



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



CVS Pharmacy
111 E 8th Street
Tifton, GA 31794

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 11,054 SF CVS Pharmacy Located at 111 E 8th Street in Tifton, GA. This Corporate Guaranteed NNN Lease Provides For a Secure Long-Term Investment Opportunity in One of Georgia's Fastest Growing & Most Stable Markets.

OFFERING SUMMARY

PRICE	\$3,283,008
CAP	6.25%
NOI	\$205,188
PRICE PER SF	\$297.00
GUARANTOR	CVS Caremark Corp

PROPERTY SUMMARY

ADDRESS	111 E 8th Street Tifton, GA 31794
COUNTY	Tift
BUILDING AREA	11,054 SF
LAND AREA	1.38 AC
BUILT	2004



HIGHLIGHTS

- ~10 Years Remaining on a 25 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Tenant Has a 3 Year Rent Holiday the Last 3 Years of the Initial Term
- Strong Corporate Guarantee From CVS Caremark (NYSE: CVS), Which Has an S&P Investment Grade Credit Rating of “BBB”
- CVS is One of the Three Largest Drugstore Chains in the U.S.; The Tenant Has Over 9,900 Locations Across 49 States and Washington D.C., Puerto Rico and Brazil
- Limited Competition in the Market
- Strong Demographics With Over 30,700 People Making an Average Household Income of \$57,820 Within a 5-Mile Radius of the Property
- Highly Visible and Trafficked Site, Sitting on a Signalized Hard Corner of Love Avenue and East 8th Street, Which See a Combined Traffic Count of Over 13,480 VPD
- Property Sits Within 2-Miles of the Primary High, Middle and Elementary Schools For the Community
- Located About 1-Mile From the University of Georgia Southern Campus and Tift Regional Medical Center
- Tifton, GA is Considered to Be the Regional Hub of South Georgia
- Nearby Tenants Include: Domino's, Family Dollar, Walgreens, Arby's, Dollar General, Big Lots, Anytime Fitness, Publix, Pizza Hut and More



LEASE SUMMARY

TENANT	CVS Pharmacy
PREMISES	A Building of Approximately 11,054 SF
LEASE COMMENCEMENT	February 1, 2005
LEASE EXPIRATION	January 31, 2030
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	10 x 5 Years
RENT INCREASES	None
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Retail Drugstore
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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11,054 SF	\$205,188	\$18.56
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ALBANY

TIFTON

VALDOSTA



Eighth St
Middle School

CVS
pharmacy®

Virginia Place
Apartments

Higher Ground
SOFTBALL
HELPING YOU GET BETTER EVERYDAY!

Pittman &
Mims

**H&R
BLOCK**

 **Domino's**

 **ALLWAYS CARING**
HomeCare

Pediatric Dental
Center Of Georgia

FAMILY DOLLAR


The Pineapple Post
...a unique shopping experience!

Love Ave

Walgreens

W 8th St


SOUTHWEST GEORGIA BANK

D Coleman
Realty Group

 **State Farm**



TIFT
COUNTY

Tifton County
Public Library

PowerHouse
OUTDOOR EQUIPMENT

SUNTRUST

City of Tifton
Fire Department

FBC

UNITED STATES
POSTAL SERVICE

Advantage
Realty

FAMILY DOLLAR

Walgreens

The Pineapple
Post
...a unique
shopping
experience!

WATKINS & ASSOCIATES, L.L.C.
CONSULTING ENGINEERS

W 8th St

SCB

SOUTHWEST GEORGIA BANK

Domino's

H&R
BLOCK

D Coleman
Realty Group



Pediatric Dental
Center Of Georgia

CVS
pharmacy

State Farm

Love Ave

Central Ave

GEORGIA
CHAMBER

Pittman &
Mims

Own GEORGIA'S OWN
CREDIT UNION



Publix belk
FIREHOUSE SUBS Pizza Hut TACO BELL
WAFFLE HOUSE AMERIS BANK amc
bealls JOANN
TJ-maxx claire's SMOOTHIE KING
Flash Foods Bath & Body Works
THE CHILDREN'S PLACE bp maurices
HIBBETT SPORTS Krystal BB&T
rue21 SHOE DEPT. ENCORE EconoLodge

