



SURMOUNT

ISSENBERG BRITTI GROUP



Representative Photo

Absolute NNN Lease
High Yield Leasehold Opportunity



301 S 6TH Ave,
Wauchula, FL 33873

Offering Memorandum
Exclusive Net-Lease Offering

Investment Overview

Issenberg & Britti Group of Surmount is pleased to present for sale this CVS Pharmacy Store located at 301 S. 6th Avenue in Wauchula, Florida (Population 4,900) and the County Seat of Hardee County, Florida. Wauchula is known as the "Cucumber capital of the world." This is the opportunity to purchase the leasehold or "building" under an absolute NNN lease.

Numerous apartment complexes surround this CVS Pharmacy including Valencia Gardens Apartments, Country Walk Apartments, Chatham Pointe Senior Apartments, The Palms Apartments, Wauchula Gardens Apartments and Forest Glade Apartments.

South Florida Community College (2,710 Enrolled Students) is located nearby this CVS Pharmacy property.

CVS Health Corporation is a leading healthcare solutions company headquartered in Woonsocket, Rhode Island and founded in 1963. It is a Fortune 500 Company with over 9,000 retail pharmacies, 1,100 plus walk-in-clinics and a major pharmacy benefit manager (CVS Caremark) with Aetna health Insurance.

Investment Highlights

- CVS Corporate Guarantee Lease | CVS Health Corporation (NYSE: CVS)
- Investment Grade Credit Tenant (S&P BBB)
- Absolute NNN Leases | Zero Landlord Responsibility
- High Yield Leasehold Opportunity
- CVS Pharmacy Store Located at 301 S. 6th Avenue in Wauchula, Florida (Population 4,900) and The County Seat of Hardee County, Florida
- Numerous Apartment Complexes Surround this CVS Pharmacy Property Including Valencia Gardens Apartments, Country Walk Apartments, Chatham Pointe Senior Apartments, The Palms Apartments, Wauchula Gardens Apartments and Forest Glade Apartments
- South Florida Community College (2,710 Enrolled Students) is Located Nearby this CVS Property
- CVS Corporation is a Fortune 500 Company With Over 9,000 Retail Pharmacies, 1,100 Walk-In-Clinics and a Major Pharmacy Benefit Manager (CVS Caremark) with Aetna Health Insurance
- Drive-Thru Pharmacy
- Florida Is a No Income Tax State

The Offering

CVS Pharmacy
301 S 6th Avenue
Wauchula, Florida 33873



Property Details

Lot Size	63,162 SF (1.45 Acres)
Rentable Square Feet	13,325 SF
Price/SF	\$167.69
Year Built / Remodeled	2008

Financial Overview

List Price	\$2,234,508
Net Price	\$1,773,508
Cap Rate / Net Cap Rate	9.25% / 11.65%
Type of Ownership	Leasehold (Building Ownership)

Property Rent Data

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
06/01/2008 - 07/10/2030 (Current)	\$17,224	\$206,692
07/11/2030 - 07/10/2033	Rent Holiday	Rent Holiday
07/11/2033 - 01/01/2038 (Option 1)	\$15,502	\$186,022
01/02/2038 - 01/01/2043 (Option 2)	\$15,502	\$186,022
01/02/2043 - 01/01/2048 (Option 3)	FMV	FMV
01/02/2048 - 01/01/2053 (Option 4)	FMV	FMV
01/02/2053 - 01/01/2058 (Option 5)	FMV	FMV
01/02/2058 - 01/01/2063 (Option 6)	FMV	FMV
Base Rent (\$15.51 / SF)		\$206,692
Net Operating Income		\$206,692.00
TOTAL ANNUAL RETURN	CAP 9.25%	\$206,692

Lease Abstract

Tenant Trade Name	CVS
Tenant	Corporate Store
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	25 Years
Lease Commencement Date	06/01/2008
Rent Commencement Date	06/01/2008
Expiration Date of Base Term	07/10/2033
Increases	In Option Periods
Options	One 4-Year & 6 Month; Five 5-Year
Term Remaining on Lease	7 Years
Property Type	Net Leased Drug Store
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A

