

FOR SALE:
CVS
(store #2566)

CVS | 1990 Boston Rd Wilbraham, MA 01095



PRICE: \$3,999,125

CAP RATE: 6%

NOI: \$239,948

Prepared By:

John R. Gendron, CCIM
207-939-8500
johnrgendron@gmail.com

GENDRON
COMMERCIAL BOSTON

www.gendroncommercial.com

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EXCLUSIVELY PRESENTED BY:

John R. Gendron, CCIM
207-939-8500
johnrgendron@gmail.com



PROPERTY INFO

CVS
WILBRAHAM, MA



PROPERTY INFO

PRICE: \$3,999,125

CAP RATE: 6%

NOI: \$239,948



Lease Type: NN

Landlord Obligations: Roof and Structure

Parcel Size: 1.33 +/- AC

Tenant: CVS

Lease Expiration: 1/7/2039

Term Remaining on Lease: 13 Years

Building Size: 10,125 +/- SF

Parking Spaces: 50+

Year Built: 2001

Renewal Options: 3 x 5 Years

RENT SCHEDULE- CVS

PERIOD	ANNUAL RENT
Current: 12/3/2021- 1/31/2027	\$341,933.99
Current: 2/1/2027- 1/7/2039	\$352,147.50
Option 1: 1/8/2039-1/7/2044	\$362,711.88
Option 2: 1/8/2044-1/7/2049	\$373,593.24
Option 3: 1/8/2049-1/7/2054	\$384,801.12
Lease has a new lease extension, extending current term until 2039! Seller to offer pledge fund to bring NOI up to \$239,948!	

GROUND RENT SCHEDULE

PERIOD	ANNUAL RENT
Current: 1/8/2019-1/7/2029	\$112,200.00
Current: 1/8/2029-1/7/2039	\$112,200.00
Option 2: 1/8/2039-1/7/2059	\$123,420.00
Option 3: 1/8/2059-1/7/2070	\$135,762.00
NOI	\$239,948

TENANT OVERVIEW

CVS
WILBRAHAM, MA



TENANT OVERVIEW

CVS Health Corporation is an American healthcare company that owns CVS Pharmacy, a retail pharmacy chain. The company is one of the world's largest healthcare companies with a headquarters in Woonsocket, RI. The Company was ranked 64th top company in 2024. Forbes has also named CVS a Most Valuable Brand.

CVS is the largest pharmacy chain in the United States with 9,135 locations. CVS boasts a higher credit rating than Walgreens and is considered investment grade, which boosts the value and marketability of corporate guaranteed net lease properties. CVS fills more than one of every five prescriptions in the United States.

Historic CVS Leases featured a flat rate structure but recently high demand prime locations have been able to structure rental increases in option periods, making these properties very appealing to net lease investors. Why? Most likely because of stability, profitability, and location!

CVS also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. MinuteClinics are staffed by nurse practitioners and physician assistants who specialize in family health care, and are trained to diagnose, treat, and write prescriptions for minor acute illnesses such as strep throat and ear, eye, sinus, bladder, skin and lung infections. Vaccinations are available at all locations as well.

In a recent article published in Bloomberg March 2026 – CVS Health Corp plans to open more pharmacies than it closes in 2026. CVS will open about 60 stores in 2026, including nearly 20 small pharmacy-only sites.



CVS CORPORATE OVERVIEW

Tenant Trade Name:	CVS
Tenant Ownership Status:	Public
Board/Symbol:	NYSE: CVS
Locations:	+/- 9,135 (US-2024)
Credit Rating:	BBB
Agency:	Standard & Poor's
Corporate Headquarters:	Woonsocket, RI

FINANCIAL ANALYSIS

CVS
WILBRAHAM, MA



INVESTMENT OVERVIEW

Subject property is located at 1990 Boston Rd in Wilbraham, MA. The site is a CVS retail building and has operated at the site since 2001. CVS has a NN lease, Landlord is responsible for the roof and structure. **CVS recently agreed to new lease extension terms, extending the current lease term out until 2039!** There are 13 years left on the current term. CVS has (3) 5 year renewal options. Additionally, this is a leasehold property with the current term running concurrent with the CVS building lease expiring in 2039 and has (2) 20 year renewal options. ****Seller agrees to pledge \$10,248 to bring the NOI up to \$239,948 for the 2027 rental increase.**

The retail building is 10,125 +/- sf on .1.33+/- AC of land. The building was built in 2001. There are **50+** parking spaces.

