



CVS PHARMACY

936 S. MAIN ST, JACKSONVILLE, IL 62650



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CONTACT INFORMATION



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REQUEST MORE INFORMATION



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Transaction Coordinator
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INVESTMENT SUMMARY



Tenant	CVS Pharmacy
Street Address	936 S. Main St
City	Jacksonville
State	Illinois
Zip	62650
GLA	12,900 SF
Lot Size	1.64 AC
Year Built	1995



\$5,502,228
List Price

\$426.53
Price / SF



5.25%
Cap Rate

12,900 SF
GLA



\$288,867
NOI

\$22.39
Rent / SF



Debt Quote

Loan quote provided by Ascension based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please Contact:

BRAD KRAUS

Senior Director, Head of Capital Markets
(424) 325-2653
brad.kraus@hireascension.com

Corporate Guarantee - The lease is corporately guaranteed by CVS Pharmacy, Inc., a leading national retail pharmacy company with over 9,800 locations in the United States and over 1,100 walk-in medical clinics.

Absolute Net (NNN) Lease - The property is leased on an Absolute Net (NNN) basis, meaning zero landlord responsibilities. Tenant is responsible for taxes, insurance, and all repairs & maintenance at the property.

Dedicated Drive Thru - This site features a dedicated drive-thru, which adds a meaningful level of convenience to the customer experience and drives sales.

Recent Lease Extension Shows Long Term Commitment to the Site - In 2022, CVS Pharmacy agreed to extend the lease for 15 years, demonstrating their commitment to this location.

CVS
LEASE SUMMARY



Lease Type	Absolute Net (NNN)	Real Estate Taxes	Tenant Responsible
Type of Ownership	Fee Simple	Insurance	Tenant Responsible
Original Lease Term	15 Years	Roof & Structure	Tenant Responsible
Commencement Date	06/19/2009	Lease Guarantor	Corporate
Lease Expiration	04/30/2037	Company Name	CVS Pharmacy, Inc.
Term Remaining	15 Years	Ownership	Public
Increases	5% in Each Option	Years in Business	58
Options	Ten (10), 5-Year	Number of Locations	9,800+

