

CVS | Absolute NNN | 18 Years

Fort Dodge, IA
MARKETING PACKAGE



*Actual Property

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
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Listed in Conjunction with Iowa Broker:

Bang Realty, Inc
F06090000

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2029 5th Ave S, Fort Dodge, IA 50501

Purchase Price: **\$4,150,040.00**

Cap Rate: **5.00%**

Annual Rent: **\$207,502.00**

LEASE SUMMARY

Lease Type	Absolute NNN
Lease Start	10/16/2015
Lease Expiration	01/31/2041
Guarantee	Corporate
Options	10 (5-Years)
Increases	Options 1&2 Flat; 2-10 FMV



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GLA	13,244 Sq Ft
Land Area	1.72 Acres
Access	Three (3) Entry/Exit
Drive-Thru	Yes
Year Built	2013
Ownership	Fee Simple



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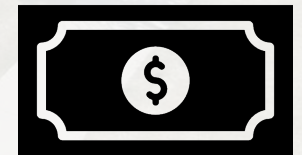
Essential Retailer



Absolute NNN Lease



**Half-Mile From \$90
Million Redevelopment**



\$68,000 Avg HH Income



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6 Minutes From UnityPoint Health - Trinity Regional Medical Center | Services For 8 North Central Iowa Counties | Near Other Medical Offices and Facilities

- CVS is situated approximately 6 minutes away from the UnityPoint Health - Trinity Regional Medical Center. The non-profit hospital is a designated regional referral center offering a wide range of primary and secondary care services. Trinity employs 1,000+ healthcare professionals, technicians, and employees and 115+ providers under their medical staff.
- Trinity is a part of UnityPoint Health – Fort Dodge, which is of the greater UnityPoint Health network that serves all of Iowa and parts of Illinois. UnityPoint Health – Fort Dodge provides services for 8 counties in North Central Iowa, an approximate population of 137,000, between Trinity, the Berryhill mental health center, 27 clinics and care at home.
- Due to the proximity to Trinity, CVS is also located near numerous doctor/medical offices and health services facilities.

Hard Corner Location | Great Local Synergies | Schools | Quarter-Mile From International Animal Food Producer | Other Distribution and Manufacturing

- CVS sits at the hard corner of 5th Ave S and S 121st St. 5th Ave S is the main retail corridor in Fort Dodge, running east and west.
- Other national tenants located on 5th Ave S include O'Reilly Auto, Starbucks, Wendy's Bath & Body Works, Dunkin', Advance Auto, Buffalo Wild Wings, and many more. National tenants in the surrounding area include ALDI, Menard's Walmart Supercenter, Target and Dollar General.
- CVS is located within 10 minutes of numerous local schools including, but not limited to, Cooper Elementary, Fort Dodge Senior High and Middle, Christian Community, Fair Oaks Middle, and Saint Edmond Catholic School, among many others. As well, the Property is less than 10 minutes from Iowa Central Community College.
- The Property is approximately a quarter mile away from animal food and nutrition producer Nestle Purina's manufacturing center. Other companies with manufacturing/distributing centers within Fort Dodge include Pepsi, Winger Companies, National Gypsum Co, United States Gypsum Co, and Northern Lights Foodservice.

Half-Mile From \$90 Million Retail and Shopping Redevelopment Initiative | 65,000+ Sq Ft of New Retail and Shopping

- In June 2021 Fort Dodge's Corridor Plaza, approximately one-half mile away from the Property, was 1 of 6 Iowa Reinvestment Districts projects to receive funding from the state. The \$17 million award will be used to redevelop the former Crossroads Mall, indoor/outdoor event space, complimentary retail, hotel, and meeting space, and associated infrastructure including roadways. The multi-year project, totaling \$90 million, is expected to be completed in early 2023 and include the construction of new retail, restaurants, and shopping and will finalize with the demolition of Crossroads Mall to create more infrastructure access.

Close Proximity to Iowa's Best Recreation | 800-Acre Off-Highway Vehicle Park | Fort Dodge Country Club – 2 Time "Iowa's 18-Hole Course of the Year" | 100-Acre Sports Complex – Host of State High School Softball Tournament 70+ Consecutive Years

