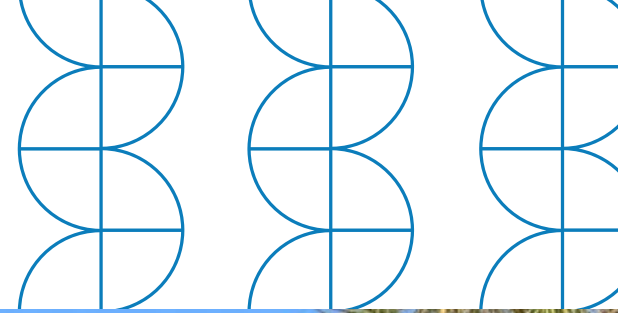




GROUND + SPACE

CVS Pharmacy

Plantation, Florida
\$4,863,310 + 4.50%



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Ground + Space Website

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View The Site

Location is important where real estate is concerned. Take a look at the property's prominent positioning via Google Maps to see the benefits of investing in this property.

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Interested in purchasing this property? We want to make the process easy. Click the link below to request a Ground + Space LOI form.

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This CVS Pharmacy location boasts extremely strong store sales and a low rent-to-sales ratio.



Investment Highlights

Prime Investment Opportunity

This CVS Pharmacy site features a drive-thru pharmacy and a MinuteClinic. The tenant recently exercised its second five-year option, signaling CVS's long-term commitment to this location. Two options remain on the current lease, and there are no landlord responsibilities for ease of ownership. Since there is no state income tax in Florida, this asset is perfect for any 1031 investor.

Exceptional Access and Visibility

This CVS Pharmacy location is directly across from Hawks Landing, one of South Florida's premier luxury communities. Situated at the signalized intersection of West Broward Boulevard and North Nob Hill Road, this CVS Pharmacy is minutes from Westside Regional Medical Center and Westfield Broward, a shopping center anchored by Macy's and Dillard's. This enviable location allows visitors easy access to Interstates 95 and 595, as well as Florida's Turnpike. Plantation is only 15 minutes from downtown Fort Lauderdale, the Fort Lauderdale-Hollywood International Airport and Port Everglades.

Within Prime South Florida Community

Plantation is an ever-growing city in South Florida. Home to more than 94,000 residents, Plantation has grown by over 15 percent in the past decade. This planned community combines quality shopping districts, more than three million square feet of office space and a variety of housing options within luxury mixed-use developments like Plantation Walk. There continues to be a flurry of development activity throughout the city. One only needs to drive around Plantation to check out the many new lifestyle options that make the city a great place to live, work and play.

