

CVS Pharmacy Leasehold

Brand New Construction | Relocation Store

Louisville, Kentucky

[VIEW PROPERTY VIDEO](#)



REPRESENTATIVE PHOTO

► BROKERS

RYAN GOMEZ

Managing Director
Capital Markets | Net Lease Group
Direct: 760-431-3824
Mobile: 858-822-9811
ryan.gomez@cushwake.com
CA Lic 01753933

ROBERT DONNELL

Senior Associate
Capital Markets | Net Lease Group
Mobile: 619-818-5852
robert.donnell@cushwake.com
CA Lic 02082187

Listed in Conjunction with Kentucky Broker of Record:

Brian Brockman
Bang Realty, Inc.
KY Lic 204982



CVS Pharmacy

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in 7845 Preston Hwy, Louisville, KY 40219 (the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member's obligations thereunder have been satisfied or waived. Managing Member has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

► CONTENTS

04

Investment Highlights

11

Aerial View

17

Location Overview

06

Property Photos

14

Lease Summary

18

Demographics

09

Property Overview

15

Financial Analysis

10

Property Video

16

Tenant Overview

► INVESTMENT HIGHLIGHTS



CVS Pharmacy
7845 Preston Hwy
Louisville, KY 40219



Land:
1.23 Acres
(53,604 SqFt)

Bldg:
10,605 SqFt



Year Built:
2022



Frontage:
3.48/1,000 SF

Parking:
39 Parking Spaces

► INVESTMENT HIGHLIGHTS



- Rare 25-Year CVS Leasehold with an Additional 25 Years of Options and 8-9% Rent Increases
- Absolute NNN with Zero Landlord Responsibilities
- Relocation Store with 15 Years of Operational History at Smaller Site Just 1 Block Away
- Corporate Lease Guaranteed by CVS Health Corporation (S&P: BBB) Ranked #4 on the Fortune 500
- Well Positioned on the Signalized Hard Corner of a Major Traffic Corridor with $\pm 60,000$ VPD
- 3-Mile Population +65,000
- CVS Pays Ground Lease Rent Directly (Not Deducted From NOI)

► PROPERTY PHOTOS



► PROPERTY PHOTOS



► PROPERTY PHOTOS



► PROPERTY OVERVIEW

- Excellent Visibility, Situated on a Hard Corner Signalized Intersection with Frontage on Route 1065 (30,900 VPD) and Preston Highway 61 (28,922 VPD)
- Adjacent to Co-Anchored Kroger and T.J. Maxx Shopping Centers and Surrounded by National Retailers Including The Home Depot, PetSmart, Walgreens, and More
- Only 5 ½ Miles from Louisville International Airport
- 1.23 Acre Lot with Ample Parking and Drive-Thru
- 1-Mile West of Jefferson Mall, a 783,643 SF Premier Shopping Center Anchored by JCPenney, Dillard's, Old Navy, Jo-Ann Fabrics, and Ross Dress for Less

VIEW PROPERTY VIDEO 



► PROPERTY VIDEO



► AERIAL VIEW



► AERIAL VIEW



► LEASE SUMMARY



Lease Type
Absolute NNN Leasehold

Lease Guarantor
CVS Health Corporation

Rent Commencement Date
October 31, 2022

Lease Expiration Date
January 31, 2048

Term Remaining on Lease
±25 Years

Options
Five 5-Year

Increases
8-9% Escalations in Each Option

► FINANCIAL ANALYSIS

YEAR	MONTHLY RENT	ANNUAL RENT
Year 1-25	\$25,871	\$310,463
Year 26-30 (1st Option)	\$28,166	\$337,997
Year 31-35 (2nd Option)	\$30,650	\$367,810
Year 36-40 (3rd Option)	\$33,340	\$400,081
Year 41-45 (4th Option)	\$36,250	\$435,006
Year 56-50 (5th Option)	\$39,399	\$472,799