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ASSUMABLE LOAN INFORMATION

Original Loan Amount	\$2,251,181
Remaining Balance June 2026	\$727,206
Origination Date	06/13/2008
Interest Rate	7.35%
Amortization Period (Yrs)	-
Debt Service	\$206,691.60
Down Payment	\$1,081,839 - Based off 1.77M Price
Term (Yrs)	22
Due Date	07/10/2030
Current Monthly Payment	\$17,224.30



Research Site Plan Aerial



ABOUT CVS pharmacy[®]

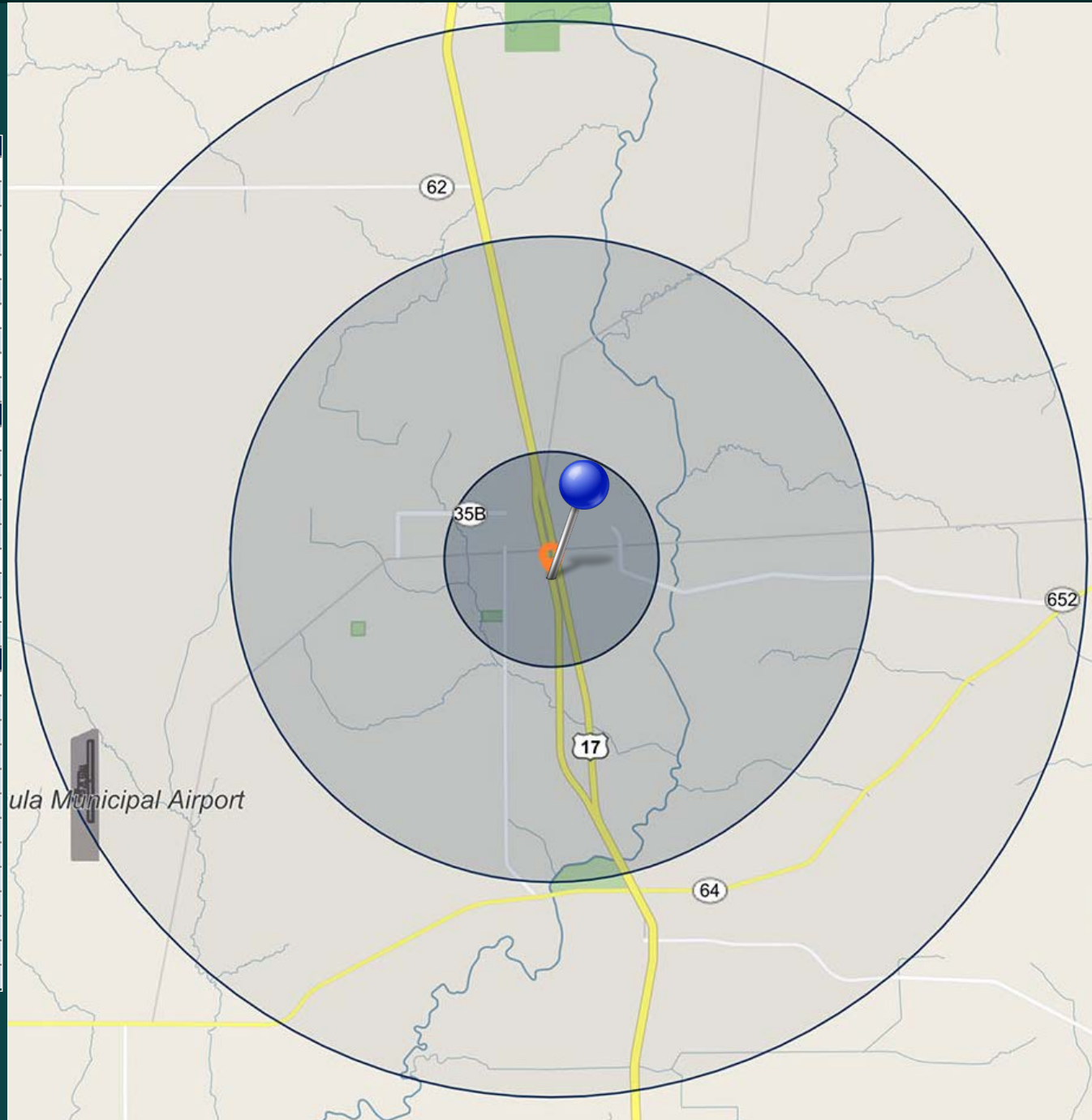
CVS Health Corporation (formerly CVS Caremark Corp.) together with its subsidiaries is currently the largest pharmacy chain in the United States by number of locations (over 9,000 as of 2026) and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 5th largest U.S. corporation according to Fortune 500 in 2026. CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores.