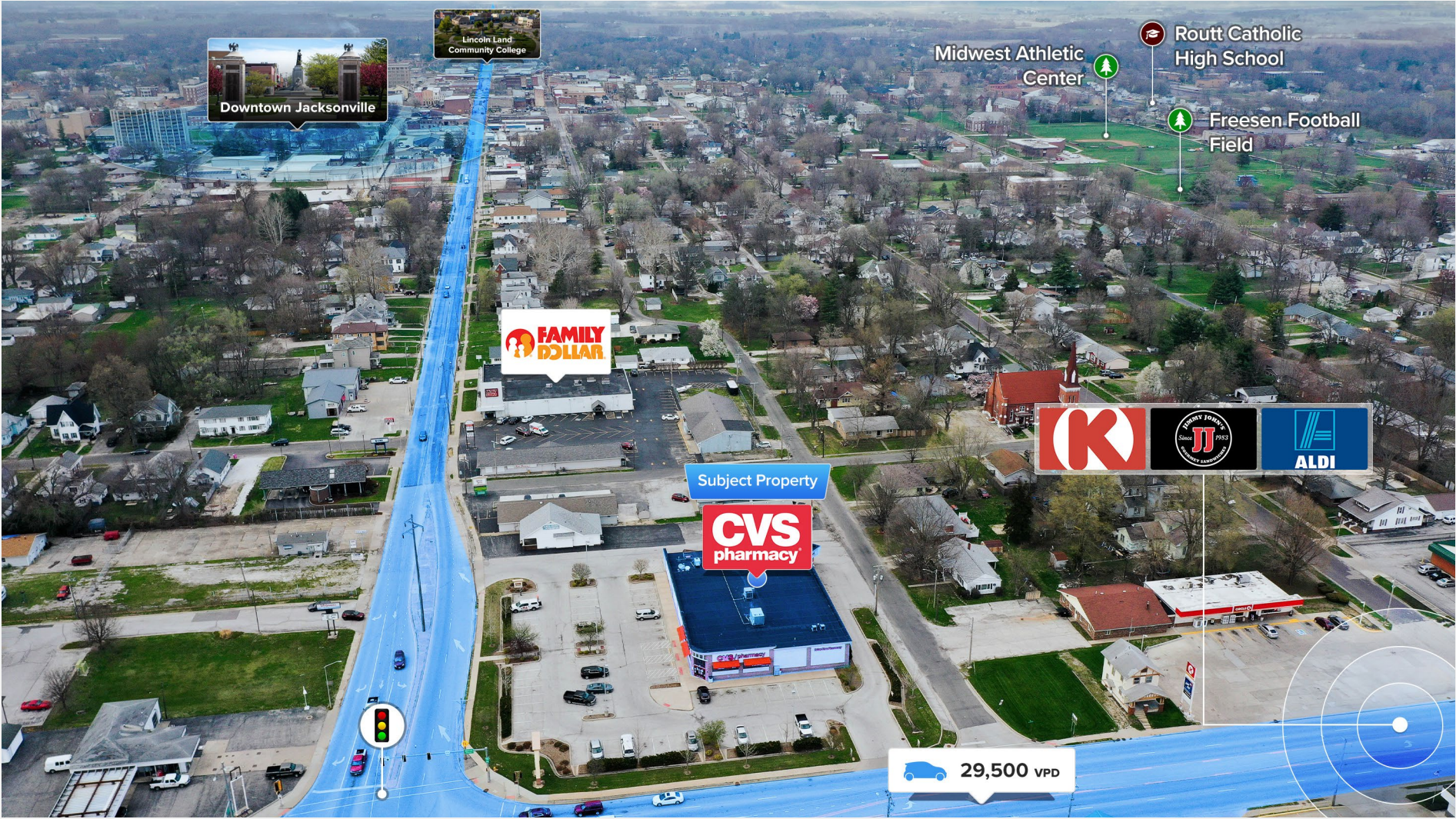


Caddy Corner to Jacksonville Community Park - The subject property is caddy corner to the Jacksonville Community Park, the newest park in the city of Jacksonville. The park is well known for its weekly concerts during the Summer, which drives activity to this area.

Excellent Site-Level Visibility - The subject property has excellent visibility, with combined daily traffic counts in front of the store exceeding 29,500+ vehicles.

Strategically Located in Dominant Retail Corridor - The subject property is less than a mile down the road from Lincoln Square, a large shopping center that features JCPenney, Dollar Tree, Ashley Furniture, Sherwin Williams, Burger King, and more.

Strong Intrinsic Value - The subject property is located on the hard, signalized corner of Main St and E Morton Ave, providing ideal ingress and egress to the property.







ABOUT THE BRAND



CVS Pharmacy

CVS Pharmacy is the largest retail pharmacy in the United States, filling more than one billion prescriptions each year. CVS Pharmacy is subsidiary of the American retail & health care company CVS Health. CVS Health is a pharmacy company helping people on their path to better health.

**9,800+**

Number of Locations

**BBB**

Credit Rating

**\$292.1 BILLION**

Annual Revenue

**290,000**

Number of Employees



CVS Reports Strong 2021 Results

Total revenues increased to \$292.1 billion, up 8.7% compared to prior year.

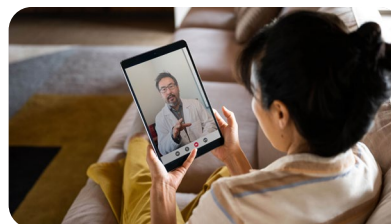
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CVS Announces Wage Increases

CVS is making a significant investment in its employee by raising their wages.

[Read More >](#)



CVS Launches Virtual Primary Care

CVS will launch the first nationwide virtual primary care solution.

[Read More >](#)



CVS Named "Most Admired Companies"

CVS named "most admired companies" for the 7th consecutive year.

[Read More >](#)

Jacksonville, Illinois

Jacksonville is the principal city of the Jacksonville Micropolitan Statistical Area, which includes all of Morgan and Scott counties and is the county seat of Morgan County. As of the census of 2010, there were 19,446 people, 7,357 households, and 4,174 families residing in the city. It is the home of Illinois College, Illinois School for the Deaf and the Illinois School for the Visually Impaired. The city sits in the middle of mostly flat, fertile farmland. One branch of Mauvaisterre Creek empties into Lake Mauvaisterre, a small reservoir surrounded on three sides by parkland. Just to the south of the city lies Lake Jacksonville, a 476-acre lake with 18.6 miles of shoreline. Lake Jacksonville was named the Number One Fishing Spot in Illinois by Field and Stream Magazine.

Jacksonville is a community rich in historical treasures, with thriving arts, education, and culture, and wrapped in Midwest hospitality. Centrally located between St. Louis and Chicago, and near Springfield, Jacksonville offers an excellent place to live, work, and play.



