



6 PROPERTY DRUGSTORE PORTFOLIO FOR SALE

CVS PORTFOLIO

GA, KY, NC, OH, TN, VA

Exclusively Listed By:

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PORTFOLIO OVERVIEW

Property Name	Address	City	State	Term Remaining	SF	2023 Rent	CAP	Price
CVS	7470 Sawmill Road	Dublin	OH	17 Years	10,086	\$205,520	4.60%	\$4,467,826
CVS	1221 Lexington Avenue	Ashland	KY	17 Years	11,240	\$201,812	4.60%	\$4,387,217
CVS	3030 West State Street	Bristol	TN	17 Years	10,200	\$162,582	4.60%	\$3,534,391
CVS	4601 US Highway 220	Summerfield	NC	17 Years	10,112	\$132,395	4.60%	\$2,878,152
CVS	4385 Hereford Farm Rd	Evans	GA	17 Years	10,125	\$158,124	4.60%	\$3,437,478
CVS	31 East Valley Drive	Bristol	VA	17 Years	10,251	\$158,757	4.60%	\$3,451,239
Portfolio Total:					62,014 SF	\$1,019,190	4.60%	\$22,156,304

10 YEAR CASH FLOW

	Address	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
CVS	Dublin, OH	\$205,520	\$205,520	\$205,520	\$205,520	\$205,520	\$205,520	\$205,520	\$205,520	\$205,520	\$205,520
CVS	Ashland, KY	\$201,812	\$201,812	\$201,812	\$201,812	\$201,812	\$201,812	\$201,812	\$201,812	\$201,812	\$201,812
CVS	Bristol, TN	\$162,582	\$162,582	\$162,582	\$162,582	\$162,582	\$162,582	\$162,582	\$162,582	\$162,582	\$162,582
CVS	Summerfield, NC	\$132,395	\$132,395	\$132,395	\$132,395	\$132,395	\$132,395	\$132,395	\$132,395	\$132,395	\$132,395
CVS	Evans, GA	\$158,124	\$158,124	\$158,124	\$158,124	\$158,124	\$158,124	\$158,124	\$158,124	\$158,124	\$158,124
CVS	Bristol, VA	\$158,757	\$158,757	\$158,757	\$158,757	\$158,757	\$158,757	\$158,757	\$158,757	\$158,757	\$158,757
	Total NOI	\$1,019,190	\$1,019,190	\$1,019,190	\$1,019,190	\$1,019,190	\$1,019,190	\$1,019,190	\$1,019,190	\$1,019,190	\$1,019,190
	List Price	\$22,156,304	\$22,156,304	\$22,156,304	\$22,156,304	\$22,156,304	\$22,156,304	\$22,156,304	\$22,156,304	\$22,156,304	\$22,156,304
	Cap Rate	4.60%	4.60%	4.60%	4.60%	4.60%	4.60%	4.60%	4.60%	4.60%	4.60%

CVS

7470 Sawmill Road | Dublin, OH 43016

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$4,467,826
NOI:	\$1,019,190
Cap Rate:	4.6%
Land Acreage:	1.4 Acres
Building Size:	10,086
Year Built:	1999
Renovated:	2005
Price / SF:	\$442.97
Rent / SF:	\$20.38

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsible
Roof:	Tenant Responsible
Term Remaining:	17 Years
Current Term Expiration:	7/31/2039
Options:	Four (4) 5-Year
Increases:	5% Increase in Options
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- Prototype Stores w/ Drive Thru's
- High Volume Stores - Long term Occupancy at Subject Sites
- Absolute Net Bond Lease Structures & Double Net Leases
- All Essential Businesses
- Renewal Options With Increases
- Corporate Guarantees - CVS Health/Walgreens Corp./Rite Aid Corp