Wilbraham, MA is located in Hampden County and is a suburb of Springfield, MA. The town of Wilbraham is known for its regard for higher education and highly rated public school system. Wilbraham is also the home to Wilbraham & Monson Academy a private residential preparatory school. The school has about 400 students and 66 faculty members. The corporate headquarters of Friendly's Ice Cream was formerly located in Wilbraham and has since been sold to Amici Partners Group. The Town has about 14,613 people and a growing retail district along Boston Road!

Surrounding businesses include Home Depot, O'Reilly Auto Parts, Domino's Pizza, Ford Dealership, Big Y, Urgent Care, Starbucks, Dunkin, Toyota Dealership, Friendly's Ice Cream Factory, TD Bank, Chipotle, Chick-Fil-A, Staples, Ocean State Job Lot, Town Fair Tire, Petco, Lowe's, McDonalds, BJs, Hobby Lobby, and more!

CVS Rent Schedule:

		(Annually)
Original Term- 12/3/2021-1/31/2027	\$	341,933.99
New Lease Extension Term- 2/1/2027-1/7/2039	\$	352,147.50
Option 1- 1/8/2039-1/7/2044	\$	362,711.88
Option 2- 1/8/2044-1/7/2049	\$	373,593.24
Option 3- 1/8/2049-1/7/2054	\$	384,801.12

Ground Lease Schedule:

		(Annually)
Option1- 1/8/19-1/7/2029		\$112,200
Option 1-- 1/8/2029-1/7/2039		\$112,200
Option 2- 1/8/2039-1/7/2059		\$123,420
Option 3- 1/8/2059-1/7/2079		\$135,762

SALE PRICE:
\$3,999,125

CAP RATE:
6.00%

NOI:
\$239,948

PROPERTY HIGHLIGHTS

- Subject property is a CVS located in Wilbraham, MA
- 10,125+/- SF building, built in 2001 on 1.33 +/- AC.
- CVS has an S&P rating of BBB.
- Population is 113,040, in a 5-mile radius.
- The medium income is 73,823, in a 5-mile radius.
- Traffic counts are 11,032 cars a day!
- Located in a highly dense retail corridor on Boston Road!
- CVS recently executed a lease extension, proving long term commitment to the site!
- CVS has 13 years left on current term with (3) 5-year renewal options.
- NN, Leasehold property.