Arby's Checkers Badcock & more
RED LOBSTER McDonald's Kentucky Fried Chicken
Bassett MARATHON Super 8

CVS pharmacy

W 8th St



FAMILY DOLLAR

Walgreens

Love Ave

BIG LOTS! DOLLAR GENERAL Save a lot
DOLLAR TREE
TSC TRACTOR SUPPLY CO ANYTIME FITNESS SONIC
CITITRENDS HIBBETT SPORTS metro by T-Mobile

Staples ZAXBY'S Comfort INN
Ashley HOMESTORE
golden corral Hardee's COUNTRY INN & SUITES
MICROTTEL BY WYNDHAM HARBOR FREIGHT TOOLS ROSES



Advance! Auto Parts Vojangles' Logan's ROADHOUSE
Applebee's WAFFLE HOUSE FAIRFIELD INN & SUITES Marriott
Holiday Inn Express ROCKER BARREL 1 Flash Foods Hampton





TIFTON, GA

TIFTON | TIFT COUNTY | GEORGIA

Tifton, known as the “Friendly City”, is a community located in South Georgia that truly exemplifies southern hospitality. Located just off Interstate 75, Highway 82, Highway 319, and US 41, the city is anxious to extend some of that hospitality to visitors and prospective newcomers alike. Named for the second time as one of “The 100 Best Small Towns in America” in 2001, Tift County is an ideal business and residential location due to the balance between availability of business services, city style amenities and quality of life. Tifton offers a wonderful lifestyle for young professionals, families and senior citizens. The city is located 40 miles to Valdosta, GA.

Due to the cities proximity, Valdosta’s economy affects Tifton’s. Valdosta is located in the far southern portion of the state, near the Florida line along the Interstate 75 corridor, it is a commercial center of South Georgia with numerous manufacturing plants. The surrounding area produces tobacco, naval stores, particularly turpentine, as well as pine lumber, and pulpwood. According to the Georgia Department of Community Affairs, Valdosta is called the "Naval Stores Capital of the World" because it supplies 80% of the world demand for naval stores. Moody Air Force Base is located about 9 miles north of Valdosta, in northern Lowndes County, and helps the city’s economy.