DUBLIN, OH



Kroger
Starbucks
JET'S PIZZA
T Mobile
AT&T
Tim Hortons
FIFTH THIRD BANK

Subject
Property

Walmart

McALISTER'S DELI
ups
SALLY BEAUTY
GameStop
POWER TO THE PLAYERS

DUBLIN, OH

PAPA JOHN'S
Once Upon A Child
KeyBank
SHERWIN-WILLIAMS
Pizza Hut

McDonald's
IHOP
Wendy's
Olive Garden
TACO BELL
FAIRFIELD INN

INTERSTATE
270

155,560+ VPD

INTERSTATE
270

AMC
THEATRES

INFINITI

verizon

CIRCLE K

enterprise

HONDA

CARMAX

CHIPOTLE
MEXICAN GRILL
T Mobile
GNC
THE HONEY BAKED Ham CO

LEXUS

LOWE'S

goodwill
BIG LOTS!
CHASE
OLLIE'S OUTLET
Bargain
GOOD STUFF CHEAP
KFC

TRADER JOE'S

HOBBY LOBBY
Starbucks
planet fitness
Advance Auto Parts
FIREHOUSE SUBS
FOUNDED BY FIREMEN

ULTA
BETH BATH & BEYOND
Beyond any store of its kind
Bath & Body Works
OLD NAVY
Krispy Kreme
DOUGHNUTS
Michaels
McDonald's
Burger King
five BELOW
Ashley HOMESTORE
Nordstrom
rack
carter's

meijer
DICK'S SPORTING GOODS
FedEx
KOHLS
FIVE GUYS
BURGERS and FRIES
Chick-fil-A

TOYOTA

target
DOLLAR TREE
Burlington
Panera BREAD
TSC TRACTOR SUPPLY CO

Sawmill Road
64,105+ VPD

DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2026 Projection	13,037	87,381	224,488
2021 Estimate	12,621	83,579	213,702
2010 Census	11,707	73,620	184,937
Growth 2010 - 2021	0.7%	1.2%	1.4%
Growth 2021 - 2026	0.7%	0.9%	1.0%
2021 Population Hispanic Origin	966	4,618	9,509
2021 Population by Race:			
White	9,573	65,680	166,023
Black	818	3,937	10,229
Am. Indian & Alaskan	23	120	325
Asian	1,785	11,605	31,574
Hawaiian & Pacific Island	5	28	70
Other	417	2,209	5,481
U.S. Armed Forces:	13	66	178
Households:			
2026 Projection	5,247	34,215	91,950
2021 Estimate	5,092	32,718	87,641
2010 Census	4,804	28,731	76,005
Growth 2010 - 2021	0.4%	1.1%	1.2%
Growth 2021 - 2026	0.6%	0.9%	1.0%
Owner Occupied	2,475	22,033	57,115
Renter Occupied	2,771	12,182	34,835
2021 Avg Household Income	\$114,497	\$133,054	\$127,674

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Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price: \$4,387,217

NOI: \$201,812

Cap Rate: 4.6%

Land Acreage: 1.4 Acres

Building Size: 11,240 SF

Price / SF: \$390.32

Rent / SF: \$17.95

LEASE SUMMARY

Lease Type: NNN

Taxes / Insurance / CAM: Tenant Responsible

Roof: Tenant Responsible

Term Remaining: 17 Years

Current Term Expiration: 7/31/2039

Options: Four (4) 5-Year

Increases: 5% Increase in Options

Guarantor: Corporate

PROPERTY HIGHLIGHTS

- NNN Lease with Over 17 Years Remaining in Term
- Lease Supports Four, 5-Year Options with 5% Rent Increase in Each Option
- Strategically Located at the Signalized Intersection of 12th Street and Lexington Ave
- Excellent Visibility with Frontage on Hard Road | Traffic Counts Exceed 12,595 Vehicles Per Day
- Positioned Along a Busy Retail Corridor and Surrounded by National Retailers Including Kroger, Wendy's, Planet Fitness and Many More
- NYSE Ticker Symbol: CVS | S&P Credit Rating: BBB+ | CVS Has Over 9,900 Locations and Approximately 203,000 Employees
- Estimated Population Within a 5-Mile Radius of the Subject Property Exceeds 57,895
- Located Approximately 12 Miles From Tri-State-Milton J. Ferguson Field Airport

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ASHLAND, KY



ASHLAND, KY

Westchester Ave

30,080+ VPD

12th Street

13th Street

12,595+ VPD

Subject Property

Walmart
Kohl's
Dick's Sporting Goods
PetSmart
Great Clips
Chick-fil-A
O'Charley's

JCPenney
five BELOW
SEPHORA
JOANN
FINISH LINE
T.J. MAXX
ULTA BEAUTY
Panera BREAD
belk
maurices
rue21
T Mobile

Kroger
RAC
planet fitness
O'Reilly AUTO PARTS
BIG LOTS!



