



415 BROOKS RD | ANDREWS, SC

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

THE OFFERING

Matthews™ is pleased to exclusively offer a 8,450-square-foot endcap CVS Pharmacy (the 'Property') situated on 1.35 acres in Andrews, SC. CVS's net lease commenced in October of 1997 showing the long term commitment to the site. The property has excellent access and visibility along US-521 and N. Olive street the main east-west throughfare. The Property is situated inside Grant's Crossing Shopping Center a Food Lion Anchored Center. The property is being offered "free and clear" of any existing debt, providing an investor with a fantastic opportunity to obtain historically attractive financing.



INVESTMENT HIGHLIGHTS

Net Lease:

- CVS is operating on "NN" lease with the Landlord only responsible for the roof and structure of the building. CVS has been at this location since 1997 proving the long-term success and commitment to the site.

Low Price Point:

- CVS (NYSE: CVS) is headquartered in Woonsocket, RI and is the largest pharmacy chain in the United States by number of locations $\pm 9,600$ and total prescription revenue. With over 203,000 employees and revenues of \$256 billion, It is the 5th largest U.S Corporation. Their main competitor Walgreens sits 14 spots below at number 19.

Strong Recent Performance:

- For the Fiscal quarter ended June 30th 2020, the drugstore chain reported a fiscal second-quarter net income of \$2.98 billion or \$2.26 per share, up from \$1.94 billion or \$1.49 per share a year earlier.

Unencumbered Asset:

- Offered free and clear of any existing financing, a new investor can take advantage of historically low interest rates and ample availability in the capital markets to significantly enhance returns through aggressive capitalization structures.



EXECUTIVE OVERVIEW

TENANT	CVS
PROPERTY ADDRESS	415 Brooks Rd
LOCATION	Andrews, SC 29510
GLA	± 8,450 SF
LOT (ACRES)	± 1.35 AC
YEAR BUILT	1997
APN	06-0008-54-04-00



\$1,056,251
LIST PRICE



\$84,500
NOI



8.00%
CAP RATE



1997
YEAR BUILT



±8,450 SF
GLA

FINANCIAL SUMMARY

TENANT	CVS
STORE NUMBER	4697
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
ORIGINAL LEASE TERM	15 Years
LEASE DATE	10/30/97
LEASE EXPIRATION DATE	10/31/21
TERM REMAINING	± 0.94 Years
OPTIONS	One, 1-Year Options + Two, 5-Year Options

ANNUALIZED OPERATING DATA

TERM	LEASE YEARS	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
Current	24-25	\$84,500.04	\$7,041.67	\$10.00	8.00%
Option 4:	25-26	\$84,500.04	\$7,041.67	\$10.00	8.00%
Option 5:	26-30	\$88,725.00	\$7,393.75	\$10.50	8.40%
Option 6:	30-35	\$92,949.96	\$7,745.83	\$11.00	8.80%

Please contact a Barrington Capital agent for financing options:

JESSE LILLARD

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BARRINGTON CAPITAL
REAL ESTATE FINANCING SERVICES

SURROUNDING TENANTS





TENANT PROFILE

COMPANY NAME

CVS Health Corporation

OWNERSHIP

Public

WEBSITE

www.cvs.com

INDUSTRY

Drug Store

HEADQUARTERS

Woonsocket, Rhode Island



CVS PHARMACY

CVS Health Corporation, together with its subsidiaries, provides integrated pharmacy health care services. It operates through Pharmacy Services and Retail/LTC segments. The Pharmacy Services segment offers pharmacy benefit management solutions, such as plan design and administration, formulary management, Medicare Part D services, mail order, and specialty pharmacy services, retail pharmacy network management services, prescription management systems, clinical services, disease management programs, and medical pharmacy management services.

The Retail/LTC segment sells prescription drugs, over-the-counter drugs, beauty products, and cosmetics, personal care products, convenience foods, seasonal merchandise, and greeting cards, as well as provides photo finishing services. The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014. Hook-SuperRx, LLC operates as a subsidiary of CVS Health Corporation and retails drugs in the United States. It is based in Indianapolis, Indiana, and does business as CVS Pharmacy. [Click here to read about how CVS Pharmacy is providing exceptional service to its customers and employees throughout COVID-19.](#)



9,967+

Locations



1963

Year Founded



203,000+

Employees

Andrews, SC

Andrews South Carolina is a quaint rural agrarian town located 18 miles west of Georgetown South Carolina which is the third oldest city in South Carolina. It is a family oriented town where the crime rate is lower than the state's average. Its citizenry is diversified ranging from laborers, manufacturers, medical, social workers, doctors, teachers, farmers, entrepreneurs, retirees, etc.