Culture

Jacksonville Speedway is a racetrack on the Morgan County Fairgrounds. It has a grandstand that can seat 2,000 people. Nichols Park is a park on the south side of Jacksonville. It has a playground, golf course, lake, and community pool. Cultural offerings include the Jacksonville Symphony Orchestra, the Jacksonville Theatre Guild, the Art Association of Jacksonville and its David Strawn Art Gallery, as well as many public events and activities hosted by MacMurray College and Illinois College. Recent additions to the cultural scene include the Imagine Foundation and the Eclectic art gallery, both located in the city's downtown.

Education

Jacksonville is home to one private four-year college, Illinois College. Illinois College is the second oldest college in Illinois, founded in 1829 (and the first to grant a degree – 1835). Jacksonville has three high schools, two private, and one public, including Routt Catholic High School. Jacksonville School District 117 provides education for the city and much of the county with six elementary schools, one junior high school, and one senior high school.

LOCATION OVERVIEW



1. **Big Eli Ferris Wheel**
02 Min Drive
0.4 Miles From Subject Property

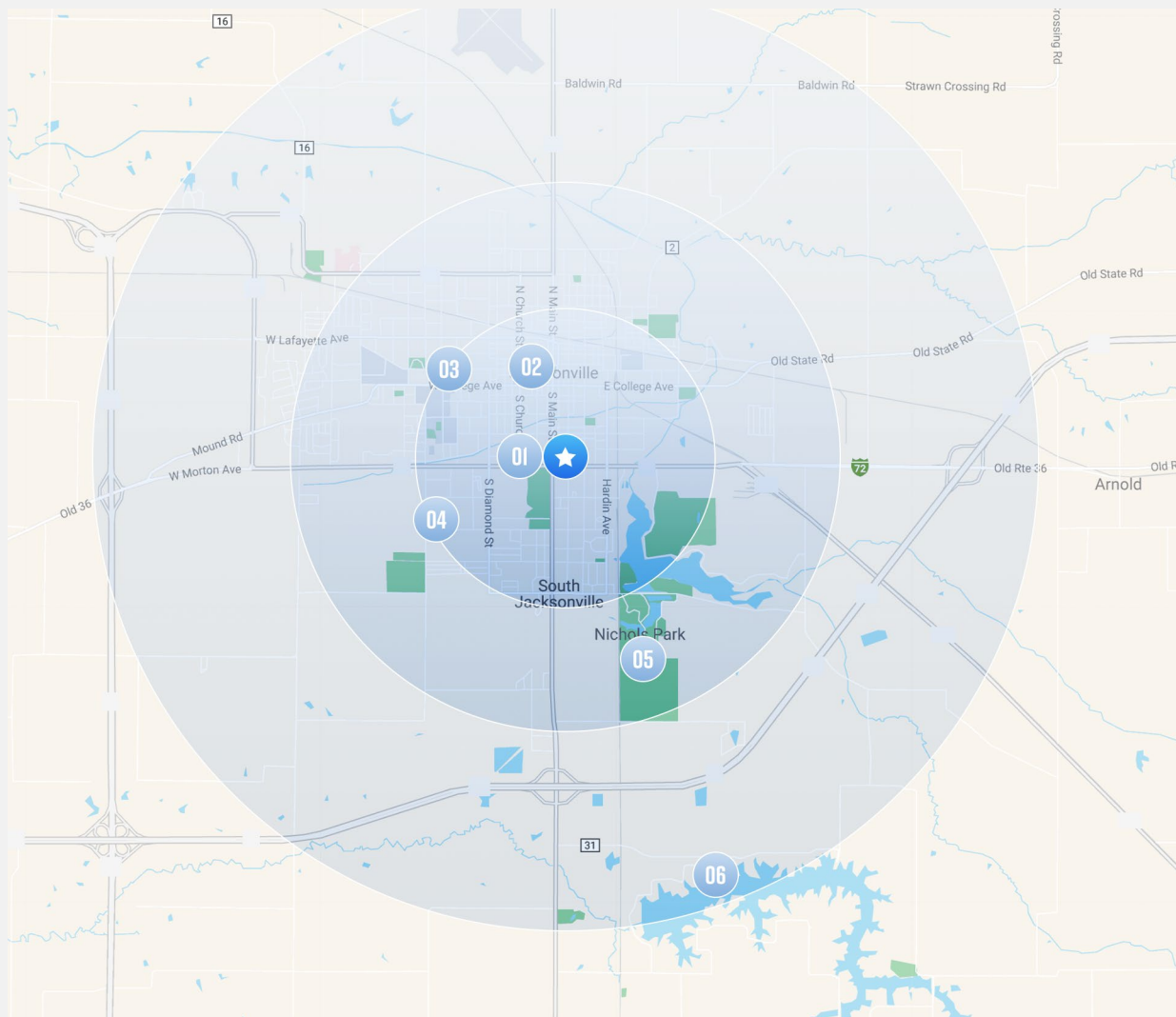
2. **David Strawn Art Gallery**
02 Min Drive
0.8 Miles From Subject Property