PROPERTY SUMMARY

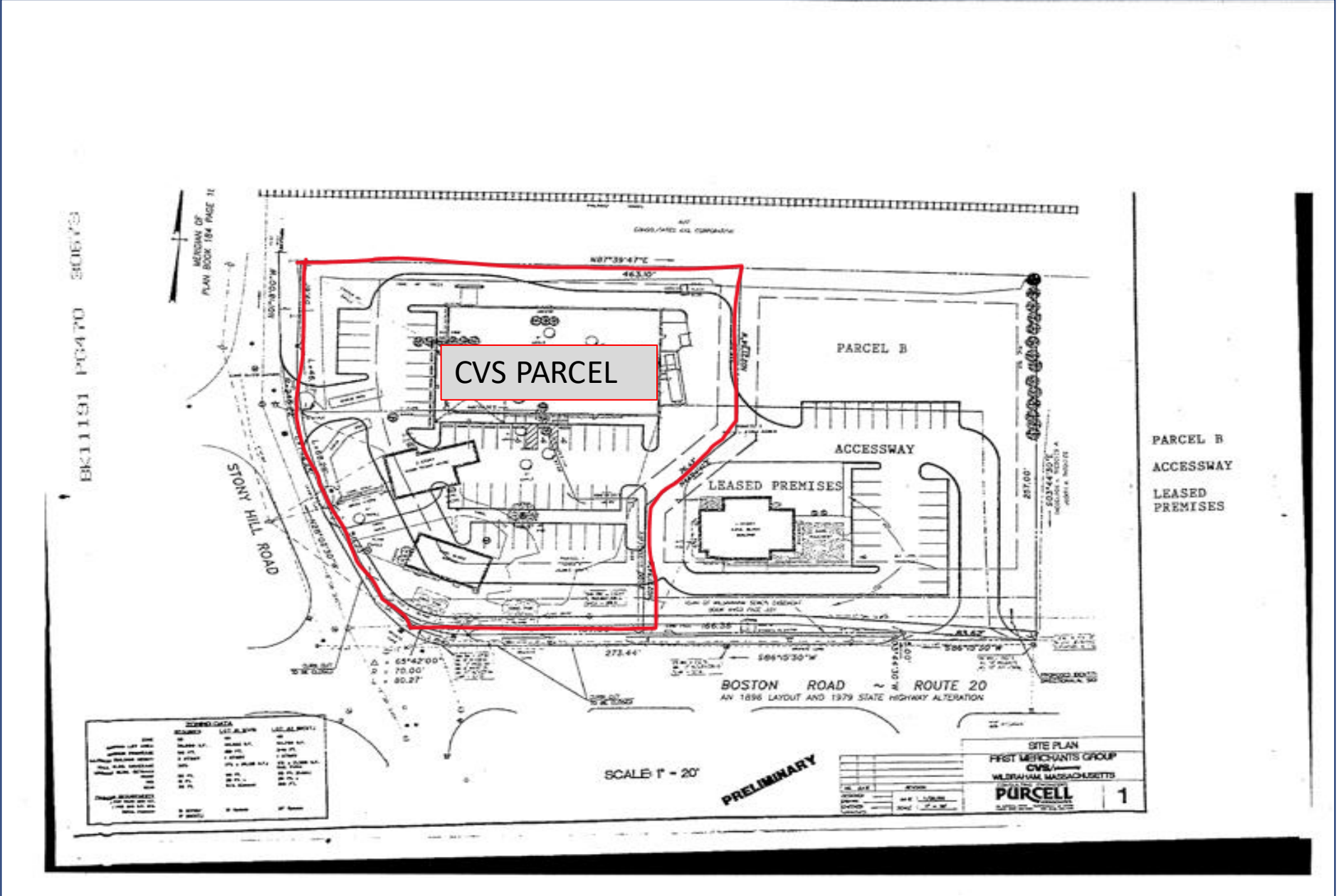
CVS
WILBRAHAM, MA



PROPERTY PHOTOS



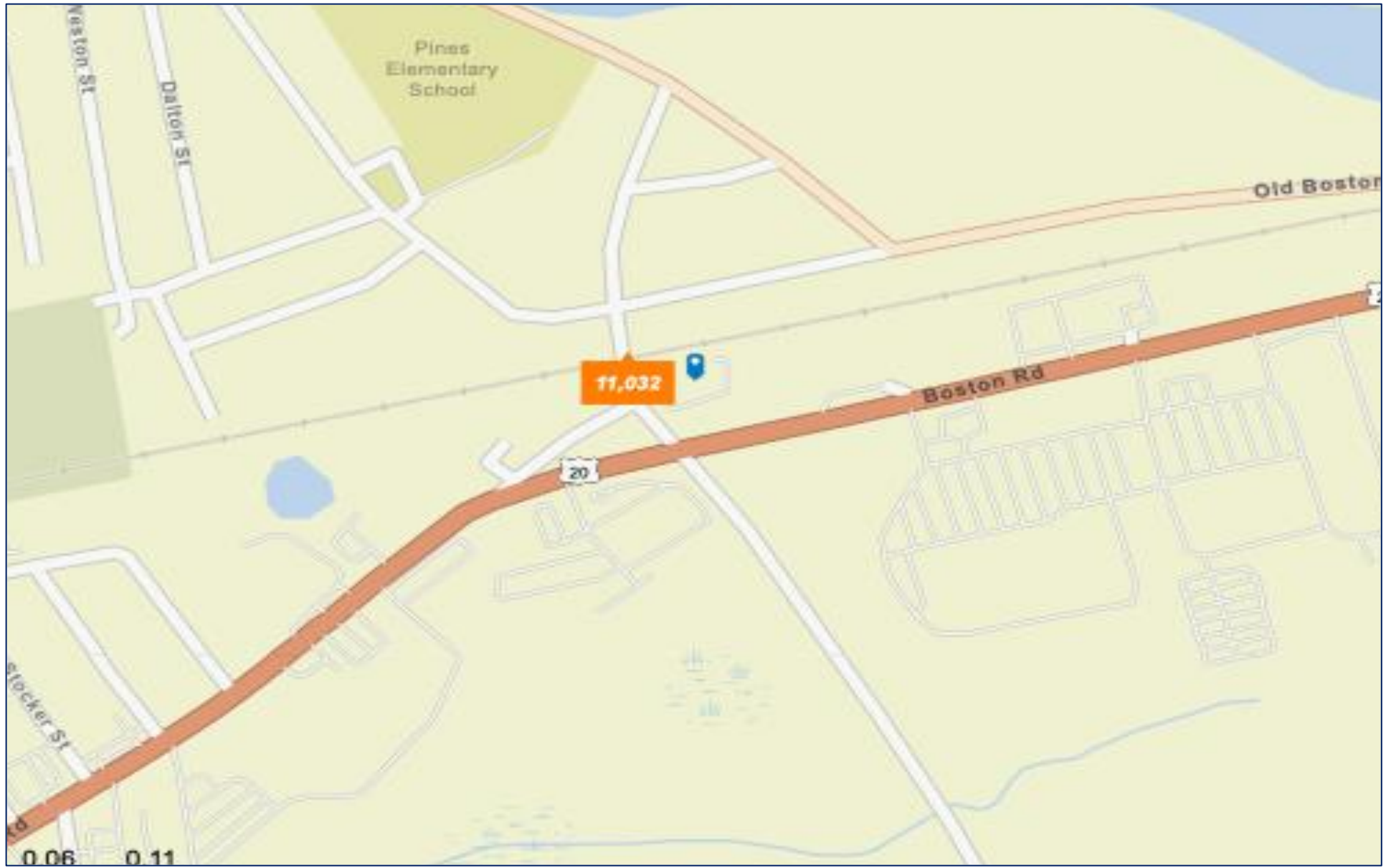
SITE SURVEY



COMPETITION MAP



TRAFFIC COUNT MAP



DEMOGRAPHICS

CVS
WILBRAHAM, MA



DEMOGRAPHICS – MILE 1

DEMOGRAPHIC SUMMARY

1990 Boston Rd, Wilbraham, Massachusetts, 01095 2

Ring of 1 mile

KEY FACTS

8,074

Population



3,806

Households

42.9

Median Age

\$54,849

Median Disposable Income

EDUCATION

10.1%

No High School Diploma



31.3%

High School Graduate



28.4%

Some College/
Associate's Degree



30.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$67,225

Median Household Income



\$39,788