NOI
\$310,463



Cap Rate
5.85%



Price
\$5,300,000



Price/ft Land
\$290



Price/ft Bldg.
\$500

► TENANT OVERVIEW



REPRESENTATIVE PHOTO



CVS/pharmacy operates through Pharmacy Services and Retail/LTC segments. The Pharmacy Services segment offers pharmacy benefit management solutions, such as plan design and administration, formulary management, Medicare Part D services, mail order and specialty pharmacy services, retail pharmacy network management services, prescription management systems, clinical services, disease management programs, and medical pharmacy management services. This segment serves employers, insurance companies, unions, government employee groups, health plans, managed Medicaid plans and plans offered on public and private exchanges, other sponsors of health benefit plans, and individuals under the CVS Caremark Pharmacy Services, Caremark, CVS Caremark, CarePlus CVS Pharmacy, CVS Specialty, Accordant, SilverScript, NovoLogix, Coram, Navarro Health Services, and Advanced Care Scripts names. As of December 31, 2015, it operated 24 retail specialty pharmacy stores, 11 specialty mail order pharmacies and 5 mail order dispensing pharmacies, and 83 branches for infusion and enteral services. The Retail/LTC segment sells prescription drugs, over-the-counter drugs, beauty products and cosmetics, personal care products, convenience foods, seasonal merchandise, and greeting cards, as well as provides photo finishing services. It operates 9,655 retail stores in 49 states, the District of Columbia, Puerto Rico, and Brazil primarily under the CVS Pharmacy, CVS, Longs Drugs, Navarro Discount Pharmacy, and Drogeria Onofre names; online retail pharmacy Websites; and 32 onsite pharmacy stores, long-term care pharmacy operations, and retail health care clinics.

► LOCATION OVERVIEW



LOUISVILLE, KENTUCKY

Louisville is the largest city in Kentucky and the sixteenth largest city in the country. The Louisville/Jefferson County-Elizabethtown-Bardstown metropolitan area is the 43rd largest statistical area in the United States and has had an average population of 1.3MM people according to the 2020 official census. Louisville sits as the seat of Jefferson County and is known as the home of the Kentucky Derby, boxer Muhammad Ali, and Kentucky Fried Chicken. The most popular event is the Kentucky Derby which is known as the “most exciting two minutes in sports.” Louisville is located along the Ohio River and Indiana border. Since 2014, Louisville has experienced over \$22.8B in investments and is a competitive, global city that is home to UPS WorldPort and the world’s largest concentration of health and aging innovation companies, as well as a large center for manufacturing and logistics. Louisville, combined with fifteen counties is home to over 58,000 businesses and adds a unique advantage by being strategically located within a day’s drive of two-thirds of the U.S. population. There are many opportunities to explore here with over ninety attractions and 2,500 restaurants.

VIEW PROPERTY VIDEO



► DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 Population	8,997	65,252	170,848
2027 Population Projection	8,873	64,586	169,971
Median Age	38.8	37.2	37.8
Bachelor's Degree or Higher	15%	15%	19%
U.S. Armed Forces	1	42	87
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 Households	3,696	25,660	68,478
2027 Household Projection	3,645	25,401	68,110
Owner Occupied Households	1,840	15,170	43,473
Renter Occupied Households	1,805	10,231	24,638
Avg Household Size	2.4	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$90.2MM	\$673MM	\$1.9B
INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$56,633	\$63,474	\$67,480
Median Household Income	\$47,839	\$52,925	\$56,329
HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$142,765	\$144,706	\$152,204
Median Year Built	1966	1968	1971





RYAN GOMEZ

Managing Director
Capital Markets | Net Lease Group
Direct: 760-431-3824
Mobile: 858-822-9811
ryan.gomez@cushwake.com
CA Lic 01753933

ROBERT DONNELL

Senior Associate
Capital Markets | Net Lease Group
Mobile: 619-818-5852
robert.donnell@cushwake.com
CA Lic 02082187