3. **Illinois College**
04 Min Drive
1.5 Miles From Subject Property

4. **Prairieland Heritage Museum**
06 Min Drive
1.5 Miles From Subject Property

5. **Links at Nichols Park**
07 Min Drive
2.0 Miles From Subject Property

6. **Lake Jacksonville**
12 Min Drive
5.5 Miles From Subject Property



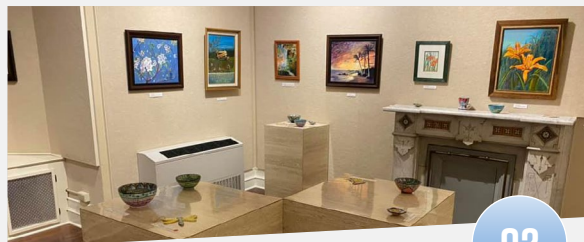
LOCATION OVERVIEW



01

Big Eli Ferris Wheel

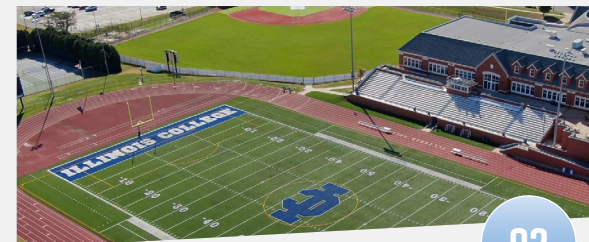
Big Eli Ferris Wheel is one of Jacksonville's historical land-marks, lasting more than 100 years! This is open during the summer for everyone to enjoy.



02

David Strawn Art Gallery

On February 19th, 1915 Dr. David Strawn deeded the home to The Art Association of Jacksonville to be used as an art gallery. The David Strawn Art Gallery has held continuous art exhibits from 1915 to present.



03

Illinois College

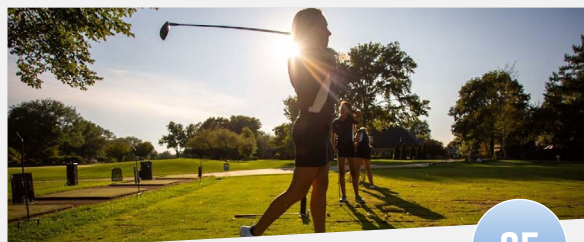
Illinois College is a top ranked liberal arts college located in Jacksonville, Illinois known for its Graduate Ready commitment to students.



04

Prairieland Heritage Museum

Prairie Land Heritage Museum Institute is a non-profit educational organization open to folks of all ages interested in preserving our heritage, antique farm machinery & other methods, crafts.



05

The Links at Nichols Park

The Links at Nichols Park is an 18-Hole Championship golf course with a 9-hole executive course open to the public.



06

Lake Jacksonville

Lake Jacksonville was named the #1 fishing spot in Illinois by Field and Stream in 2007. Boating, camping and much more available for everyone!



POPULATION	1-Mile	3-Mile	5-Mile
2027 Projection	8,962	21,868	23,063
2022 Estimate	9,141	22,389	23,620
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2027 Projection	3,233	8,350	8,835
2022 Estimate	3,312	8,589	9,088
Average Income	\$53,837	\$61,043	\$62,457
Median Income	\$40,650	\$45,993	\$47,257

Morgan County, Illinois

Morgan County is a county located in the U.S. state of Illinois. Morgan County is part of the Jacksonville, IL Micropolitan Statistical Area, which is also included in the Springfield-Jacksonville-Lincoln, IL Combined Statistical Area. Morgan County is located in west-central Illinois roughly 90 miles north of St. Louis, Missouri, 230 miles southwest of Chicago and 30 miles west of Springfield, Illinois. Morgan County has a population of approximately 36,000 people. Morgan County borders the Illinois River at Meredosia, located in the northwest corner of the county.

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