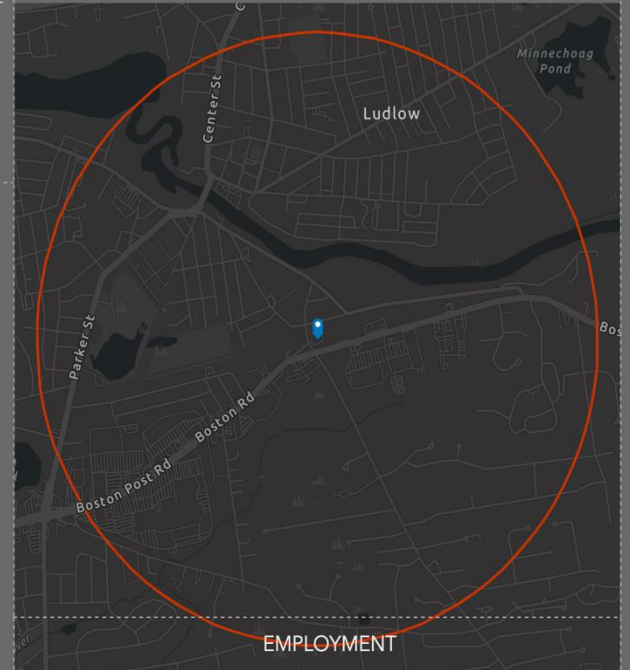
Per Capita Income



\$126,165

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

67.4%

18.8%

29.2%

5.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

DEMOGRAPHICS – MILE 3

DEMOGRAPHIC SUMMARY

1990 Boston Rd, Wilbraham, Massachusetts, 01095 2

Ring of 3 miles

KEY FACTS

51,407

Population



21,481

Households

42.4

Median Age

\$56,216

Median Disposable Income

EDUCATION

10.7%

No High School Diploma



34.1%

High School Graduate



27.0%

Some College/
Associate's Degree



28.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$71,206
Median Household Income

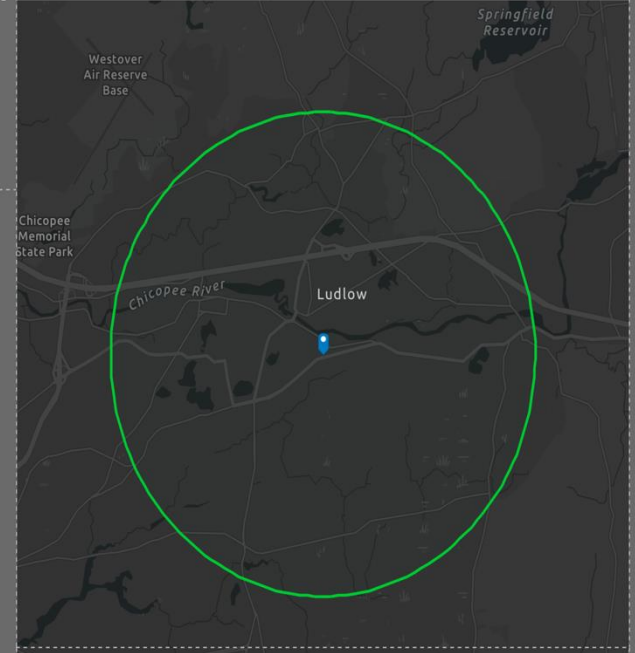