OfficeMax



Bob Evans



DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2026 Projection	5,534	29,273	56,507
2021 Estimate	5,695	30,217	57,895
2010 Census	6,174	33,335	62,075
Growth 2010 - 2021	(0.7%)	(0.9%)	(0.6%)
Growth 2021 - 2026	(0.6%)	(0.6%)	(0.5%)
2021 Population Hispanic Origin	127	455	962
2021 Population by Race:			
White	5,297	28,666	54,381
Black	191	692	1,878
Am. Indian & Alaskan	30	106	199
Asian	57	200	387
Hawaiian & Pacific Island	0	2	20
Other	121	551	1,031
U.S. Armed Forces:	12	22	22
Households:			
2026 Projection	2,523	12,488	23,246
2021 Estimate	2,597	12,891	23,820
2010 Census	2,799	14,145	25,458
Growth 2010 - 2021	(0.2%)	(0.1%)	(0.1%)
Owner Occupied	1,254	7,978	15,301
Renter Occupied	1,269	4,511	7,945
2021 Avg Household Income	\$51,940	\$60,070	\$63,183

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Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$3,534,391
NOI:	\$162,582
Cap Rate:	4.6%
Land Acreage:	1.0 Acres
Building Size:	10,200 SF
Price / SF:	\$346.50
Rent / SF:	\$15.94

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsible
Roof:	Tenant Responsible
Term Remaining:	17 Years
Current Term Expiration:	7/31/2039
Options:	Four (4) 5-Year
Increases:	5% Increase in Options
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- NNN Lease with Over 17 Years Remaining in Term
- Lease Supports Four, 5-Year Options with 5% Rent Increase in Each Option
- Strategically Located at the Signalized Intersection of W State Street and Blountville Highway
- Excellent Visibility with Frontage on W State Street | Traffic Counts Exceed 20,080 Vehicles Per Day
- Positioned Along a Busy Retail Corridor and Surrounded by National Retailers Including Kroger, McDonald's, Burger King, Dollar Tree and Many Others
- NYSE Ticker Symbol: CVS | S&P Credit Rating: BBB+ | CVS Has Over 9,900 Locations and Approximately 203,000 Employees
- Estimated Population Within a 5-Mile Radius of the Subject Property Exceeds 49,135

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BRISTOL, TN



Lee Highway / W State Street

Blountville Highway

Subject Property

Stafford Street
Village
Apartments

20,080+ VPD



DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2026 Projection	3,584	26,587	49,221
2021 Estimate	3,585	26,543	49,136
2010 Census	3,764	27,310	50,503
Growth 2010 - 2021	(0.4%)	(0.3%)	(0.2%)
Growth 2021 - 2026	0%	0%	0%
2021 Population Hispanic Origin	117	700	1,119
2021 Population by Race:			
White	3,316	24,474	45,652
Black	131	1,210	1,981
Am. Indian & Alaskan	14	126	210
Asian	47	186	349
Hawaiian & Pacific Island	5	6	18
Other	73	541	927
U.S. Armed Forces:	4	17	17
Households:			
2026 Projection	1,590	11,729	21,128
2021 Estimate	1,591	11,711	21,101
2010 Census	1,670	12,006	21,649
Growth 2010 - 2021	0%	0%	0%
Growth 2021 - 2026	0%	0%	0%
Owner Occupied	859	6,989	14,057
Renter Occupied	731	4,740	7,071
2021 Avg Household Income	\$47,555	\$55,250	\$58,814

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Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$2,878,152
NOI:	\$132,395
Cap Rate:	4.6%
Land Acreage:	1.47 Acres
Building Size:	10,112 SF
Price / SF:	\$284.62
Rent / SF:	\$13.09