Name	CVS Health Corp.
Ownership	Public
Stock Symbol	CVS
Sales Volume	<u>\$402 Billion</u>
Board	NYSE
Rank	Number 5 on Fortune 500
Tenant	Corporate Store
Rating Agency	Standard & Poor's
Credit Rating	BBB
HQ	Woonsocket, Rhode Island
Number of Locations	9,000+
Web Site	www.cvshealth.com



Demographics Population Profile

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	5,313	9,917	15,368
2025 Estimate			
Total Population	5,272	9,835	15,212
2020 Census			
Total Population	5,325	9,937	15,145
2010 Census			
Total Population	5,535	10,550	16,387
Daytime Population			
2025 Estimate	4,767	10,270	15,051
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	1,818	3,285	5,376
2025 Estimate			
Total Households	1,801	3,248	5,294
Average (Mean) Household Size	2.9	2.8	2.9
2020 Census			
Total Households	1,767	3,176	5,133
2010 Census			
Total Households	1,683	3,115	5,141
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	1.9%	3.3%	4.0%
\$150,000-\$199,999	1.2%	1.8%	2.1%
\$100,000-\$149,999	10.6%	12.8%	14.4%
\$75,000-\$99,999	12.9%	12.6%	12.7%
\$50,000-\$74,999	14.7%	18.0%	19.9%
\$35,000-\$49,999	9.8%	10.5%	11.1%
\$25,000-\$34,999	13.8%	11.0%	9.3%
\$15,000-\$24,999	9.5%	8.3%	8.3%
Under \$15,000	25.6%	21.7%	18.1%
Average Household Income	\$53,766	\$63,005	\$67,950
Median Household Income	\$25,919	\$34,048	\$37,571
Per Capita Income	\$18,566	\$22,048	\$23,548





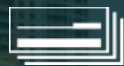
Population

In 2025, the population in your selected geography is 15,212. The population has changed by -7.17 percent since 2010. It is estimated that the population in your area will be 15,368 five years from now, which represents a change of 1.0 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 40.0. The population density in your area is 194 people per square mile.



Households

There are currently 5,294 households in your selected geography. The number of households has changed by 2.98 percent since 2010. It is estimated that the number of households in your area will be 5,376 five years from now, which represents a change of 1.5 percent from the current year. The average household size in your area is 2.8 people.



Income

In 2025, the median household income for your selected geography is \$52,459, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 44.26 percent since 2010. It is estimated that the median household income in your area will be \$63,926 five years from now, which represents a change of 21.9 percent from the current year.

The current year per capita income in your area is \$23,548, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$67,950, compared with the U.S. average, which is \$103,571.



Employment

In 2025, 5,034 people in your selected area were employed. The 2010 Census revealed that 43.9 percent of employees are in white-collar occupations in this geography, and 28.4 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



Housing

The median housing value in your area was \$175,999 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 3,404.00 owner-occupied housing units and 1,737.00 renteroccupied housing units in your area.



Education

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. Only 11.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 13.7 percent, and 6.4 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 52.0 percent in the selected area compared with the 19.6 percent in the U.S.

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#1 Net Lease Advisory Firm.

Over \$38 billion of transaction volume, specializing in single-tenant, net lease investment services. We know net lease better than anyone.

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