



IRREPLACEABLE LOCATION WITHIN THE 3,000-ACRE WOODFOREST MASTER-PLANNED COMMUNITY

ABSOLUTE NNN | 14+ YEARS REMAINING | CORPORATE GUARANTY | \$207K 3-MILE AHHI

NNLG NATIONAL
NET LEASE GROUP

CUSHMAN & WAKEFIELD

» **Corporate-Backed Long-Term Lease**

CVS signed a 25-year lease, which commenced in 2015, leaving approximately 14 years remaining on the initial lease term.

» **Investment-Grade Credit | \$414B+ Projected 2026 Revenue**

CVS Health (NYSE: CVS) carries a BBB/Stable S&P credit rating and ranks #6 on the 2026 Fortune 500.

» **Absolute NNN Lease**

CVS is responsible for all operating and capital expenses, including taxes, insurance, maintenance, roof and structure, providing passive ownership with zero landlord responsibilities.

» **Contractual Rental Growth**

Annual rent increases approximately 8.2% at the beginning of the first renewal option, followed by 5% increases at the commencement of each remaining option.

» **Established Location with Limited Pharmacy Competition**

CVS opened in 2015 as Woodforest's first retail establishment and has operated at the property for more than a decade. Competing national pharmacies are generally seven or more miles away.

» **Affluent, High-Growth Trade Area**

Woodforest includes more than 5,000 homes and approximately 14,000 residents, with average household income exceeding \$207,950 within three miles. Montgomery County's population grew approximately 25.9% from 2020 to 2025.

CVS pharmacy

\$8,096,364
PRICE

14+ YEARS
REMAINING LEASE TERM

8.2%
1ST OPTION RENT INCREASE

ABSOLUTE NNN
LEASE TYPE

+14,600 SF
BUILDING AREA

2.26 AC
LAND AREA

2015
YEAR BUILT



INFORMATION REQUEST

CUSHMAN AND WAKEFIELD NATIONAL NET LEASE GROUP

BLAKE TAGMYER

Executive Director
+1 858 558 5670
Blake.Tagmyer@cushwake.com
License No. 01912759

CONOR MCGOUGH

Associate
+1 858 558 5627
Conor.McGough@cushwake.com
License No. 02236653

AMY THOMPSON

Brokerage Specialist
+1 858 546 5440
Amy.Thompson@cushwake.com
License No. 02214440

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