- CVS is located 10 minutes from the Gypsum City OHV Park. The 800-acre Off-Highway Vehicle park is Iowa's largest, and the 65 miles of trails are a destination for ATV and motorcycle riders.
- As well, the Property is less than 10 minutes from the Harlan & Hazel Rogers Sports Complex. The facility is 100 acres with 11 softball/baseball fields and 13 soccer fields. The complex hosts youth and adult recreational sports leagues and games for the Fort Dodge High School Iowa Central Community College teams. The site has hosted the Iowa High School Girls State Softball tournament for the past 71 years.
- The Property is 5 minutes away from the Rosedale Rapids Aquatic Center, which features over 30 different water attractions for children, as well as the Oleson Park Splashpad and Music Pavilion.
- Additionally, CVS is 10 minutes away from the Fort Dodge Country Club. The club's semi-private golf course has twice been voted "Iowa's 18-Hole Course of the Year."
- Other recreational activities in the Fort Dodge community include the Webster County Fairgrounds, the Sports Park Raceway, a disc golf course, bowling alley, numerous local/state parks and trails, and many rivers and creeks.

Absolute NNN Lease | Corporate Guarantee | Zero Landlord Responsibilities

- The Property is subject to a long-term absolute NNN lease with CVS which provides for zero landlord responsibilities and a completely passive investment. The lease boasts a corporate guarantee for added security.



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TENANT SUMMARY

Ownership	Public
Tenant	Corporate
Net Worth	\$119.95 Billion
Stock Symbol	CVS (NYSE)
Number of Locations	9,900+
Headquartered	Woonsocket, RI
Website	www.cvs.com

CVS Health Corporation (“CVS Health”), together with its subsidiaries (collectively, the “Company”), has more than 9,900 retail locations, approximately 1,100 walk-in medical clinics, a leading pharmacy benefits manager with approximately 103 million plan members, a dedicated senior pharmacy care business serving more than one million patients per year and expanding specialty pharmacy services. The Company also serves an estimated 33 million people through traditional, voluntary and consumer-directed health insurance products and related services, including expanding Medicare Advantage offerings and a leading standalone Medicare Part D prescription drug plan (“PDP”). The Company believes its innovative health care model increases access to quality care, delivers better health outcomes and lowers overall health care costs.



