



LONG TERM CVS SITE FOR SALE

ACTUAL PHOTO OF SUBJECT PROPERTY

CVS

175 E 4th St, Dunkirk, NY 14048

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CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

EXECUTIVE SUMMARY

SALE PRICE

\$3,832,728

CAP RATE

5.5%

INVESTMENT SUMMARY

List Price:	\$3,832,728
NOI:	\$210,800
Cap Rate:	5.5%
Price / SF:	\$378.54
Building Size:	10,125 SF
Land Acreage:	0.83 Acres
Year Built:	1998

LEASE SUMMARY

Lease Type:	NN Lease
Taxes / CAM / Insurance:	Tenant Responsibilities
Roof / Structure:	Landlord Responsibilities
Parking Lot:	Landlord Responsibilities
Original Lease Term:	20 Years
Term Remaining:	17 Years and 9 Months
Commencement Date:	09/13/1998
Term Expiration:	01/31/2039
Options:	(5) 5 Year Options
Increases:	In Option Period - Refer to Lease Abstract Page
Guarantor:	CVS Corporation (Corporate Lease)

INVESTMENT HIGHLIGHTS

- NN Lease Structure - Minimal Landlord Responsibilities
- CVS Expanded the Pharmacy at this Location in 2019
- Located .5 Miles Away from Brooks Memorial Hospital
- Long Term Occupancy 22 + Years
- Drive Through Equipped Site
- Hard Corner Location | Signalized Intersection
- Multiple Points of Ingress & Egress
- Average Household Income Within a 1 Mile Radius is \$60,000 +
- Surrounded By National Retailers Such as: Dollar General, Save-A-Lot, Key Bank, USPS, The Salvation Army, Tim Hortons, Family Dollar & Many More

LEASE ABSTRACT



LEASE SUMMARY

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Taxes / Insurance / CAM:	Tenant Responsibilities
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Guarantor:	CVS Corporation (Corporate Lease)
Right of First Refusal:	None

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Current Through 01/31/2039:	\$210,800.04	\$17,566.67
Option 1 (5 Years):	\$221,340.00	\$18,445.00
Option 2 (5 Years):	\$232,407.00	\$19,367.25
Option 3 (5 Years):	\$244,027.44	\$20,335.62
Option 4 (5 Years):	\$256,228.80	\$21,352.40
Option 5 (4 Years):	\$269,040.24	\$22,420.02
Base Rent (10,125 / SF)		\$20.81

AERIAL

Walgreens

E 4th St

Main St



RETAIL



Tim
Hortons

SUBJECT
PROPERTY

Save
a Lot

Walgreens

E 4th St

Main St



DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2025 Projection	9,598	19,935	25,876
2020 Population	9,811	20,354	26,453
2010 Population	10,551	21,849	28,543
Growth 2020-2025	-0.4%	-0.4%	-0.4%
Growth 2010-2020	-0.7%	-0.7%	-0.7%
2020 Population Hispanic Origin	3,370	4,372	4,677
2020 Population by Race:			
White	8,452	18,298	24,091
Black	747	1,052	1,156
Am. Indian & Alaskan	190	249	282
Asian	62	212	302
Hawaiian & Pacific Island	19	23	24
Other	341	520	598
U.S. Armed Forces:	12	13	13
Households:			
2025 Projection	4,062	7,611	10,039
2020 Households	4,155	7,782	10,281
2010 Households	4,461	8,332	11,084
Growth 2020 - 2025	-0.4%	-0.4%	-0.5%
Growth 2010 - 2020	0%	0%	0%
Owner Occupied	2,319	4,490	6,086
Renter Occupied	1,743	3,122	3,953
2020 Avg Household Income	\$45,989	\$55,881	\$60,805

CVS TENANT PROFILE



OVERVIEW

NYSE Ticker Symbol:

S&P Credit Rating:

Number Of Locations:

Number Of Employees:

Founded:

Total Revenue:

Net Income:

Headquarters:

CVS

BBB+

9,600 +/-

240,000 +

May 8, 1963

\$268.7 Billion (2020)