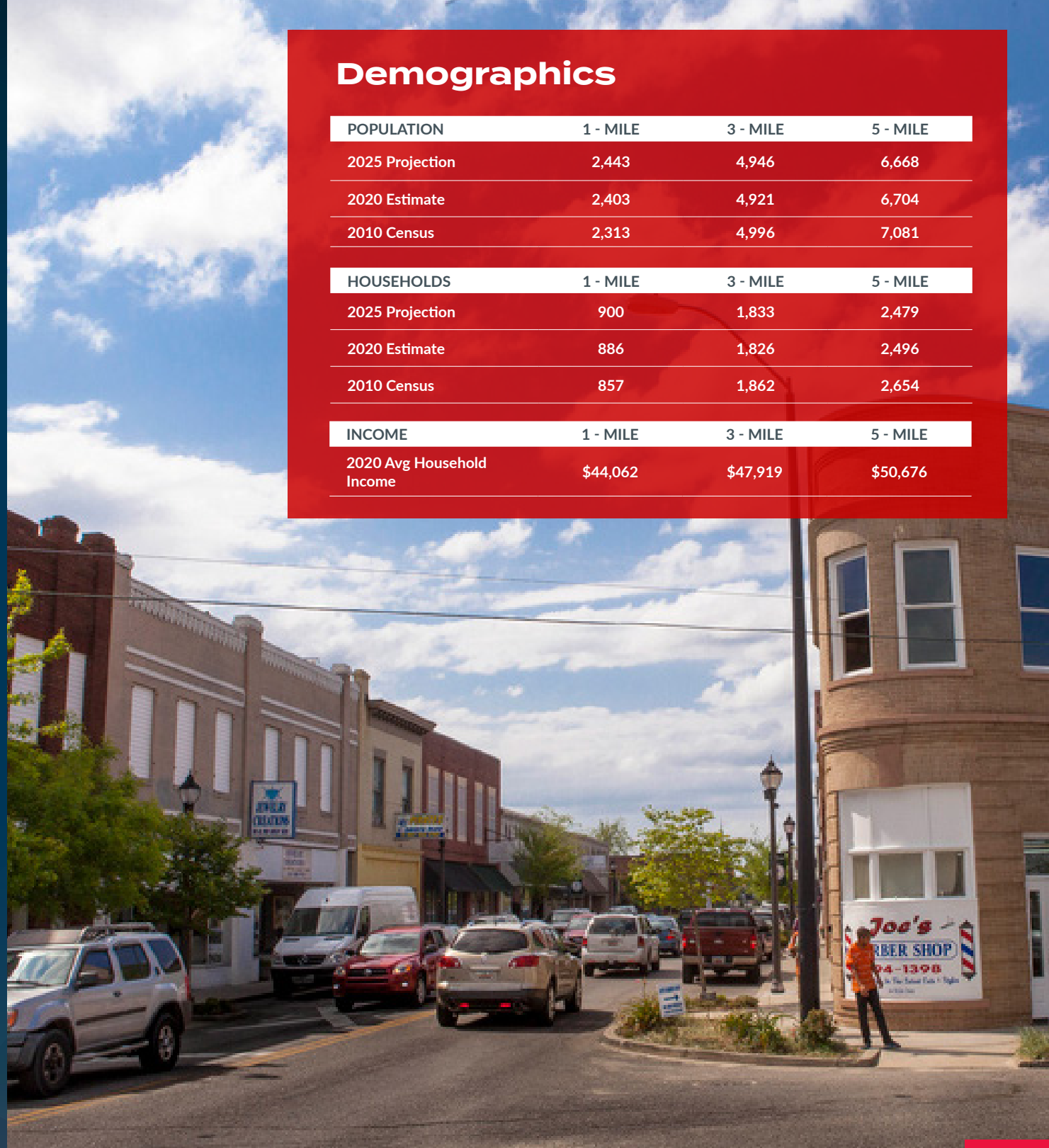
With Black River just a few miles from Andrews, approximately an hours drive to Lake Moultrie, or the Grand Strand of South Carolina, Andrews is centrally located when it comes to enjoying various outdoor recreations year round. One enjoys the river, lake, and ocean during the summer and during the fall, winter, and spring it is hunting and fishing, children and adult sports, and other activities.

Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2025 Projection	2,443	4,946	6,668
2020 Estimate	2,403	4,921	6,704
2010 Census	2,313	4,996	7,081

HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2025 Projection	900	1,833	2,479
2020 Estimate	886	1,826	2,496
2010 Census	857	1,862	2,654

INCOME	1 - MILE	3 - MILE	5 - MILE
2020 Avg Household Income	\$44,062	\$47,919	\$50,676



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **CVS** located at **415 Brooks Rd, Andrews, SC 29510** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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