



# CVS PHARMACY

15.0 Years Remaining | \$361,000 NOI | Absolute NNN | Zieglerville, PA (Philadelphia MSA)



# THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to offer for sale the opportunity to acquire fee-simple interest in a CVS (“The Property”) in the Philadelphia, Pennsylvania MSA. The Property sits in a highly affluent neighborhood with an average household income greater than \$100,000 annually. The town has nearly 60,000 people within a 5-mile radius. Philadelphia is one of the largest MSAs in the nation and has shown consistent population growth over the last decade. CVS is a premier healthcare provider, generating the largest total prescription revenue in the nation throughout its almost 10,000 sites nationwide. This location includes a walk-in medical clinic that offers treatment for common illnesses, chronic conditions, and telehealth visits. CVS is operating on a brand-new lease extension that includes rare rent bumps, a testament to the confidence CVS corporate has in the site.





# INVESTMENT HIGHLIGHTS

## STRATEGIC LOCATION IN AFFLUENT MARKET

- Surrounded by exceptional demographics with an average household income of over \$100,000 in a 5-mile radius.
- The Philadelphia MSA has seen strong economic and population growth over the last decade.
- This CVS location features a MinuteClinic, offering a wide-range of healthcare services and expanded wellness products.

## BRAND NEW 15-YEAR EXTENSION

- Due to the strength of the location, CVS executed a brand-new 15-year lease extension displaying their long-term commitment to the site.
- Absolute NNN Lease requires zero landlord responsibilities throughout the lease term.

## INVESTMENT GRADE TENANCY

- CVS boasts investment grade credit (S&P: BBB).
- Employing 300,000+ people at almost 10,000 locations, CVS is one of the largest corporations in the nation, ranking No. 4 on the Fortune 500.





# PROPERTY OVERVIEW

**13,013 SF**

GLA

**\$361,000**

NOI

**15.0 Years**

Lease Term Remaining

**2008**

Year Built

**Absolute NNN**

Lease Type



**\$7,763,000**

Price

**4.65%**

Cap Rate



Property Overview	
Address	1206 N Gravel Pike
City, ST	Zieglersville, PA 19492
Year Built	2008
Building Size (SF)	13,013 SF
Lot Size	1.85 acres
Lease Overview	
Tenant (Lessee)	CVS Health Corporation
Remaining Term	15.0 years
Expiration Date	15 Years Following the Close of Escrow
NOI	\$361,000
Renewal Options	Ten, 5-Year Options
Option Rental Increases	5% Every 5 Years
Lease Type	Absolute NNN
Landlord Responsibilities	None

Rent Schedule				
Years	Annual Rent	Monthly	Rent PSF	% Increase
1 – 15	\$361,000	\$30,083	\$27.77	-
Renewal Option 1	\$379,050	\$31,588	\$29.16	5%
Renewal Option 2	\$398,003	\$33,167	\$30.62	5%
Renewal Option 3	\$417,903	\$34,825	\$32.15	5%
Renewal Option 4	\$438,798	\$36,566	\$33.75	5%
Renewal Option 5	\$460,738	\$38,395	\$35.44	5%
Renewal Option 6	\$483,775	\$40,315	\$37.21	5%
Renewal Option 7	\$507,963	\$42,330	\$39.07	5%
Renewal Option 8	\$533,361	\$44,447	\$41.03	5%
Renewal Option 9	\$560,029	\$46,669	\$43.08	5%
Renewal Option 10	\$588,031	\$49,003	\$45.23	5%

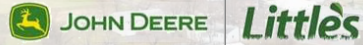




## Local Demographic Snapshot

	1-Mile	3-Miles	5-Miles
Total Population	2,914	17,786	56,567
Total Households	1,131	6,450	19,565
Average HH Income	\$87,392	\$93,685	\$100,211

*Facing North*



**Wawa**

Big Rd: 9,000 VPD

**DUNKIN'**

Gravel Pike: 5,000 VPD

Gravel Pike: 12,500 VPD

**SACKS  
& SONS Inc.**





# TENANT OVERVIEW

Established in 1963 and headquartered in Woonsocket, Rhode Island, CVS Health (S&P BBB, Fortune #4) is the nation's premier healthcare services company. The Company operates three key business segments covering the entirety of the healthcare demand spectrum: Pharmacy Services, Retail Pharmacy, and Health Care Benefits. CVS serves its customers through its nearly 10,000 retail locations and 1,100 walk-in medical clinics, operated by its 300,000 employees. As the largest U.S. pharmacy by total prescription revenue, CVS generated revenues of \$290.9 billion in 2021, which placed CVS at No. 4 on the Fortune 500 behind only Walmart, Amazon, and Apple. Their credit rating is BBB/Positive from Standard & Poor's and dividends have been paid uninterrupted for 24 years.



