupied housing units in your area and there were 467 renter occupied housing units in your area. The median rent at the time was \$624.



### EMPLOYMENT

In 2019, there are 1,503 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 73.48% of employees are employed in white-collar occupations in this geography, and 26.73% are employed in blue-collar occupations. In 2019, unemployment in this area is 2.45%. In 2000, the average time traveled to work was 26.00 minutes.



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