



PRICE: \$3,434,040.00

CAP RATE: 5%

CVS

4418 Emerson Avenue, Parkersburg, WV 26104

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REALTY

Lease Abstract	
Tenant/Guarantor:	CVS
Address:	4418 Emerson Avenue. Parkersburg, WV 26104
Price:	\$3,434,040.00 (5% CAP rate)
Building Area:	10,125 SF
Land Area:	3.98 Acres
Year Built:	1999
Lease Expiration Date:	5/31/2032
Remaining Term:	10 years, 3 months
NOI:	\$171,702.00
Rent Increases:	No annual increases in the extension term and 11% increase for the five (5) year renewal option
Renewal Options:	One (1), Five (5) Year Options
Lease Type:	Absolute Triple-Net (NNN)
Landlord Responsibilities:	None

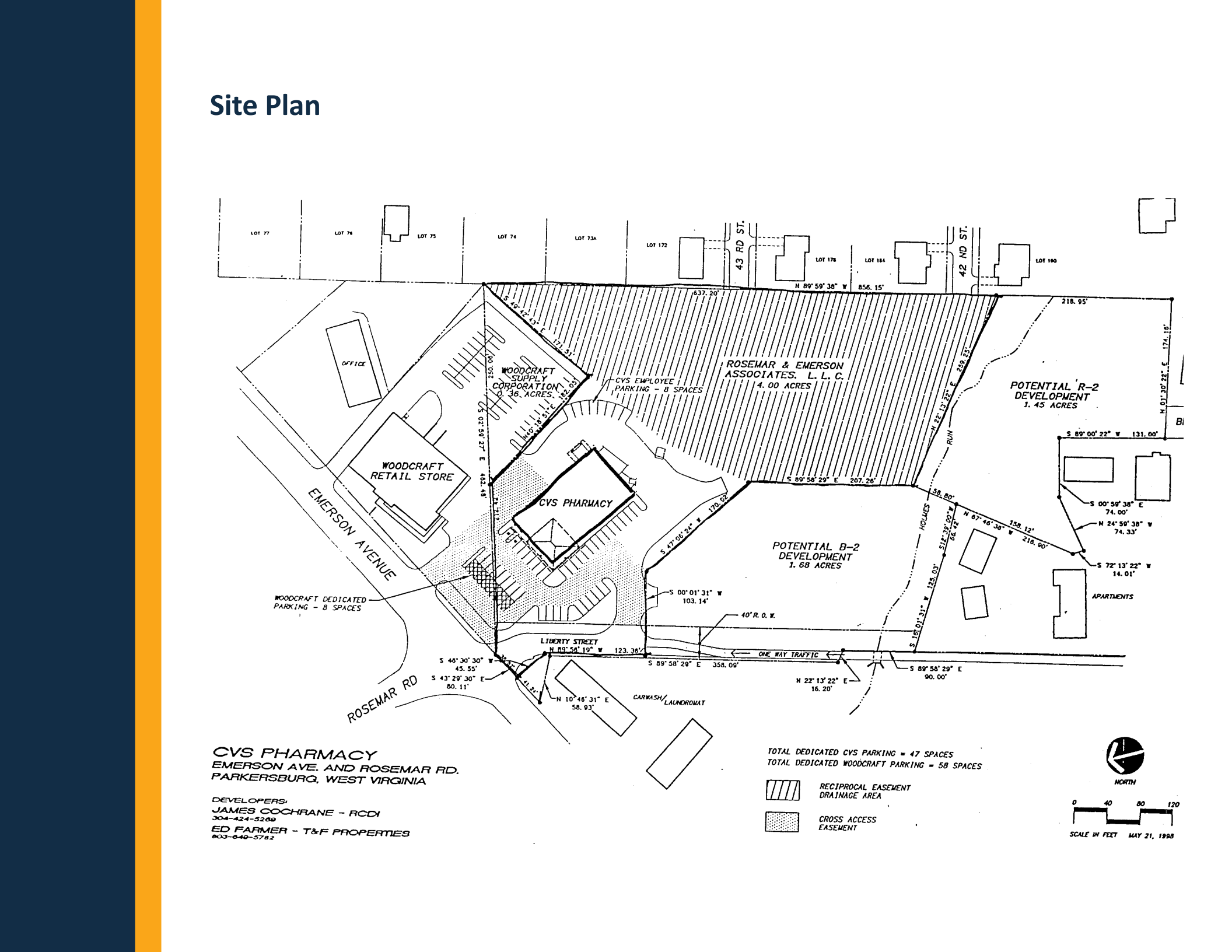
Rent Schedule			
CVS	Period	Monthly Rent	Annual Rent
Primary Term	6/1/2017-5/31/2032	\$14,308.50	\$171,702.00
Renewal Option	6/1/2032-5/31/2037	\$15,898.44	\$190,781.28

