



915 HIGHWAY 49  
RICHLAND, MS



CBRE



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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**RICHLAND, MS**

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# EXECUTIVE SUMMARY



Price	\$5,407,770
Cap Rate	6.5%
NOI	\$351,505
Property Type	Retail
Parking Spaces	52
Year Built	2008
Building SF	11,895
Lot Size (Acres)	2.05

CBRE is pleased to present a CVS for sale located at 915 Hwy 49. The 11,895 Square Foot Building on 2.05 Acres with a Drive Thru Pharmacy benefits from being strategically located on Highway 49, which sees over 50,000 cars per day. The property is close to several retailers and large residential communities with over 11,847 people residing in a 3-Mile Radius. The property is perfect for a principal looking for a passive investment with a long term, Absolute NNN Lease with a Corporate Guarantee from a Credit Tenant.



# INVESTMENT HIGHLIGHTS



Absolute NNN Lease | Zero Landlord Responsibilities



Corporate Guarantee from a Credit Rated Tenant | NYSE Standard & Poor's BBB+



Heavy Traffic Counts | 50,000+ Vehicles Per Day on US Highway 49



Long Term Lease | 11+ Years Remaining on the Lease



Large 2.05 ACRE Lot with a Drive-Thru Pharmacy



Seller to provide Buyer a full credit of three years rent at closing to compensate for the Rent Holiday



Across the Street from a Walmart Supercenter and surrounded by national retailers and hotels including Whataburger, Hampton Inn, Kroger, Taco Bell, Walgreens, tractor Supply and many more



# LEASE ABSTRACT

Guarantor	CVS Health Corporation
Tenant	CVS Pharmacy, Inc.
Rent Commencement	December 22, 2009
Lease Expiration	January 31, 2035
Term Remaining	11 Years
Lease Type	NNN
Net Operating Income	\$351,505
Renewal Options	10, 5-Year Options
Fixed Rate Extension Periods	First Two 5-Year Options (90% Primary Term Rent)
FMV Extension Periods	Remaining Eight 5-Year Options (FMV)
Net Lease   True Lease	This is an absolute net lease and Fixed Rent, Additional Rent and all other sums payable hereunder by Tenant shall be paid without notice or demand, and without setoff, counterclaim, recoupment, abatement, suspension, reduction or defense.
Repairs & Maintenance	Tenant shall keep, maintain and repair, at its sole cost and expense, the Premises, including, without limitation, the roof, walls, footings, foundations, HVAC, mechanical and electrical equipment and systems in or serving the Premises and structural and nonstructural components and systems of the Premises, parking areas, sidewalks, roadways and landscaping in good repair and appearance.
Taxes	Tenant shall pay all taxes of every kind and nature (including, without limitation, real, ad valorem, personal property, transaction privilege and use tax, and sales and use tax), on or with respect to the Premises.
Insurance	<p>a. Tenant shall maintain All-Risk insurance for the Building for one hundred percent (100%) of its replacement value. Said All-Risk policy shall include flood coverage if the Premises is located in a Flood Zone A, and shall not exclude earthquake coverage.</p> <p>b. Tenant also shall maintain General Liability coverage, including Broad Form Endorsement, on an occurrence basis; in combined policy limits of not less than Five Million and No/100 Dollars (\$5,000,000.00) per occurrence for bodily injury and for property damage with respect to the Premises.</p>

Rent Schedule		
Period	Annual Base Rent	Monthly Base Rent
Current - 1/31/2035	\$351,505	\$29,292
Option 1 (5 years)	\$316,354	\$26,362
Option 2 (5 years)	\$316,354	\$26,362
Option 3-10	FMV	FMV

