



# CVS PHARMACY WITH DRIVE-THRU

802 N Houston Rd, Warner Robins, GA 31093

Long Term NN Lease | Brand New Roof – 20 Year Warranty

Offering Memorandum

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# INVESTMENT HIGHLIGHTS

• TENANT	Georgia CVS Pharmacy L.L.C.	• GUARANTOR	CVS Corporation
• PRICE	Unpriced. Call for Guidance	• RENTABLE SF	10,112 SF
• LEASE EXPIRATION	June 30, 2031	• LAND AREA	1.35 AC
• OPTIONS	Six, 5-year options	• BUILT	1999
• ANNUAL RENT	\$150,000.00	• LEASE TYPE	NN
• OPTION RENT	5% Increase at each option	• LL RESPONSIBILITY	Roof and Structure

CVS Pharmacy has been in this location since 1999. This store features a Drive-Thru and ample parking. CVS recently renewed the Lease for ten (10) years which was three (3) years prior to the then existing lease expiration showing CVS's commitment to this location and market. Landlord replaced roof in 2021 and has secured a 20 year warranty.

## CORE CHARACTERISTICS

### Investment Grade Tenant



CVS is a publicly traded company (NYSE: CVS) with investment grade credit, rated BBB by Standard and Poor's.

### Passive Structure

\$ New roof, limited landlord responsibilities.

### Steady Performer

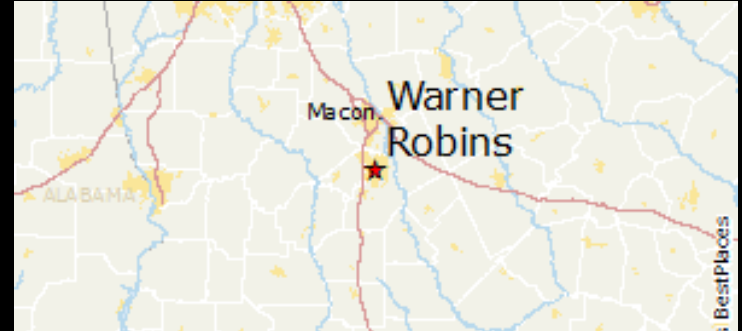


Sales have increased year over year for ever year since 2017 at this location.

### Longstanding Tenancy



CVS has operated at the property since 1999 and recently committed to renew at the property through June 2031.

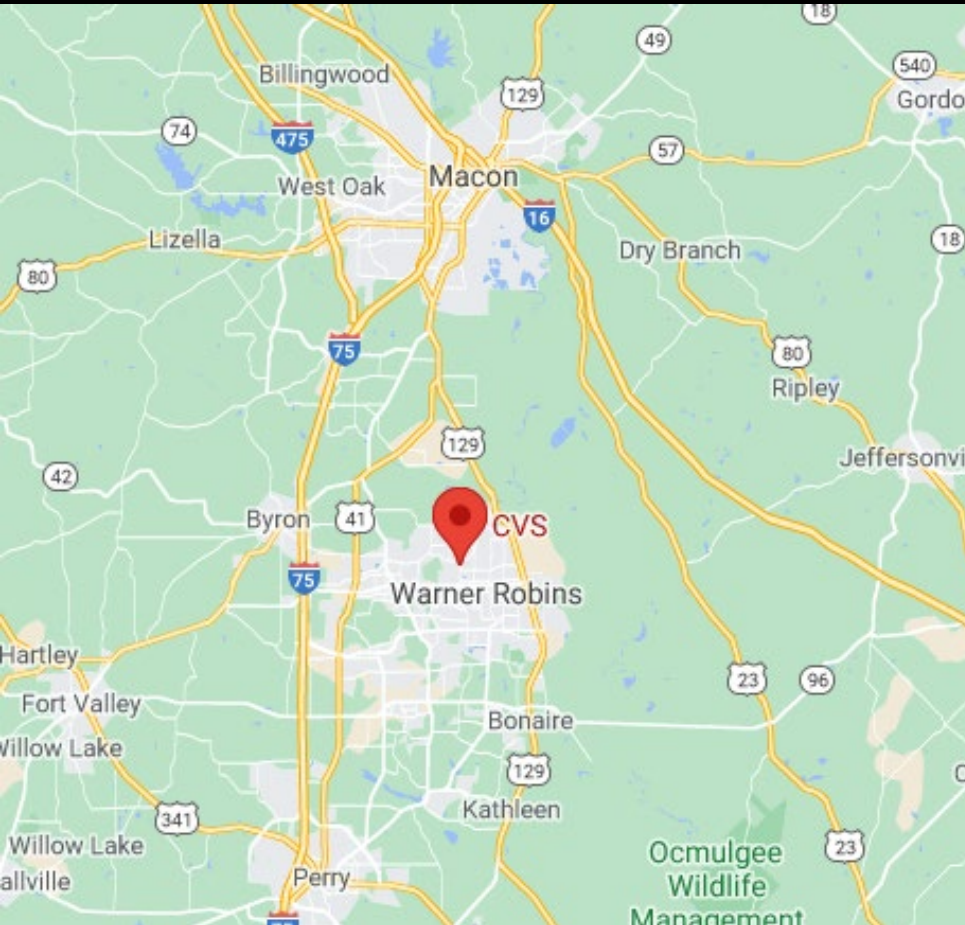


REPRESENTATIVE PHOTOS


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## STRONG TRAFFIC COUNTS FOR INCREASED VISIBILITY





 17,900 on North Houston Road


 11,400 on Elberta Road


 Close proximity to the North Houston Sports Complex, a multi-sport complex which opened May 2021.

 100 parking spaces.

 Warner Robins is widely known for its quality of life for families. For consecutive years in 2009 & 2010, Business Week magazine named Warner Robbins the best place in Georgia to raise a family. In 2012, CNN Money named Warner Robins #7 on its Best Places To Live list for America's best small cities.

 Warner Robins, Georgia's International City, is best known as the home of Robins Air Force Base (\$3.38b Economic Impact), the Museum of Aviation (second largest in the country), and the Southeast Regional Little League Headquarters and field

 The base is one of the largest employers in the state of Georgia and directly contributes over 25,000 military, civil service, and contractor jobs to the local economy. It has provided an economic stability not only for Warner Robins but the entire Middle Georgia Community

 The Museum of Aviation is located just next to the Airforce base and is Georgia's largest tourist attraction outside of Atlanta. It is the second largest museum sponsored by the United States Air Force and the fourth-most visited museum in the Department of Defense

# AREA INTEL AND DEMOGRAPHICS



Demographics	1 mile	3 mile	5 mile
Population	10,860	50,520	93,198
Households	4,333	19,995	36,045
Household Income	\$51,319	\$56,390	\$68,137
Daytime Population	2,209	22,926	51,341
	5 mins	10 mins	15 mins
Drive time Population	19,643	58,085	114,882



## QUICK STATS

### ABOUT CVS PHARMACY

CVS Pharmacy, owned by CVS Health, is headquartered in Woonsocket, RI and was founded in 1963. Subsidiaries include: MinuteClinic, CVS Caremark, Aetna, MORE.

#### 2020 REVENUE

\$268.7 Billion (Up 4.6%)

#### 2019 REVENUE

\$256.8 Billion (Up 32.0%)

#### 2018 REVENUE

\$194.6 Billion (Up 5.3%)

#### CREDIT RATING

BBB (S&P)

Baa2 (Moody's)



# STATEMENT OF CONFIDENTIALITY AND CONDITIONS

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Cosmo Real Estate Partners LLC, the Seller's exclusive agent in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its exclusive agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants and other advisors.

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