All information within this Offering Memorandum is confidential and proprietary. Century, as owner, has compiled this information to the best of its knowledge, but does not guaranty its accuracy. ALL PROPERTY INFORMATION SHOULD BE CONFIRMED BY THE BUYER BEFORE ANY COMPLETED TRANSACTION. The Confidentiality and Buyer Registration Agreement must be signed and reviewed by the intended parties. By receiving this Offering Memorandum, you are agreeing to the Confidentiality and Buyer Registration Agreement. For any questions, please contact John Aderholt, Adam Weidner, or Jessica Jarosz at 304.232.5411.

Property Features

- 10,125 SF CVS situated on approximately 3.98 acres
- CVS recently exercised an early, 15-year renewal in 2017 with 10 years, 3 months remaining (One, 5-year renewal option)
- No Rent Holiday
- Absolute NNN Lease | No Landlord responsibilities
- Strong Sales | Inquire with Broker
- Nearby retailers include Speedway, Papa John's Pizza, Subway, Hardee's, Los Agaves Mexican Restaurant, Hill House Pizza Pub, Hometown Piggly Wiggly, Dollar General, Family Dollar, Walgreens, North End Tavern & Brewery, YMCA of Parkersburg West Virginia, WVU Medicine Urgent Care, Camden Clark Medical Center, Hampton Inn & Suites Parkersburg Downtown, Quality Inn Parkersburg North-Vienna, and TownePlace Suites by Marriott Parkersburg
- Located on a hard corner | Lit intersection
- Easy access to Interstate 77, U.S. Route 50, and Ohio State Route 7
- 24-year operating history at this location
- Stable market in the Parkersburg-Marietta-Vienna metropolitan area with an estimated population of 164,000





Tenant Overview

CVS is the largest American retail pharmacy company established in 1981. The company specializes in the sale of prescription drugs and a variety of general merchandise, including over-the-counter medicine, cosmetics, seasonal products, and convenience foods, for both in the retail store and online. Their headquarters is located in Woonsocket, Rhode Island. CVS currently operates over 9,900 locations in the United States. CVS was founded in 1963 and originally named Consumer Value Store. It is a subsidiary of CVS Health. In 2018, CVS had a revenue of \$134.128 billion and has over 203,000 employees.



Corporate Information

Tenant:	CVS
Type:	Private
Founded:	1963
US Headquarters:	Woonsocket, Rhode Island
Locations:	Over 9,900 locations in the United States
No. of Employees:	Approximately 203,000 employees
Website:	www.cvs.com



Location Overview – Parkersburg, WV

The Property is located in Parkersburg, West Virginia, which is the county seat of Wood County, and the largest city in the Parkersburg-Marietta-Vienna metropolitan area with an estimated population of 164,000. Parkersburg sits between the Ohio and Little Kanawha Rivers. Major highways nearby include Interstate 77, U.S. Route 50, and Ohio State Route 7. The city is situated 75 miles South of Charleston, West Virginia, 80 miles North of Wheeling, West Virginia, 100 miles Northwest of Columbus, Ohio, 140 miles Northeast of Pittsburgh, Pennsylvania, and 170 miles North of Cleveland, Ohio. Downtown Parkersburg is home to Camden Clark Medical Center, a West Virginia University Medicine affiliate, United Bank, and the national headquarters to the Bureau of Fiscal Service.



Map





Team

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