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsible
Roof:	Tenant Responsible
Term Remaining:	17 Years
Current Term Expiration:	7/31/2039
Options:	Four (4) 5-Year
Increases:	5% Increase in Options
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- NNN Lease with Over 17 Years Remaining in Term
- Lease Supports Four, 5-Year Options with 5% Rent Increase in Each Option
- Strategically Located at the Signalized Intersection of US Highway 220 and Auburn Road
- Excellent Visibility with Frontage on US Highway 220 | Traffic Counts Exceed 15,910 Vehicles Per Day
- Easily Accessible with Multiple Points of Access
- NYSE Ticker Symbol: CVS | S&P Credit Rating: BBB+ | CVS Has Over 9,900 Locations and Approximately 203,000 Employees
- Located Approximately 10 Miles From Piedmont Triad International Airport

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SUMMERFIELD, NC



SUMMERFIELD, NC



US Highway 220

Summerfield Road

Subject Property



Auburn Road

Walgreens



DOLLAR GENERAL



Exxon



DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2026 Projection	1,906	10,789	50,517
2021 Estimate	1,847	10,421	48,987
2010 Census	1,687	9,304	44,798
Growth 2010 - 2021	0.9%	1.1%	0.9%
Growth 2021 - 2026	0.6%	0.7%	0.6%
2021 Population Hispanic Origin	86	515	2,370
2021 Population by Race:			
White	1,618	9,059	39,730
Black	103	690	5,547
Am. Indian & Alaskan	13	41	183
Asian	70	428	2,365
Hawaiian & Pacific Island	0	4	42
Other	43	199	1,120
U.S. Armed Forces:	0	5	23
Households:			
2026 Projection	705	3,900	20,401
2021 Estimate	681	3,754	19,742
2010 Census	610	3,301	17,936
Growth 2010 - 2021	0.7%	0.9%	0.9%
Growth 2021 - 2026	0.7%	0.8%	0.7%
Owner Occupied	634	3,402	14,844
Renter Occupied	71	498	5,557
2021 Avg Household Income	\$141,445	\$138,082	\$111,053

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EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$3,437,478
NOI:	\$158,124
Cap Rate:	4.6%
Land Acreage:	1.47 Acres
Year Built:	1999
Building Size:	10,125 SF
Price / SF:	\$339.50
Rent / SF:	\$15.62

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsible
Roof:	Tenant Responsible
Term Remaining:	17 Years
Current Term Expiration:	7/31/2039
Options:	Four, (4) 5-Year
Increases:	5% Increase in Each Option
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- NNN Lease with Over 17 Years Remaining in Term
- Lease Supports Four, 5-Year Options with 5% Rent Increase in Each Option
- Strategically Located at the Signalized Intersection of Hereford Farm Road and N Belair Road
- Excellent Visibility with Frontage on N Belair Road | Traffic Counts Exceed 26,840 Vehicles Per Day
- Positioned Along a Busy Retail Corridor | Adjacent to The Home Depot and Directly Across From a Publix-Anchored Retail Center
- Easily Accessible with Multiple Points of Access
- NYSE Ticker Symbol: CVS | S&P Credit Rating: BBB+ | CVS Has Over 9,900 Locations and Approximately 203,000 Employees

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EVANS, GA



Walmart CATO Pizza Hut
DOLLAR TREE Batteries Bulbs
T Mobile FIREHOUSE SUBS GameStop
AspenDental FOUNDED BY FIREMEN POWER TO THE PLAYERS

Evans Towne
Center Park

EVANS, GA

SONIC NTB 30,900+



Kroger O'Reilly AUTO PARTS Domino's Pizza
WELLS FARGO H&R BLOCK IHOP SUBWAY eat fresh.

DOLLAR GENERAL BR Dunkin' Donuts Hardee's

THE HOME DEPOT BIG LOTS! BURGER KING
Walgreens FIVE GUYS Nathan's FINEST THINGS
Old Country Store

Ford GOLD'S GYM



Hereford Farm Road

N Belair Road

Subject
Property

Publix McDonald's JJ
Orangetheory FITNESS Applebee's

target ROSS petco
DRESS FOR LESS KOHL'S Marshalls
five BELOW OfficeMax
Chick-fil& Red Robin RUBY Tuesday
HIBBETT SPORTS Starbucks M&S PANDA EXPRESS

