

CVS

105 Foothills Center Drive

West Union, SC 29696



ON MARKET: CVS IN WEST UNION, SOUTH CAROLINA



INVESTMENT HIGHLIGHTS

- ▶ **CVS in West Union, SC**
37 MILES WEST OF GREENVILLE
- ▶ **Tenant Signed a 20-Year Lease Extension in 2019**
STRONG COMMITMENT TO SITE
- ▶ **Absolute Triple Net Lease (NNN)**
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Strong Corporate Guaranty From CVS Health Corp. | S&P: BBB**
- ▶ **Located Just Off An On-Ramp to Highway 28**
MAJOR COMMUTER ROUTE
- ▶ **Below Market Rent**
TENANT IS ONLY PAYING LESS THAN \$14 PER SQUARE FOOT
- ▶ **Population Growth Within 10 Miles**
6.4% INCREASE SINCE 2010
- ▶ **Outparcel to a Save-A-Lot Anchored Shopping Center**
MAJOR TRAFFIC GENERATOR
- ▶ **National Retailers Located Nearby**
DOLLAR GENERAL, MCDONALD'S, SUBWAY, FAMILY DOLLAR, CRICKET WIRELESS, BOJANGLES AND MANY MORE

FINANCIAL OVERVIEW

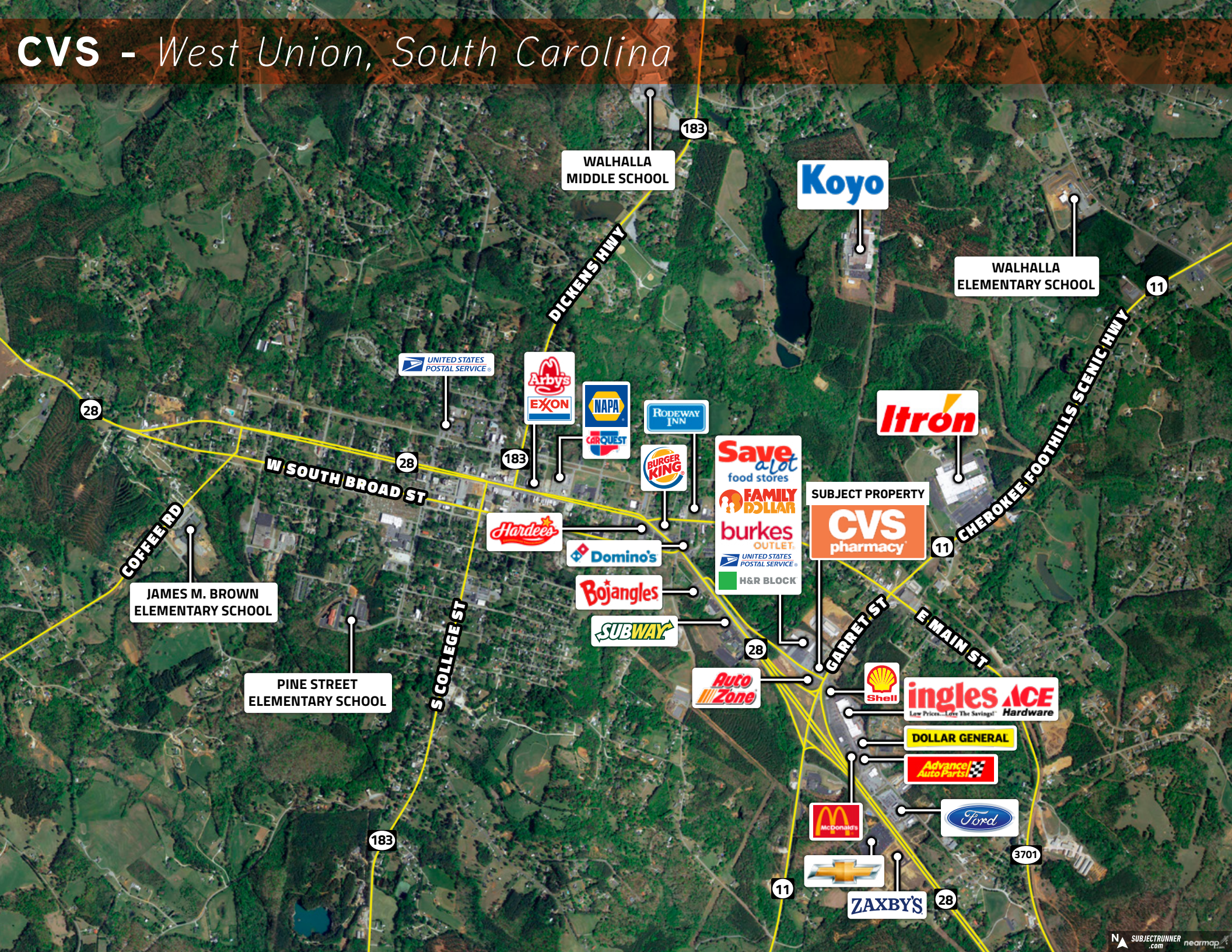
105 FOOTHILLS CENTER DRIVE
WEST UNION, SOUTH CAROLINA 29696

PRICE	\$2,356,000
CAP RATE	4.50%
NOI	\$106,000
PRICE PER SQUARE FOOT	\$294.50
RENT PER SQUARE FOOT	\$13.25
YEAR BUILT	1990
APPROXIMATE LOT SIZE	1.17 Acres
GROSS LEASEABLE AREA	8,000 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	CVS Health Corp.
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsibility



ACTUAL PROPERTY

CVS - West Union, South Carolina



WALHALLA
MIDDLE SCHOOL

Koyo

WALHALLA
ELEMENTARY SCHOOL

UNITED STATES
POSTAL SERVICE®

Arbys
EXXON

NAPA
CARQUEST

RODEWAY INN

BURGER KING

Save
a lot
food stores

FAMILY
DOLLAR

burkes
OUTLET

UNITED STATES
POSTAL SERVICE®

H&R BLOCK

SUBJECT PROPERTY

CVS
pharmacy

Itron

CHEROKEE FOOTHILLS SCENIC HWY

28

28

W SOUTH BROAD ST

COFFEE RD

JAMES M. BROWN
ELEMENTARY SCHOOL

183

Handee's

Domino's

Bojangles

SUBWAY

Auto
Zone

28

GARRET ST

E MAIN ST

PINE STREET
ELEMENTARY SCHOOL

183

S COLLEGE ST

Shell

ingles ACE
Low Prices...Love The Savings! Hardware

DOLLAR GENERAL

Advance
