

CVS PHARMACY

9861 Highway 64

Arlington, TN 38002



ON MARKET: CVS PHARMACY IN ARLINGTON, TENNESSEE



INVESTMENT HIGHLIGHTS

- CVS in Arlington, TN**
17 MILES NORTHEAST OF DOWNTOWN MEMPHIS
- Absolute Triple Net Lease (NNN)**
ZERO LANDLORD RESPONSIBILITIES
- Strong Corporate Guaranty From CVS Health Corp.**
RATED "BBB" BY STANDARD & POOR'S (S&P)
- Tenant Signed a New, 20-Year Lease That Commenced in December 2018**
STRONG COMMITMENT TO SITE
- Signalized Hard Corner Location With Two Points of Ingress/Egress**
22,000+ VEHICLES PER DAY (VPD)
- Affluent Surrounding Area**
3-MILE AHI: \$109,000+ ANNUALLY
- Dense Trade Area**
OVER 1M SQUARE FEET OF EXISTING RETAIL SPACE WITHIN ONE MILE
- National Retailers Located Nearby**
WENDY'S, ALDI, WAFFLE HOUSE, SONIC, LITTLE CAESARS, TRACTOR SUPPLY AND MANY MORE

FINANCIAL OVERVIEW

9861 HIGHWAY 64
ARLINGTON, TN 38002

PRICE	\$8,250,000
CAP RATE	4.50%
NOI	\$371,234
PRICE PER SQUARE FOOT	\$623.82
RENT PER SQUARE FOOT	\$28.07
YEAR BUILT	2010
APPROXIMATE LOT SIZE	1.53 Acres
GROSS LEASEABLE AREA	13,225 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	CVS Health Corp.
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsibility



CVS PHARMACY - *Arlington, Tennessee*



LEASE SUMMARY

LEASE COMMENCEMENT DATE	12/28/2018
LEASE EXPIRATION DATE	12/31/2038
CURRENT LEASE TERM	20 Years
TERM REMAINING	16+ Years
BASE TERM INCREASES	None
OPTIONS TO RENEW (REMAINING)	10, 5-Year



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.



ACTUAL PROPERTY



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)



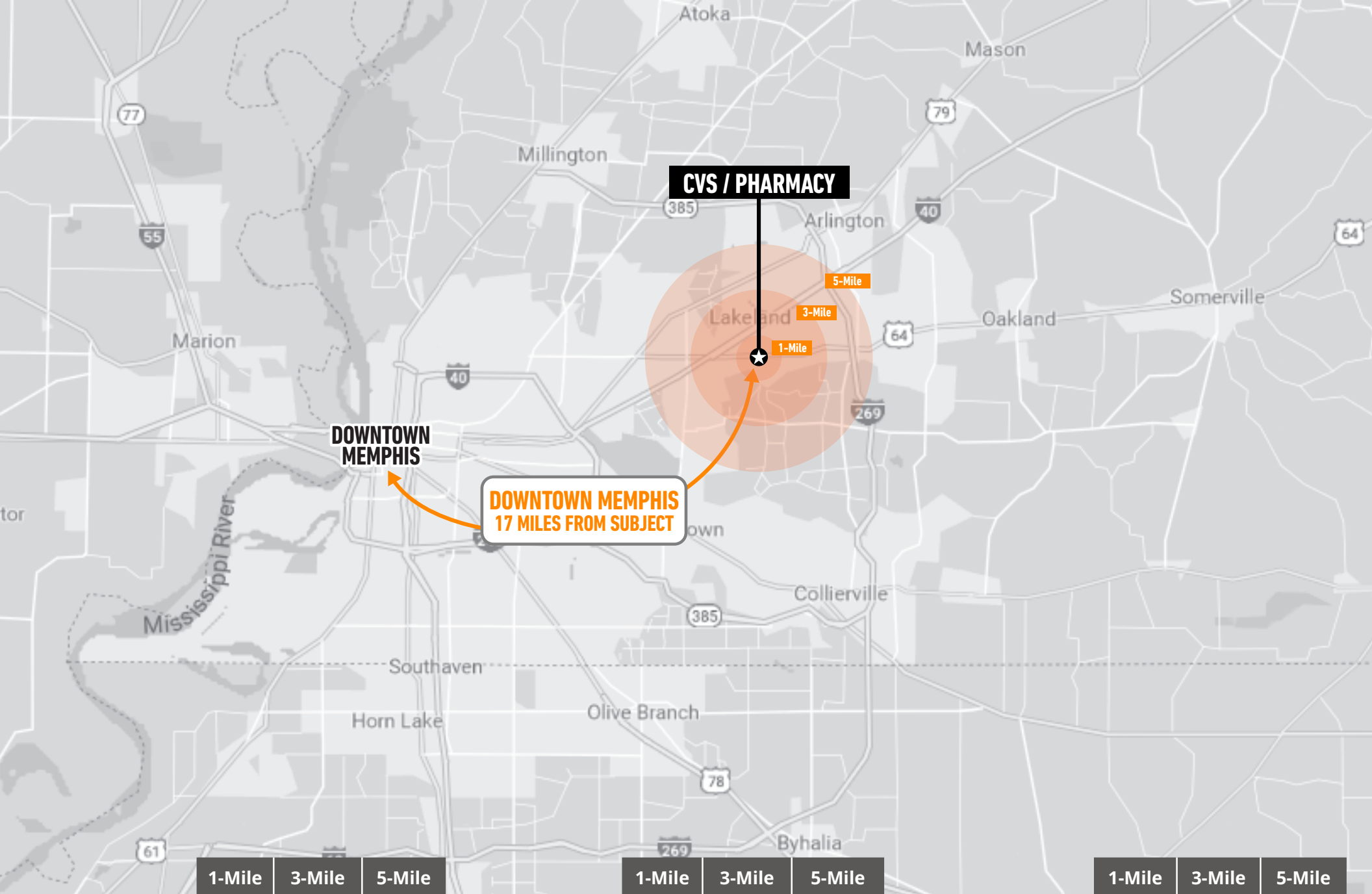
ACTUAL PROPERTY

ABOUT ARLINGTON

Arlington is a town in Shelby County, Tennessee, located approximately 17 miles northeast of Memphis. Between 2000 and 2010, the population of Arlington boomed by 348%, making it the second fastest growing town or city in the state of Tennessee. As of 2019, the population was estimated to be 11,743. The town is accessed via Interstate 40, and state routes 385 and 79. Arlington's work force is largely made up of white-collar employees, with over 43% of the population working in the management, business, finance, sales, or administration fields. As of 2022, future job growth is expected to outpace the national growth by over four percent.



ACTUAL PROPERTY



	1-Mile	3-Mile	5-Mile
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2010 Population	7,569	36,755	83,613
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2021 Population	7,643	38,169	84,814
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2026 Population	7,656	38,428	85,020
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	1-Mile	3-Mile	5-Mile
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2010 Households	2,893	13,690	31,857
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2021 Households	2,912	14,193	32,150
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2026 Households	2,915	14,284	32,195
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	1-Mile	3-Mile	5-Mile
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2021 Average HH Income	\$98,329	\$109,240	\$105,453
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2021 Median HH Income	\$81,764	\$87,083	\$82,560
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