



204 HAMPTON AVE | PICKENS, SC

OFFERED  
FOR SALE  
\$2,421,000  
6.00% CAP







## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale CVS Pharmacy | Pickens, SC, an absolute NNN investment corporately guaranteed by CVS Health Corporation (NYSE: CVS). The asset generates \$145,288 in annual NOI and is offered at an attractive basis, providing investors with durable, passive income backed by investment-grade corporate credit.

CVS has operated at this location since 1999, demonstrating more than 25 years of continuous occupancy and established presence within the trade area. The tenant recently exercised its renewal option, extending the current lease term through January 2028, and retains nine (9) additional five-year renewal options, providing long-term optionality through 2073.

The offering presents a compelling opportunity to acquire a necessity-based healthcare retailer at an attractive basis. Investors benefit from strong in-place yield, absolute NNN structure, and corporate credit tenancy, while maintaining flexibility to capture future upside through lease extension, re-tenanting, or market-to-market strategies. The combination of long-term operating history, proven location, and favorable basis positions the asset as both a durable income investment and value-oriented opportunity.


RENT SCHEDULE	TERM	RENT
Current Term	Current through 1/31/2028	\$145,288
9 x 5 Year Options - Fixed Rent		

<b>NOI</b>	\$145,288
<b>CAP</b>	6.00%
<b>PRICE</b>	\$2,421,000

## ASSET SNAPSHOT

Tenant Name	CVS Pharmacy
Address	204 Hampton Ave, Pickens, SC 29671
Building Size (GLA)	10,125 SF
Land Size	1.45 Acres
Year Built	1999
Signatory/Guarantor	CVS Health Corporation (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Extension Commencement Date	2/1/2023
Lease Expiration Date	1/31/2028
Remaining Term	2 Years (9 x 5 year options)
NOI	\$145,288



 **21,405** PEOPLE  
IN 5 MILE RADIUS

 **\$86,519** AHHI  
IN 3 MILE RADIUS

 **17,800** VPD  
ON HAMPTON AVE





## LONG-TENURED TENANT | 25+ YEARS OF CONTINUOUS OCCUPANCY

CVS has operated at this location since 1999, demonstrating sustained store-level performance and long-term commitment to the trade area.



## INVESTMENT-GRADE CORPORATE GUARANTOR (S&P: BBB)

Lease guaranteed by CVS Health Corporation (NYSE: CVS), one of the largest healthcare companies in the U.S. with 9,000+ locations and strong corporate credit.



## ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES

True passive investment with no landlord obligations, ideal for 1031 exchange and out-of-state ownership.



## LOW PRICE POINT & ATTRACTIVE BASIS

Offered at a favorable price point relative to replacement cost, allowing investors to achieve above-market yield with downside protection.



## NECESSITY-BASED HEALTHCARE TENANT

CVS serves as a critical healthcare and pharmacy provider within the market, supporting consistent consumer demand regardless of economic conditions.



## STRATEGIC HARD-CORNER LOCATION | PRIMARY RETAIL CORRIDOR

Positioned along Hampton Avenue (17,800+ VPD) with strong visibility and access, serving as a primary retail node for the surrounding community.



HAMPTON AVE 17,800 VPD





# LOCATION OVERVIEW

## AREA FAST FACTS

Greenville-Anderson  
MSA Population:  
950,000+ residents

Distance to Greenville,  
SC: 18 miles

Major Employers &  
Regional Drivers:  
Clemson University,  
Prisma Health, BMW,  
Michelin

**GREENVILLE**  
18 MILES  
0:35 DRIVE

**CHARLOTTE**  
108 MILES  
2:30 DRIVE

**COLUMBIA**  
112 MILES  
2:15 DRIVE

**ATLANTA**  
123 MILES  
2:45 DRIVE

### 1 MILE

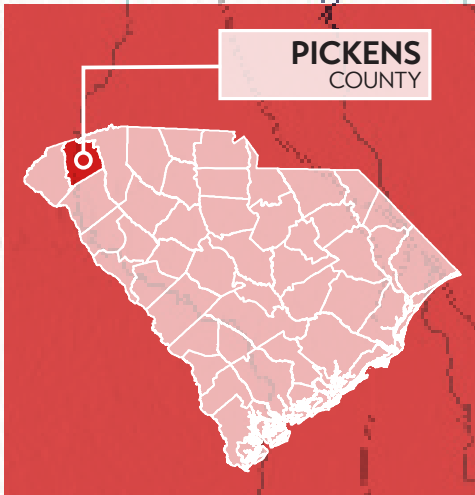
3,349  
PEOPLE  
\$65,153  
AHHI  
2,916  
TOTAL  
EMPLOYEES

### 3 MILES

10,402  
PEOPLE  
\$86,519  
AHHI  
4,513  
TOTAL  
EMPLOYEES

### 5 MILES

21,405  
PEOPLE  
\$79,502  
AHHI  
5,854  
TOTAL  
EMPLOYEES



**PICKENS  
COUNTY**

Pickens

Augusta

Pickens, South Carolina serves as the county seat and primary retail and healthcare hub for the surrounding communities, capturing demand from a broad and geographically dispersed population base. Hampton Avenue (SC Hwy 8) is the main commercial corridor through the city, providing direct access to local residents and regional traffic.