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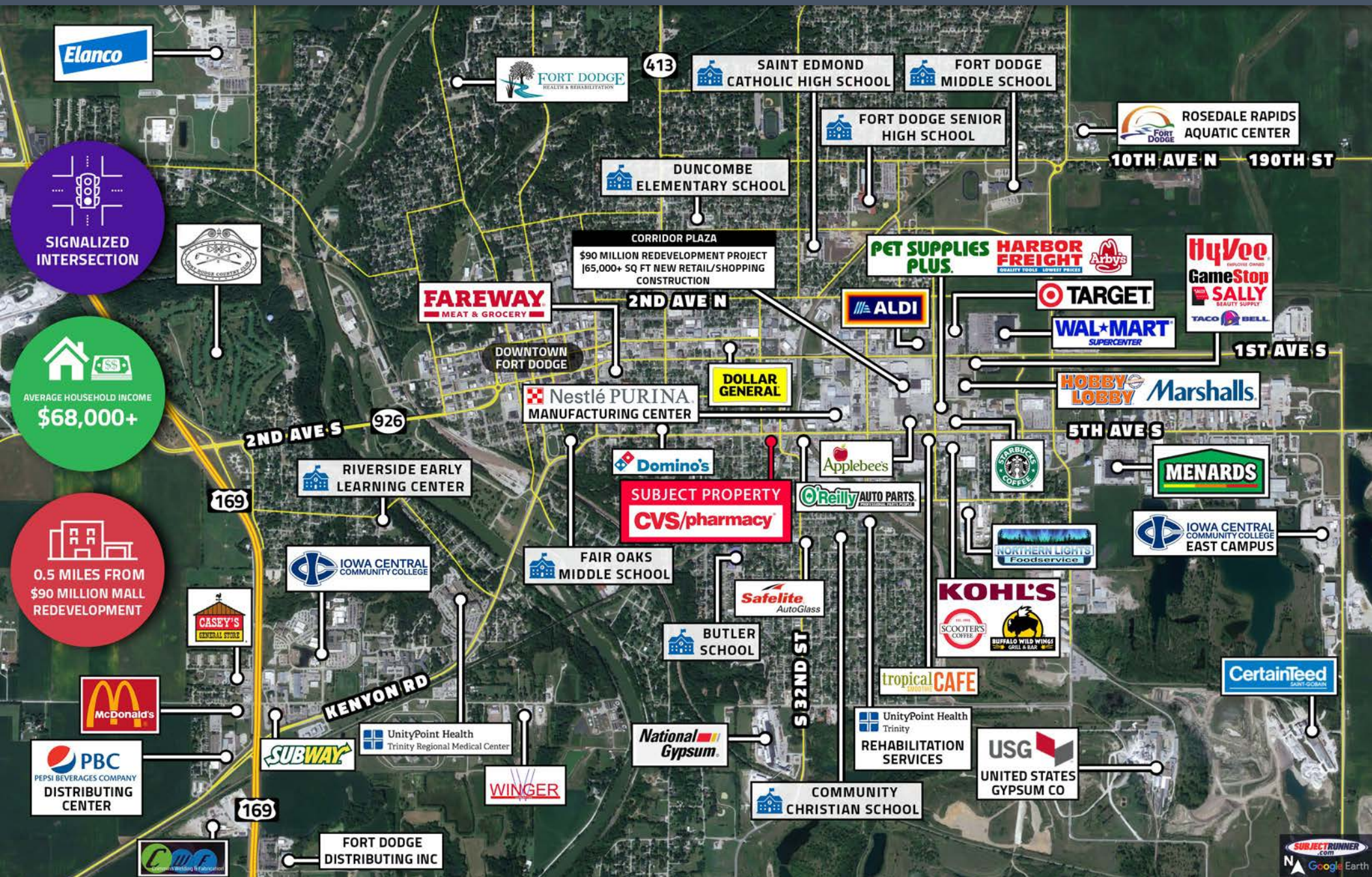
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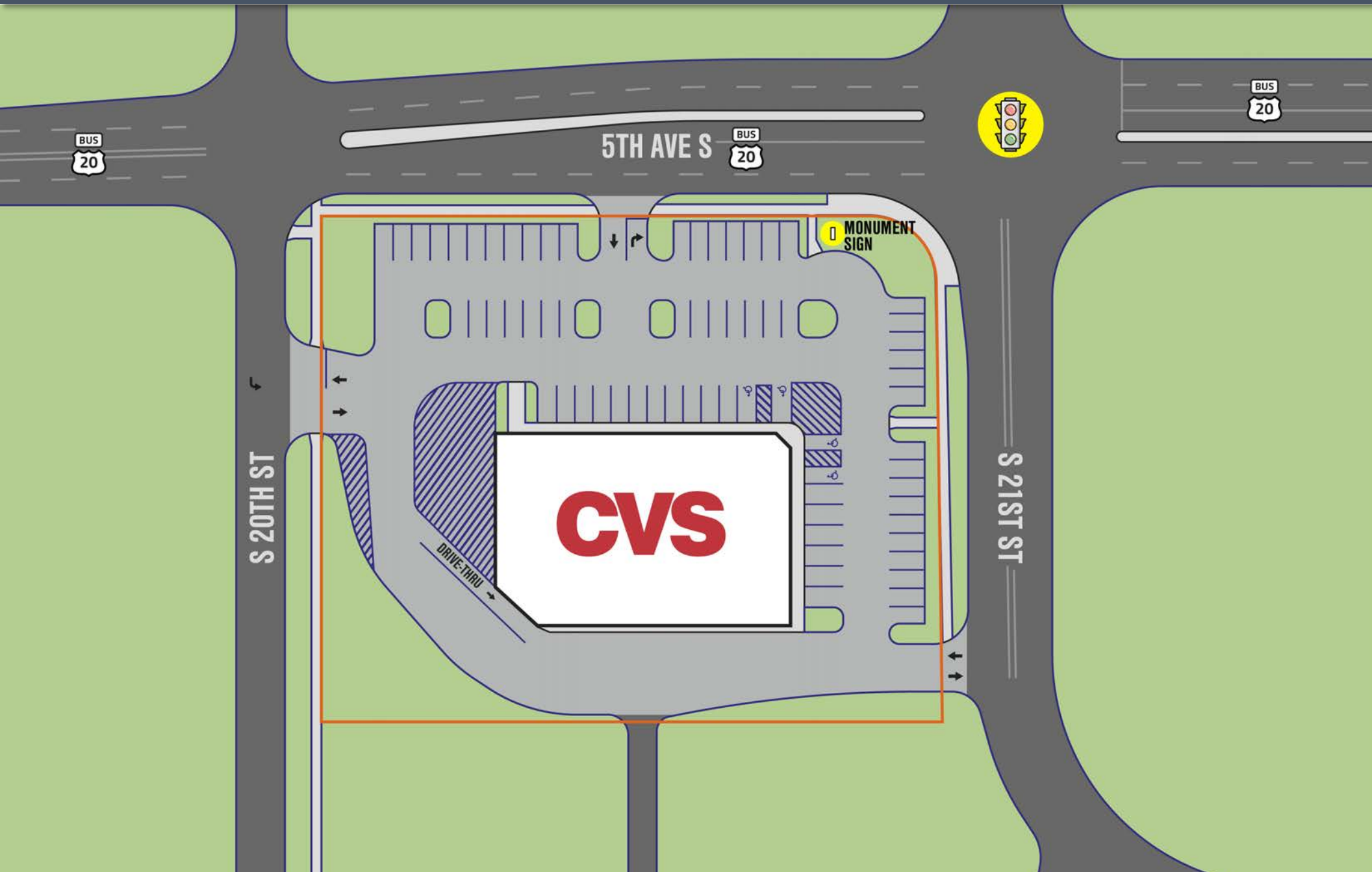