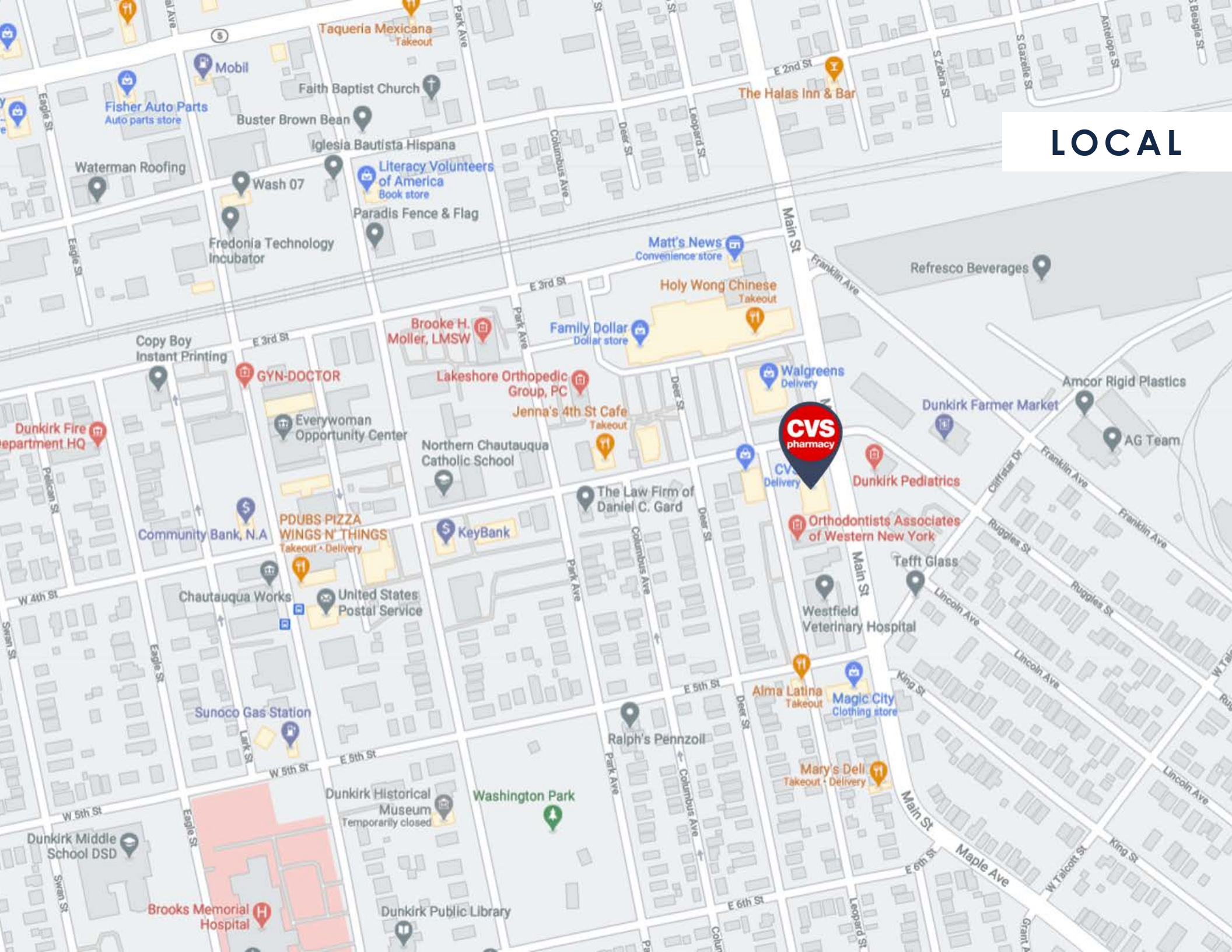
\$13.9 Billion (2020)

Woonsocket, RI

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. Most of these clinics are located within CVS stores.

LOCAL



REGIONAL



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CVS

175 E 4th St, Dunkirk, NY 14048



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