Auto Parts

McDonald's

Ford

Chevrolet

ZAXBY'S

3701

28

TENANT OVERVIEW

CVS Health Corporation, together with its subsidiaries, is a pharmacy innovation company helping people on their path to better health. At the forefront of a changing health care landscape, the Company has an unmatched suite of capabilities and the expertise needed to drive innovations that will help shape the future of health care. CVS is currently the only integrated pharmacy health care company with the ability to impact consumers, payors, and providers with innovative, channel-agnostic solutions. They have a deep understanding of their diverse needs through their unique integrated model and are bringing them innovative solutions that help increase access to quality care, deliver better health outcomes and lower overall health care costs.

Through more than 9,900 retail locations, more than 1,100 walk-in health care clinics, a leading pharmacy benefits manager with nearly 90 million plan members, a dedicated senior pharmacy care business serving more than one million patients per year, expanding specialty pharmacy services and a leading stand-alone Medicare Part D prescription drug plan. They are delivering break-through products and services, from advising patients on their medications at their CVS Pharmacy locations, to introducing unique programs to help control costs for their clients at CVS Caremark, to innovating how care is delivered to their patients with complex conditions through CVS Specialty, to improving pharmacy care for the senior community through Omnicare, or by expanding access to high-quality, low-cost care at CVS MinuteClinic.



OVERVIEW

TENANT TRADE NAME	CVS Health Corp.
OWNERSHIP	Public
NUMBER OF LOCATIONS	9,900+
GUARANTOR STRENGTH	Corporate Guaranty
HEADQUARTERED	Woonsocket, RI
WEB SITE	www.cvs.com
REVENUE	\$285.1B (2021)
STOCK SYMBOL	CVS
BOARD	NYSE
CREDIT RATING	BBB (S&P)
RANK	#4 in Fortune 500 (2021)