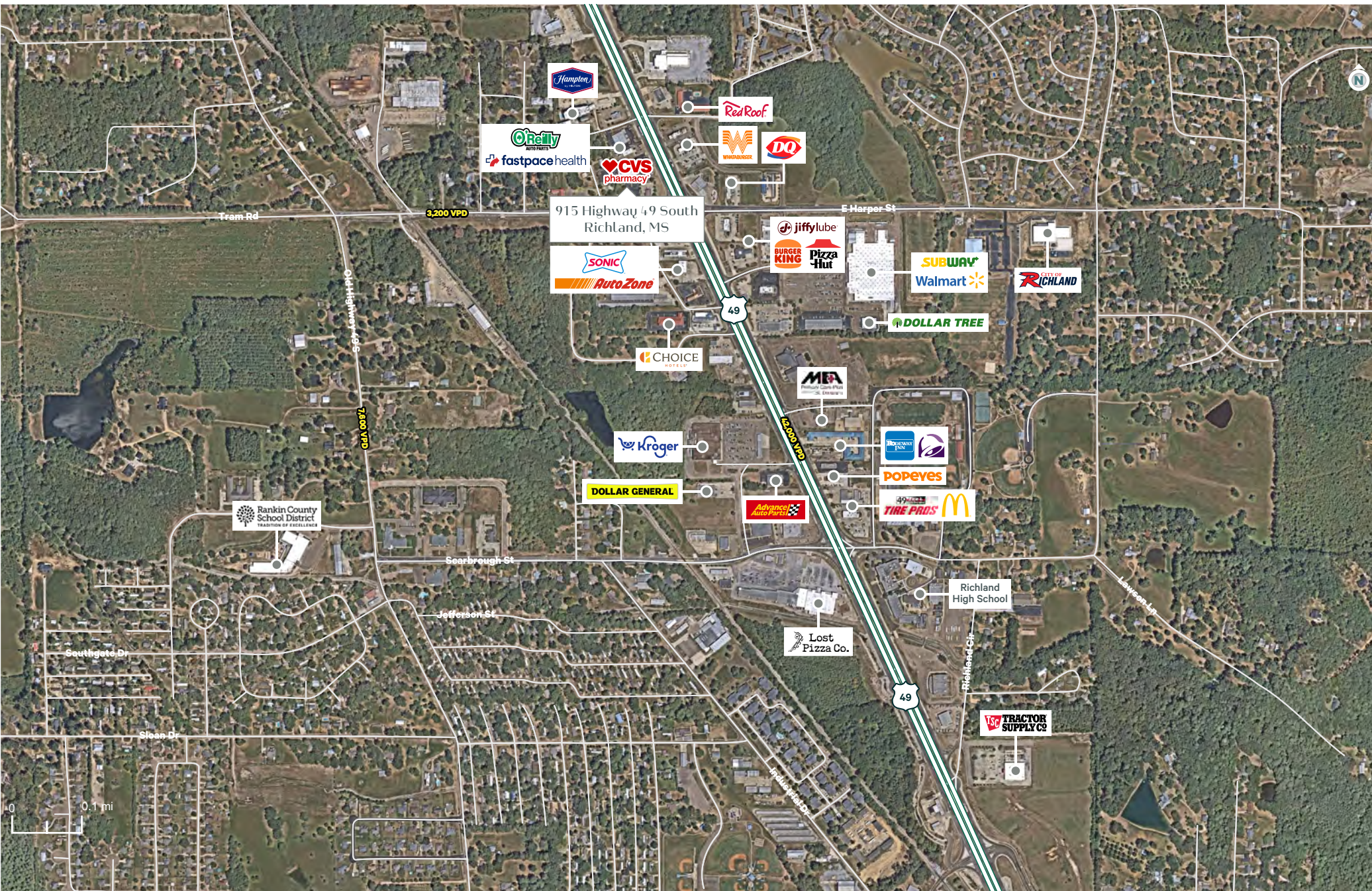


# AERIAL MAP



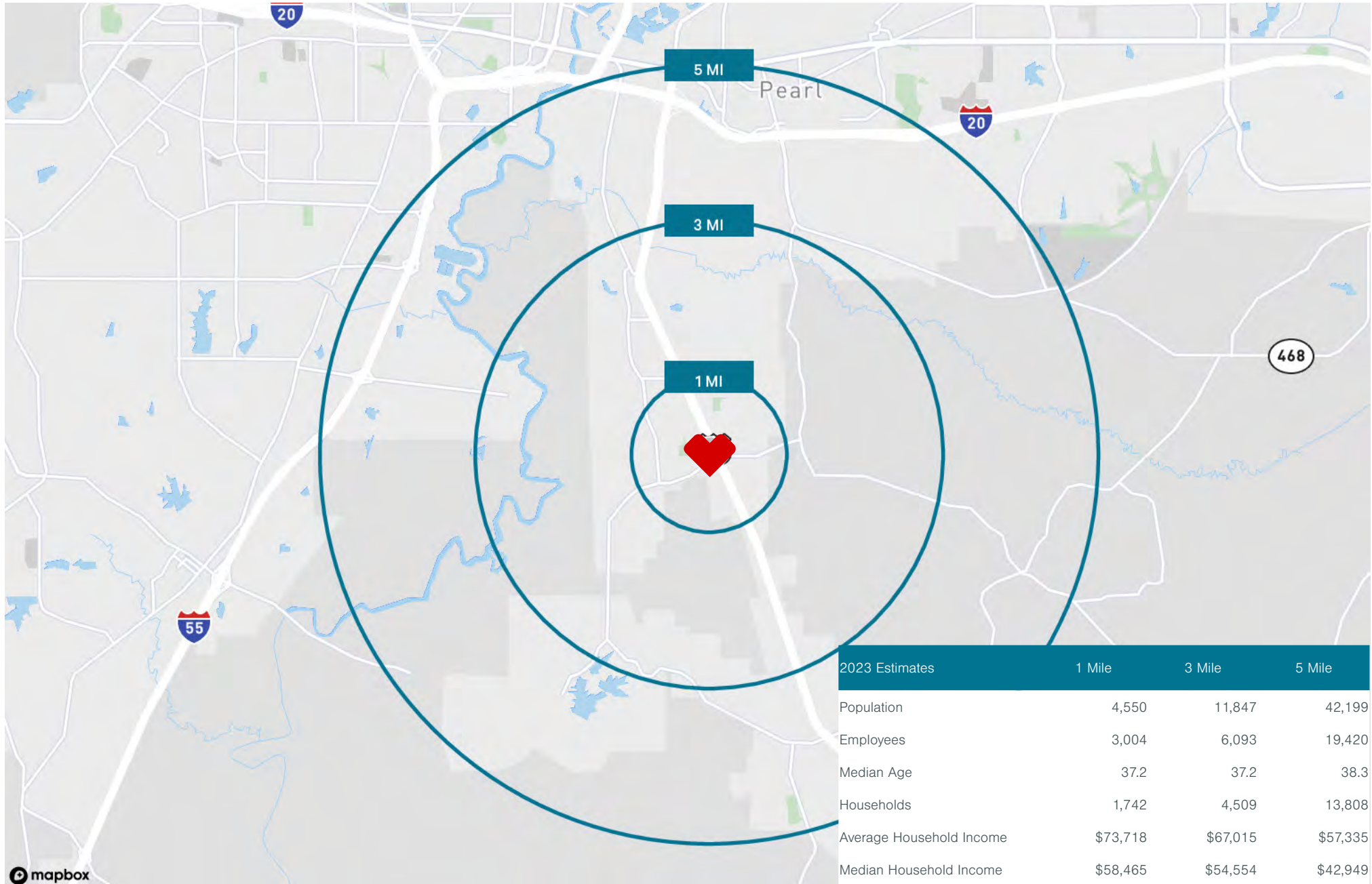


# AMENITY MAP





# DEMOGRAPHICS





# TENANT OVERVIEW





# TENANT OVERVIEW

## CVS Health Corporation

Tenant



**Corporate**

Lease Guarantor

**9,443**

Locations



**300,000+**

Employees

**1963**

Year Established



**Woonsocket, RI**

Headquarters

CVS Health Corporation (formerly CVS Caremark Corp.), together with its subsidiaries, is the largest pharmacy health care provider in the United States, with integrated offerings across the entire spectrum of pharmacy care

CVS is unique among the “big three” retail drugstore chains (Walgreens, Rite Aid, CVS) in that it operates its own pharmacy benefit management (“PBM”), making it an integrated pharmacy health care provider. With 103 million PBM members, CVS’s offerings include pharmacy benefit management services; mail order, retail, and specialty pharmacy; disease management programs, and retail clinics. Additionally, CVS is ranked #5 on the Fortune 500.

On their annual report for 2019, CVS reported operating over 9,900 retail locations in the United States, Puerto Rico, and Brazil. Its stores sell prescription drugs and frontend products such as non-prescription medications, health and beauty aids, and cosmetics. The company also operates the nation’s largest chain of health care clinics, with 1,100 MinuteClinic outlets throughout the country. Minute Clinics are staffed by nurse practitioners and physician assistants who utilize nationally recognized protocols to diagnose and treat minor health conditions, perform health screenings, monitor chronic conditions, and deliver vaccinations.