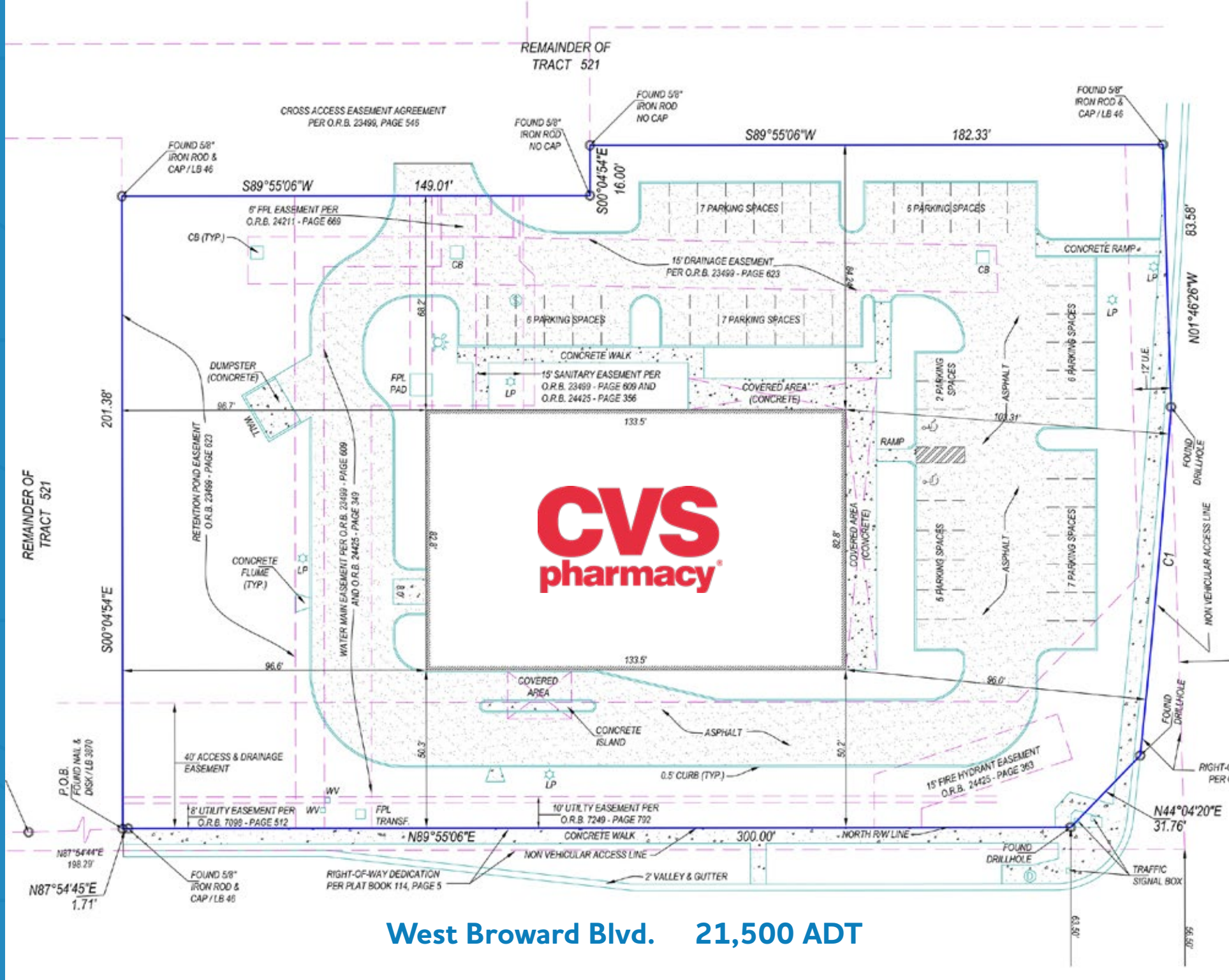


Lease Summary

| | |
|------------------------|--|
| Tenant | Holiday CVS, LLC DBA CVS Pharmacy |
| Guarantor | Corporate |
| Store | No. 05079L01 |
| Address | 10241 W Broward Blvd. Plantation, FL 33324 |
| Rentable Area | ± 11,236 SF |
| Features | Drive-Thru Pharmacy + 1,000 SF MinuteClinic |
| Land Size | ± 1.37 AC |
| Year Built | 1996/2000 |
| Parking | 36 Surface Parking Spaces |
| Current NOI | \$221,488.95 |
| Commencement | January 31, 2021 |
| Expiration | January 30, 2026 |
| Increases | 1.1% Every 5 Years Within Remaining Options |
| Lease Term | 5 Years - Tenant Exercised 2nd Option |
| Lease Type | Ground |
| Options | 2 x 5-Year Options Remain |
| Percentage Rent | Yes - 2% Gross Receipts |
| Landlord | No Responsibilities |
| Sales Reporting | Yes - Contact Broker |
| ROFR | No |

Tenant Profile

CVS Pharmacy, the retail division of CVS Health, is America's leading retail pharmacy with nearly 10,000 locations, including over 1,700 pharmacies inside of Target and Schnucks grocery stores. CVS Pharmacy employs approximately 300,000 colleagues across all 50 states, Puerto Rico and Washington, D.C. The company is committed to delivering innovative health solutions that create a simpler, more accessible experience for patients, customers and caregivers. CVS Pharmacy is the only national pharmacy to remove tobacco products from its shelves and has taken a leadership role in responding to the COVID-19 pandemic by making testing and vaccinations available at locations across the United States. During the first fiscal quarter of 2021, CVS Health Corporation (NYSE: CVS) announced increase revenues of \$69.1 billion (up 3.5 percent compared to 2020). This signals that the company's unmatched assets and the strength of the CVS Health brand have remained strong even in the face of a global pandemic.





SmartStop
Self Storage

Mobil

CVS
pharmacy

CAR WASH

The UPS Store

Walgreens
LAST SALE
\$8,375,000
February 2015

W Broward Blvd.
21,500 ADT

NW 11th St.