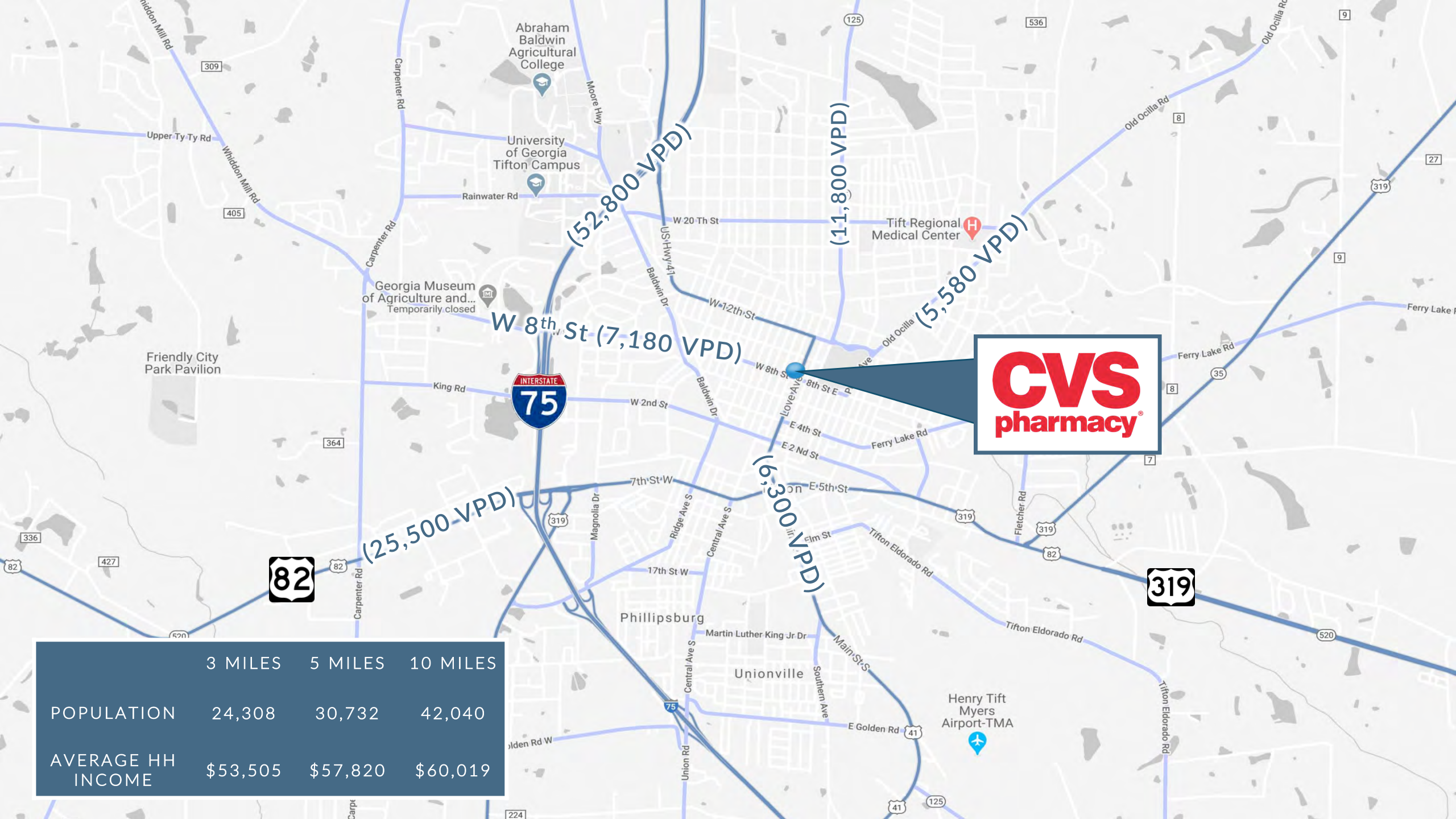
Tifton is home to multiple sites in the area include the Coastal Plain Research Arboretum, the Abraham Baldwin Agricultural College, and the Georgia Museum of Agriculture & Historic Village. The Tifton Residential Historic District is listed on the National Register of Historic Places. The Georgia Museum of Agriculture consists of five areas: a traditional farm community of the 1870s, an 1890s progressive farmstead, an industrial sites complex, rural town, national peanut complex, and the Museum of Agriculture Center. The Tifton Museum of Arts & Heritage Art is a cultural museum with educational programs, plus an event space, housed in a former church.



MUSEUM OF AGRICULTURE



VALDOSTA, GA



	3 MILES	5 MILES	10 MILES
POPULATION	24,308	30,732	42,040
AVERAGE HH INCOME	\$53,505	\$57,820	\$60,019

TENANT PROFILE

CVS Pharmacy is the second largest pharmacy chain in the United States with more than 9,900 locations in 49 states including the District of Columbia and Puerto Rico. The company was founded in Lowell, Massachusetts and originally named the Consumer Value Store. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 12th largest company in the world serving 5 million customers each day.

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. It also provides healthcare services to more than 1,100 MinuteClinic medical clinics in 33 states including the District of Columbia. As a pharmacy innovation company, CVS focuses on charitable giving in ways that will help people on their path to better health by improving health outcomes and building healthier communities. Their in-store fundraising campaigns, in-kind donations and corporate grants provide support for national nonprofit partners that are focused on helping people on their path to better health.



COMPANY TYPE
NYSE: CVS



FOUNDED
1963



OF LOCATIONS
9,900+



HEADQUARTERS
Woonsocket, RI



WEBSITE
cvs.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



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