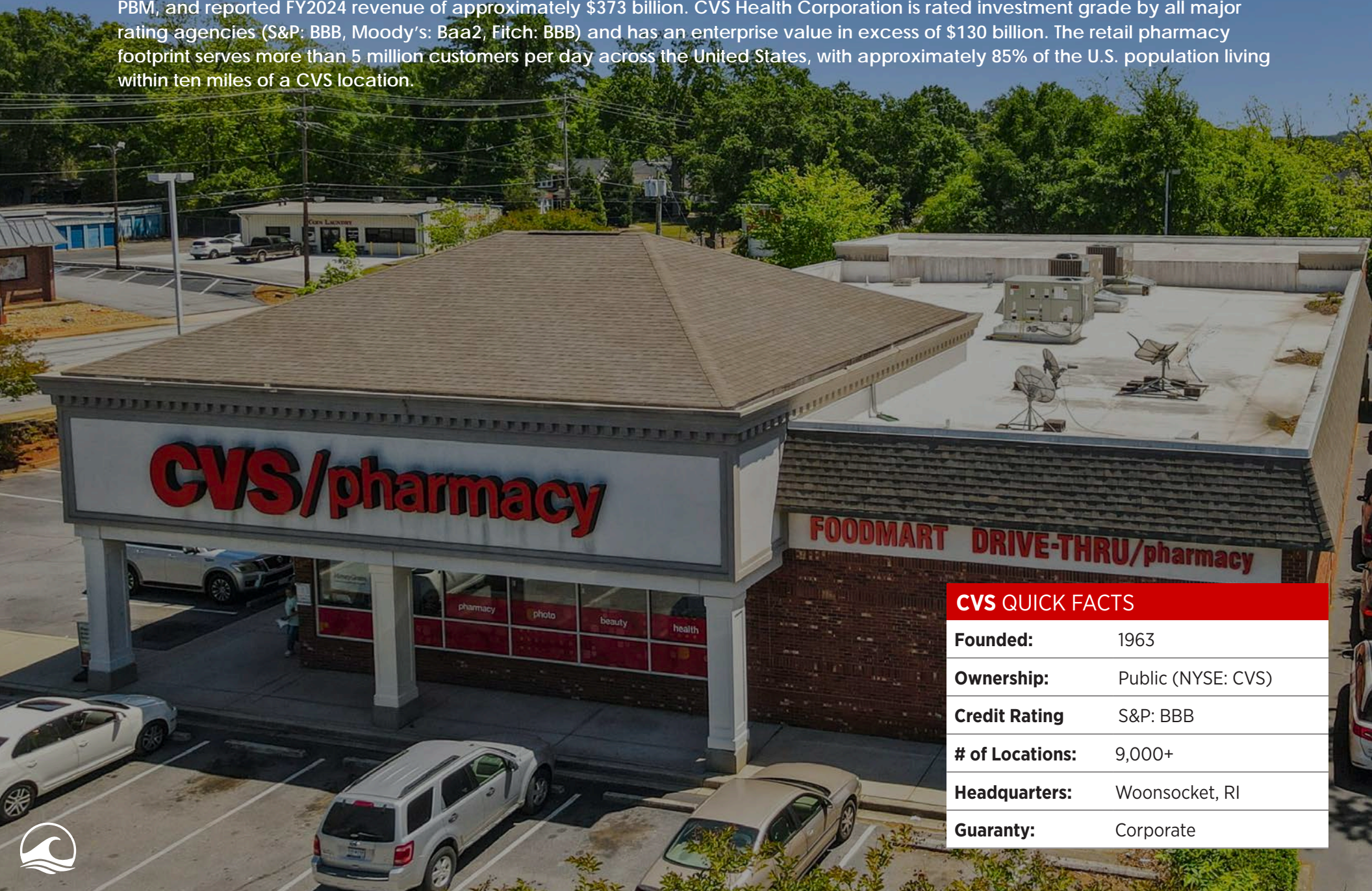
The broader region is anchored by major employment drivers including Clemson University, Prisma Health, and advanced manufacturing employers such as BMW Manufacturing and Michelin, all located within the Greenville-Anderson MSA.

Located approximately 18 miles from Greenville, one of the fastest-growing metros in the Southeast, the area continues to benefit from regional population growth, economic expansion, and infrastructure investment.



# TENANT SUMMARY

CVS Health Corporation (NYSE: CVS) is one of the largest integrated healthcare companies in the United States, operating CVS Pharmacy retail stores, CVS Caremark (the nation's largest pharmacy benefits manager), and Aetna (a leading health insurer). The company operates more than 9,000 retail pharmacy locations across the U.S., serves more than 110 million members through its PBM, and reported FY2024 revenue of approximately \$373 billion. CVS Health Corporation is rated investment grade by all major rating agencies (S&P: BBB, Moody's: Baa2, Fitch: BBB) and has an enterprise value in excess of \$130 billion. The retail pharmacy footprint serves more than 5 million customers per day across the United States, with approximately 85% of the U.S. population living within ten miles of a CVS location.



CVS QUICK FACTS	
<b>Founded:</b>	1963
<b>Ownership:</b>	Public (NYSE: CVS)
<b>Credit Rating</b>	S&P: BBB
<b># of Locations:</b>	9,000+
<b>Headquarters:</b>	Woonsocket, RI
<b>Guaranty:</b>	Corporate



204 HAMPTON AVE | PICKENS, SC



**OFFERED  
FOR SALE  
\$2,421,000  
6.00% CAP**

Exclusively Offered By



### PRIMARY DEAL CONTACTS

#### ERIC SUFFOLETTO

Managing Director & Partner  
860.944.3851  
esuffoletto@atlanticretail.com

#### BEN OLMSTEAD

Associate  
980.498.3296  
bolmstead@atlanticretail.com

#### MIKE LUCIER

Executive Vice President  
980.337.4469  
mlucier@atlanticretail.com

#### DAVID HOPPE

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

#### DANNY GRIFFIN

Vice President  
781.635.2449  
dgriffin@atlanticretail.com

#### KENDRA DOHERTY

Analyst  
857.400.1568  
kdoherthy@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of CVS - Pickens, SC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.