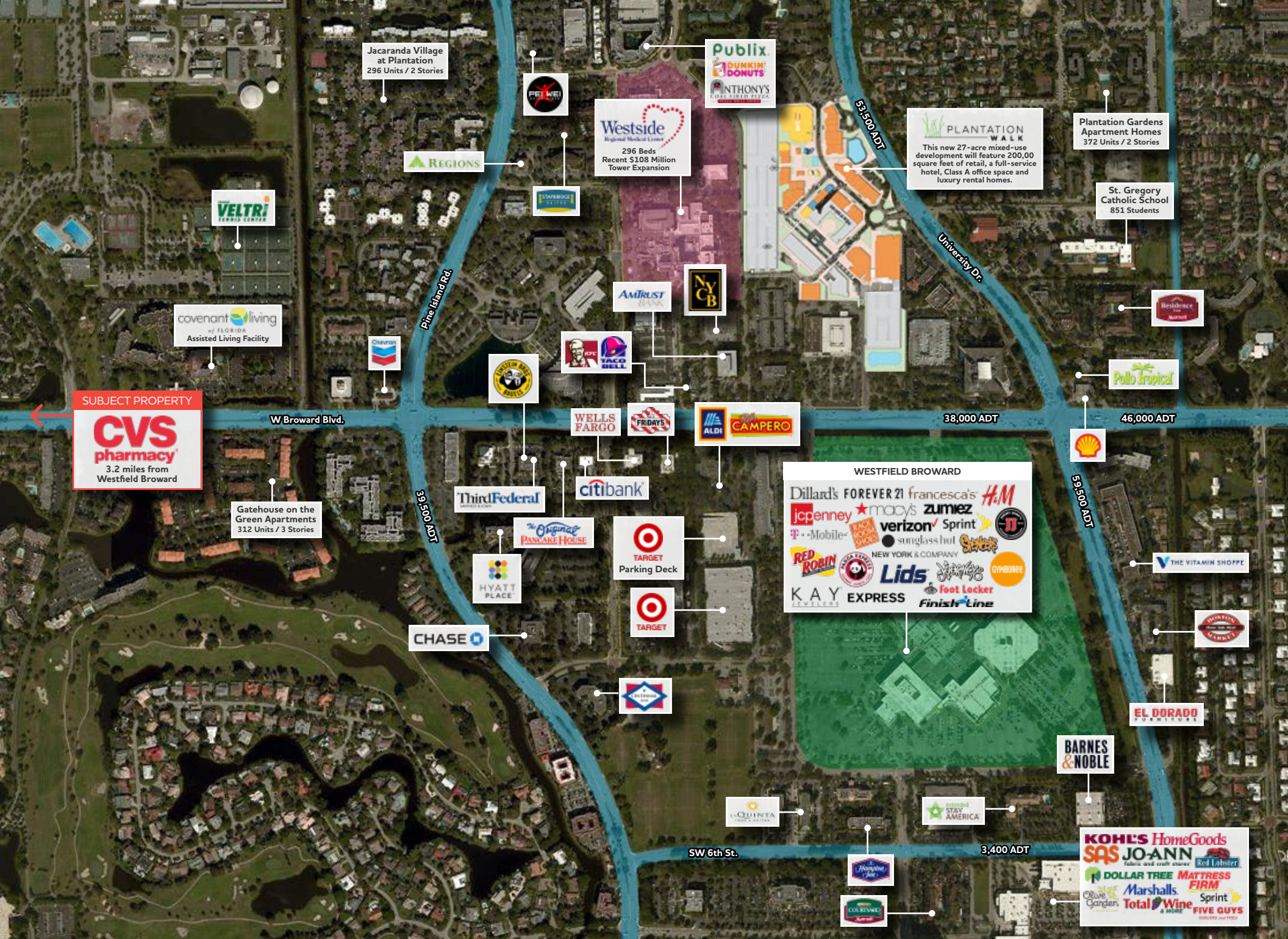
Market Overview

CVS Pharmacy

Plantation, Florida
Market Overview









Location Overview

Hometown Charm Meets South Florida Luxury Hospitality

First incorporated in April of 1953, Plantation has expanded into a growing, vibrant municipality, with a residential population exceeding 94,000. The city of Plantation is located in central Broward County and is bordered by Lauderhill, Sunrise, Davie and Fort Lauderdale. The city, despite its explosive growth in recent decades, still retains its original hometown charm while offering all the amenities of a large metropolitan area, including an 18-hole championship golf course, signature parks, world-class recreation facilities and so much more.

Plantation is a planned community that combines quality shopping districts, more than three million square feet of office space and a variety of housing options within mixed-used developments. The city's business districts—Plantation Gateway, Plantation Midtown and Plantation Technology Park—offer an alternative to the congestion and fast pace of a metropolis. Plantation is home to the world headquarters of DHL, and several nationally-recognized companies also have a major presence

in the city: American Express, Motorola, University of Miami Sylvester Cancer Center, Plantation General Hospital and Westside Regional Medical Center. Residents of Plantation have direct access to Interstate 595 and Florida's Turnpike, providing commuters with ready access to Miami-Dade and Palm Beach counties. Plantation is only 15 minutes from downtown Fort Lauderdale, Interstate 95, Port Everglades and the Fort Lauderdale-Hollywood International Airport.

