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**Price**  
**\$3,700,000**



**Building**  
**~ 10,125 SF**



**Land**  
**1.23 Acres**



**Year Built**  
**1996**



**Stan Johnson Co.**

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# CVS Pharmacy

## Snellville (Atlanta), GA

Stan Johnson Company is pleased to exclusively offer for sale the fee simple interest in the single-tenant CVS Pharmacy located at 3010 Centerville Hwy in Snellville, Georgia (the "Property"). The Property is 100% occupied by CVS Pharmacy and is subject to a NN (Double Net) lease with no Landlord responsibilities. The lease has approximately eleven (11) years remaining and is fully backed by a corporate guaranty. The roof was replaced in 2011 and has a 20-year warranty.

### Investment Highlights

- Long-Term Lease to Credit Tenant (S&P: BBB)
- Successful Operating History
- Strong Commitment to the Location With New 10-Year Renewal
- Essential Retailer
- Highly Visible, High-Traffic Intersection Location (45,191 VPD Combined)
- Good Separation From Other CVS Stores Limiting Sales Cannibalization
- Recent Renovations to the Building and Property (Roof, Painting & Landscaping)
- Very Low Rent/Sales Ratio (<3% Est.)