26,840+

DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2026 Projection	5,982	55,279	127,434
2021 Estimate	5,606	51,970	119,549
2010 Census	5,059	48,155	102,239
Growth 2010 - 2021	1.0%	0.7%	1.5%
Growth 2021 - 2026	1.3%	1.3%	1.3%
2021 Population Hispanic Origin	336	3,139	7,045
2021 Population by Race:			
White	4,403	39,362	85,787
Black	772	7,542	22,749
Am. Indian & Alaskan	16	191	455
Asian	260	2,974	6,499
Hawaiian & Pacific Island	8	105	233
Other	147	1,797	3,825
U.S. Armed Forces:	97	660	1,507
Households:			
2026 Projection	2,437	20,216	46,796
2021 Estimate	2,295	19,153	44,324
2010 Census	2,072	18,063	39,070
Growth 2010 - 2021	0.8%	0.8%	1.4%
Growth 2021 - 2026	1.2%	1.1%	1.1%
Owner Occupied	1,408	15,374	35,312
Renter Occupied	1,029	4,942	11,483
2021 Avg Household Income	\$123,470	\$113,719	\$112,158

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EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$3,451,239
NOI:	\$158,757
Cap Rate:	4.6%
Land Acreage:	2.1 Acres
Building Size:	10,251 SF
Price / SF:	\$336.67
Rent / SF:	\$15.49

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsible
Roof:	Tenant Responsible
Term Remaining:	17 Years
Current Term Expiration:	7/31/2039
Options:	Four (4) 5-Year
Increases:	5% Increase in Options
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- NNN Lease with Over 17 Years Remaining in Term
- Lease Supports Four, 5-Year Options with 5% Rent Increase in Each Option
- Strategically Located at the Signalized Intersection of Lee Highway and Valley Drive
- Excellent Visibility with Frontage on Lee Highway | Traffic Counts Exceed 12,000 Vehicles Per Day
- Easily Accessible with Multiple Points of Access
- NYSE Ticker Symbol: CVS | S&P Credit Rating: BBB+ | CVS Has Over 9,900 Locations and Approximately 203,000 Employees
- Average Household Income: \$60,670+ Within a 5-Mile Radius Located
- Approximately 20 Miles From Tri-Cities Regional TN/VA Airport

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BRISTOL, VA




BRISTOL, VA

Lowe's **HOBBY LOBBY**
ALDI **BUFFALO WILD WINGS** **ZAXBY'S**
SHEETZ

Walmart **THE HOME DEPOT** **TSC** **TRACTOR SUPPLY CO** **Sam's CLUB**
Advance Auto Parts **Rural King**
Ashley HOMESTORE **Office DEPOT** **DOLLAR TREE** **TACO BELL**

GMC

 **57,655+**

McDonald's **Arby's** **KFC**

American Merchant


O'Reilly
AUTO PARTS

Hardee's

HARBOR FREIGHT TOOLS **LONG JOHN SILVER'S**
SHONEYS **UNITED STATES POSTAL SERVICE**



Lee Highway

 **12,000+**



Allstate **Edward Jones**
You're in good hands.

Subject Property

Walgreens

DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2026 Projection	5,061	30,615	49,164
2021 Estimate	5,113	30,763	49,186
2010 Census	5,271	32,028	50,478
Growth 2010 - 2021	(0.3%)	(0.4%)	(0.2%)
Growth 2021 - 2026	(0.2%)	(0.1%)	0%
2021 Population Hispanic Origin	119	756	1,098
2021 Population by Race:			
White	4,472	28,035	45,722
Black	421	1,638	1,931
Am. Indian & Alaskan	24	152	206
Asian	48	249	395
Hawaiian & Pacific Island	3	12	17
Other	145	676	915
U.S. Armed Forces:	0	17	17
Households:			
2026 Projection	2,233	13,347	21,138
2021 Estimate	2,257	13,417	21,157
2010 Census	2,306	13,897	21,664
Growth 2010 - 2021	(0.1%)	0%	0%
Growth 2021 - 2026	(0.2%)	(0.1%)	0%
Owner Occupied	1,313	8,356	14,241
Renter Occupied	920	4,891	6,897
2021 Avg Household Income	\$53,043	\$56,195	\$60,674

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