Located mere minutes from the subject properties is Plantation's newest destination: Plantation Walk. This 27-acre development presents 130,000 square feet of retail, a full-service hotel, Class A office space and luxury rental apartments, all infused with resort-level hospitality in a walkable, connected community made for shopping, dining, living, working and playing.

There continues to be a flurry of development activity throughout the city. One only needs to drive around Plantation to check out the many new lifestyle options that make the city a great place to live, work and play.





Advantageous Economic Climate

Spanning 36 square miles with an estimated population of 186,220, Fort Lauderdale is one of the **10 largest cities in Florida**. The city's prime location 23 miles north of Miami and 42 miles south of Palm Beach has helped Fort Lauderdale established itself as a world-class international business center and one of the most desirable locations for new and expanding businesses. An economy once largely based in tourism now supports a **diverse range of industries**, including marine, manufacturing, finance, insurance, real estate, high technology, aerospace, avionics and film/television production.



Popular Tourist Destination

Neighboring Fort Lauderdale is a principal city of Greater Miami and the county seat of Broward County. The city is a popular tourist destination and is known as the “Yachting Capital of the World” and the “Venice of America.” Greater Fort Lauderdale hosted **13 million overnight visitors in 2018**. Additionally, 3.89 million cruise passengers passed through Port Everglades, the third-largest cruise port in the world. Blessed with over 3,000 hours of sunshine each year, world-famous Fort Lauderdale Beach offers premier opportunities for recreation, relaxation and enjoyment. The picturesque Riverwalk serves as the cornerstone of the City’s arts, science, cultural and historic district, while Las Olas Boulevard has gained international acclaim as Fort Lauderdale’s centerpiece of fashion and entertainment.



Access to Major International Airports

The closest major international airport to the Subject Property is the Fort Lauderdale-Hollywood International Airport (FLL), one of three airports serving Greater Miami. With **over 700 daily flights** to 135 domestic and global destinations, FLL has become an **intercontinental gateway**. FLL serves as a primary airport for the Miami, Fort Lauderdale, Pompano Beach and Boca Raton areas. The airport is the primary base for Spirit Airlines, and is also a base for JetBlue. Additionally, FLL is a “focus city” for Allegiant Air, Southwest Airlines and Norwegian Air Shuttle. In 2019, the airport welcomed more than 36.7 million passengers through its terminal gates.





Demographics Summary

| | Demographics | 1 Mile | 3 Miles | 5 Miles |
|------------------|--|-----------|----------|----------|
| Population | Estimated Population | 13,938 | 132,787 | 327,614 |
| | 2026 Projected Population | 14,215 | 136,465 | 336,643 |
| | 2010 Census Population | 13,086 | 118,669 | 291,849 |
| | Projected Annual Growth (2021–2026) | 1.99% | 2.77% | 2.76% |
| | Historical Annual Growth (2010–2021) | 6.51% | 11.90% | 12.25% |
| | Estimated Households | 5,756 | 54,598 | 125,132 |
| | 2026 Projected Households | 5,861 | 56,013 | 128,416 |
| | 2010 Census Households | 5,436 | 49,155 | 111,992 |
| | Projected Annual Growth (2021–2026) | 1.82% | 2.59% | 2.62% |
| | Historical Annual Growth (2010–2021) | 5.89% | 11.07% | 11.73% |
| Household Income | Est. HH Income \$200,000+ | 14.91% | 8.78% | 7.15% |
| | Est. HH Income \$150,000–\$200,000 | 8.93% | 8.31% | 7.24% |
| | Est. HH Income \$125,000–\$150,000 | 8.45% | 7.97% | 7.73% |
| | Est. HH Income \$100,000–\$125,000 | 9.85% | 9.34% | 9.16% |
| | Est. HH Income \$75,000–\$100,000 | 15.05% | 14.43% | 13.21% |
| | Est. HH Income \$50,000–\$75,000 | 16.04% | 16.62% | 17.40% |
| | Est. HH Income \$25,000–\$50,000 | 16.56% | 19.18% | 20.72% |
| | Est. HH Income Under \$25,000 | 10.20% | 15.37% | 17.38% |
| | Est. Average Household Income | \$115,691 | \$95,565 | \$88,325 |
| Race/Ethnicity | Est. Median Household Income | \$86,951 | \$73,213 | \$66,896 |
| | Est. White | 74.93% | 73.50% | 61.82% |
| | Est. Black | 17.43% | 18.70% | 30.46% |
| | Est. American Indian or Alaska Native | 0.25% | 0.37% | 0.41% |
| | Est. Asian | 5.14% | 4.93% | 4.73% |
| | Est. Hawaiian or Pacific Islander | 0.04% | 0.12% | 0.14% |
| | Est. Other | 2.20% | 2.38% | 2.45% |

Contact Us



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