

\$ Price: \$3,916,746

% Cap Rate: 6.70%



AFFLUENT AREA

Second wealthiest city in the state of Georgia



INVESTMENT GRADE TENANT

Fully guaranteed by CVS Health Corporation



LEASE EXTENSION

Brand new five (5) year lease extension



ATLANTA MSA

Situated only 25 miles from downtown Atlanta



CVS Pharmacy | 11625 Jones Bridge Road | Alpharetta, GA

Northmarq is pleased to offer the fee simple interest in the single-tenant CVS Pharmacy located in Alpharetta, GA (the "Property"). CVS Pharmacy is operating under an absolute NNN lease expiring on January 31, 2029. The annual rent is \$262,422 with nine (9), five (5) year fixed rate renewal options remaining. The absolute NNN lease structure provides for a passive, secure investment with no responsibilities for the Landlord. The Property consists of 1.23 acres and a 10,242-square-foot CVS Pharmacy that was built in 2001 to the Tenant's specifications. Situated at the signalized intersection of Jones Bridge Rd & Abbotts Bridge Rd (25,000+ VPD) in a retail corridor surrounded by a dense residential area, the location is ideal due to its proximity to the Atlanta Metro area and ease of access. Other retailers in the immediate area include Publix, Dollar Tree, Kroger, and more. The lease is guaranteed by CVS Health Corp. (NYSE: CVS). As of 12/31/2022, CVS operated more than 9,000 locations in the United States and employed approximately 300,000 employees across all 50 states, Washington D.C., and Puerto Rico generating over \$322 billion in total revenues. They are listed in Forbes Magazine as one of the world's most valuable brands and rank number 4 on the Fortune 500 list. CVS Health has an investment grade credit rating by all major rating agencies including a BBB rating with a stable outlook from Standard & Poor's Rating Services.

View the OM For Full Details 

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