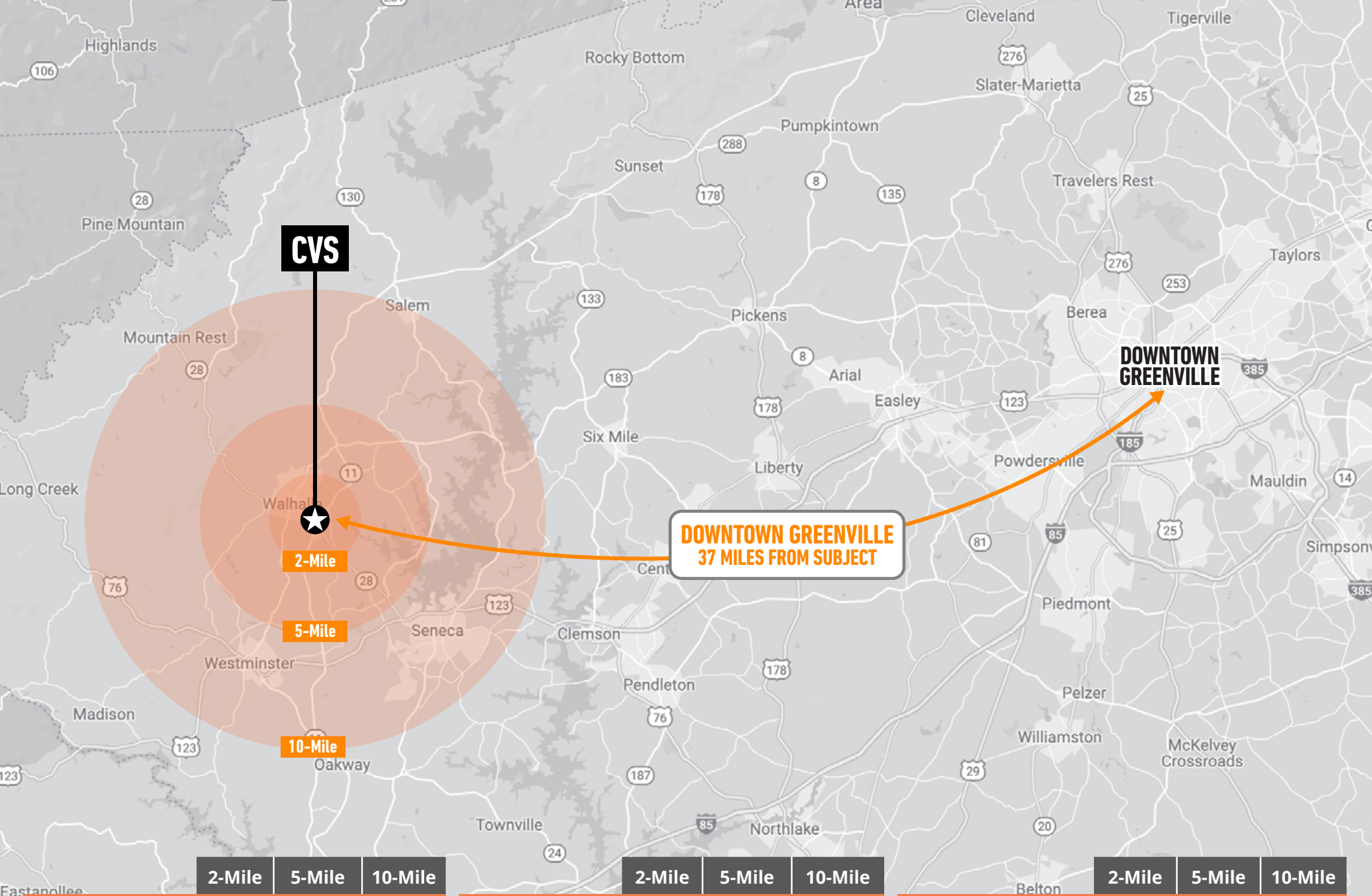


ABOUT WEST UNION

West Union is a town in Oconee County, South Carolina, situated approximately 27 miles northwest of Anderson, 37 miles west of Greenville, and 63 miles southwest of Asheville, North Carolina. As of 2019, the population was 334. The town is located along SC Highway 11, northeast of the highway's intersection with SC Highway 28, generating ease of access. The city of Walhalla borders West Union to the west, and Lake Keowee is just a few miles east.



ACTUAL PROPERTY



	2-Mile	5-Mile	10-Mile
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2010 Population	4,855	18,127	54,798
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2021 Population	5,036	18,897	58,280
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2026 Population	5,267	19,777	61,193
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	2-Mile	5-Mile	10-Mile
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2010 Households	1,906	7,308	22,734
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2021 Households	1,977	7,624	24,199
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2026 Households	2,068	7,982	25,417
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	2-Mile	5-Mile	10-Mile
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2021 Average HH Income	\$49,225	\$64,456	\$67,832
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2021 Median HH Income	\$35,388	\$43,438	\$47,557
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ACTUAL PROPERTY