## Company Overview

<b>Company</b>	CVS Health Corporation
<b>Type</b>	Public (NYSE: CVS)
<b>Founded</b>	1963
<b>Headquarters</b>	Woonsocket, RI
<b>Number of Locations</b>	9,900+
<b>Number of Employees</b>	300,000+
<b>Website</b>	<a href="https://www.cvs.com/">https://www.cvs.com/</a>

## CVS HIGHLIGHTS:



BBB S&P Credit Rating



4.5M Customers Served Daily



\$290.9B Revenue (FY2021)



\$141.8B Market Cap (2021)



9,900+ Branches Nationally



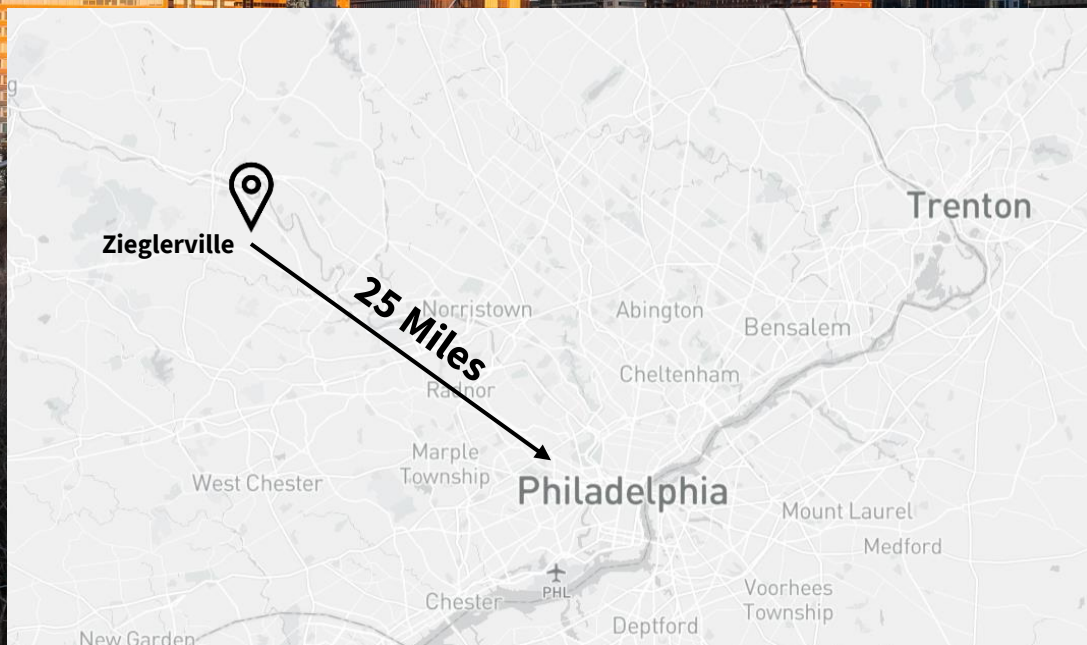
Ranked #4 on Fortune 500



# MARKET OVERVIEW

Zieglerville, Pennsylvania is a 5,000-person city located 25 miles northwest of Philadelphia and is part of the Philadelphia MSA. The area has seen population growth of over 37% since 2000 within a 5-mile radius. Residents in the town are affluent, benefitting from Philadelphia's leading economy, with an average household income exceeding \$100,000 annually.

Philadelphia is the largest city in Pennsylvania and the metropolitan area is the 8<sup>th</sup> largest in the United States. Philadelphia has seen consistent population expansion, with growth of 5% over the past decade and constant growth over the past 12 years. The area is the home to one of the most diverse economies in the country, with sectors including financial services, biotechnology and health care, information technology, trade and transportation, oil refining, and food processing. Major companies located in Philadelphia include IBM, Comcast, Lockheed Martin, Aramark, and Campbell Soup Company. These corporations are drawn to the area by the large and educated workforce, central location between Washington D.C. and New York, and the infrastructure in the MSA, including six international airports in the MSA.





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