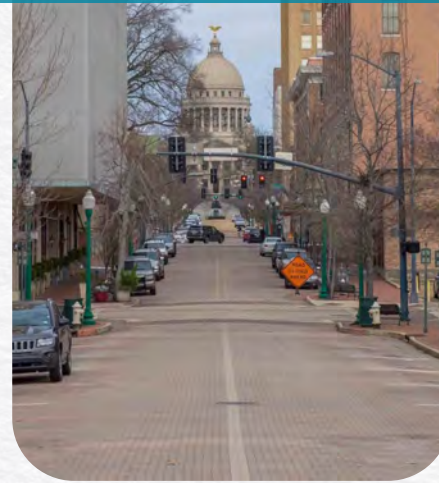




# MARKET OVERVIEW

Richland, Mississippi, is a small, yet steadily growing city located in Rankin County. Known for its friendly community and suburban feel, Richland offers a blend of small-town charm and modern amenities. The city is strategically positioned near major highways, making it a convenient hub for businesses and commuters. This accessibility has attracted a variety of businesses, particularly in retail and light industrial sectors, contributing to its economic growth. The presence of community parks, local schools, and family-friendly activities add to Richland's appeal as a place to live, particularly for those seeking a quieter lifestyle close to urban centers like Jackson, MS.

Richland had a population of around 7,000 residents. This community is characterized by a diverse mix of young professionals, families, and retirees, creating a harmonious blend of energy and experience. The city takes pride in its well-maintained neighborhoods and active community involvement, with regular events and gatherings that strengthen the sense of community. Despite its modest size, Richland boasts a good range of local services, including public schools that are well-regarded in the region, making it an attractive choice for families looking for a balance between a peaceful, community-oriented lifestyle and the conveniences of city living.







# RICHLAND, MS

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