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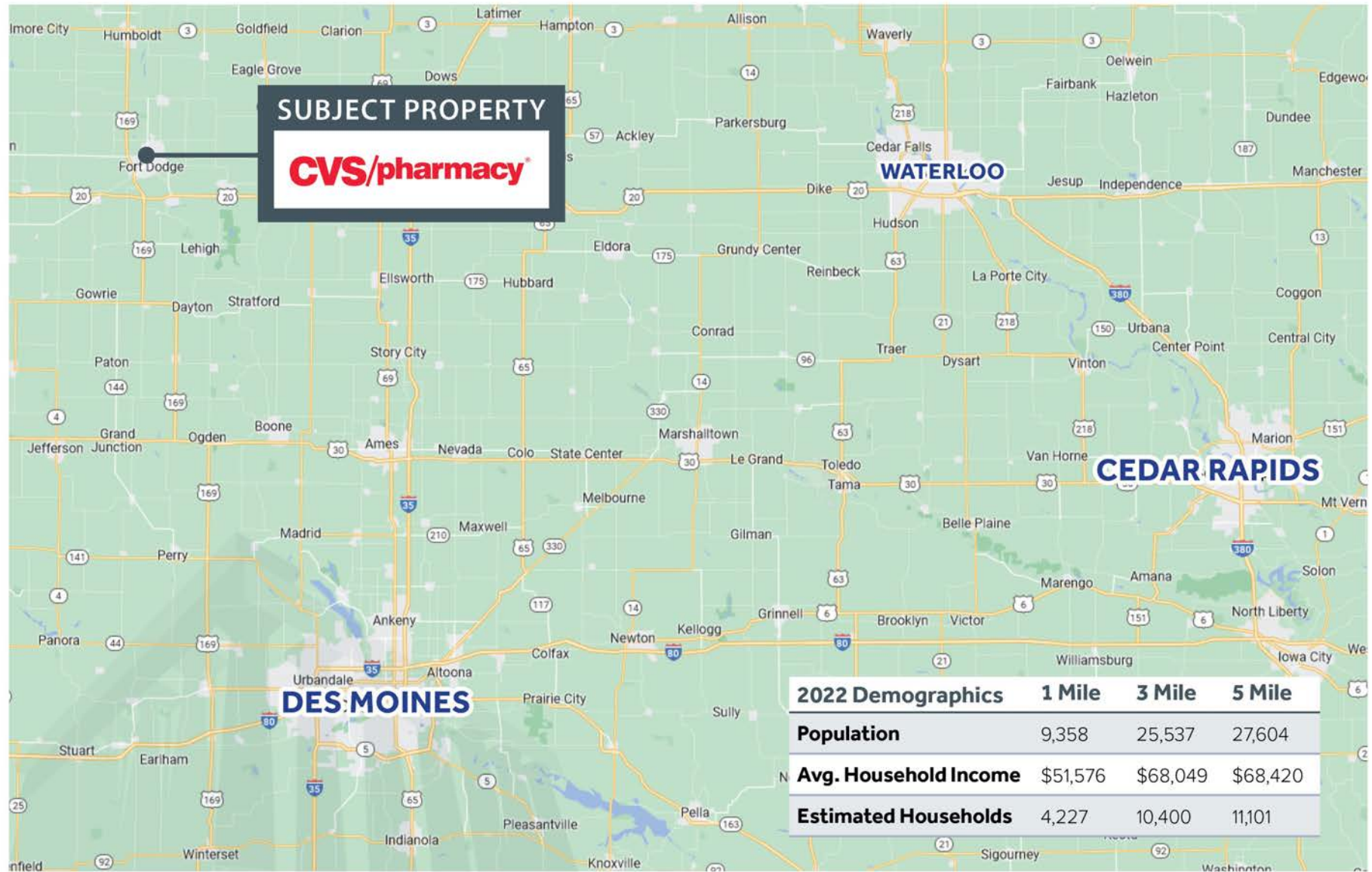
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REFERENCE MAP & DEMOGRAPHICS

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