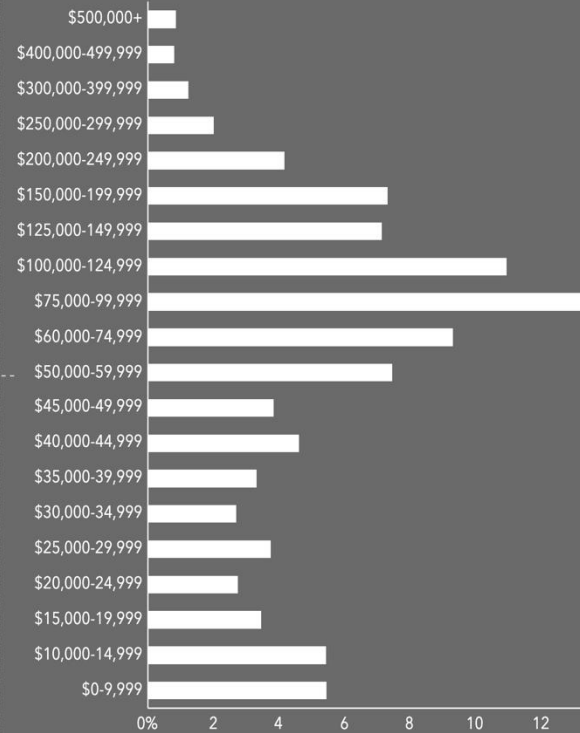


\$38,072
Per Capita Income



\$211,266
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

68.2%

White Collar



19.7%

Blue Collar



20.8%

Services

4.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

DEMOGRAPHIC SUMMARY

1990 Boston Rd, Wilbraham, Massachusetts, 01095 2

Ring of 5 miles

KEY FACTS

113,040

Population



44,597

Households

41.4

Median Age

\$58,019

Median Disposable Income

EDUCATION

10.4%

No High School Diploma



33.9%

High School Graduate



25.9%

Some College/
Associate's Degree



29.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$73,823

Median Household Income



\$38,918

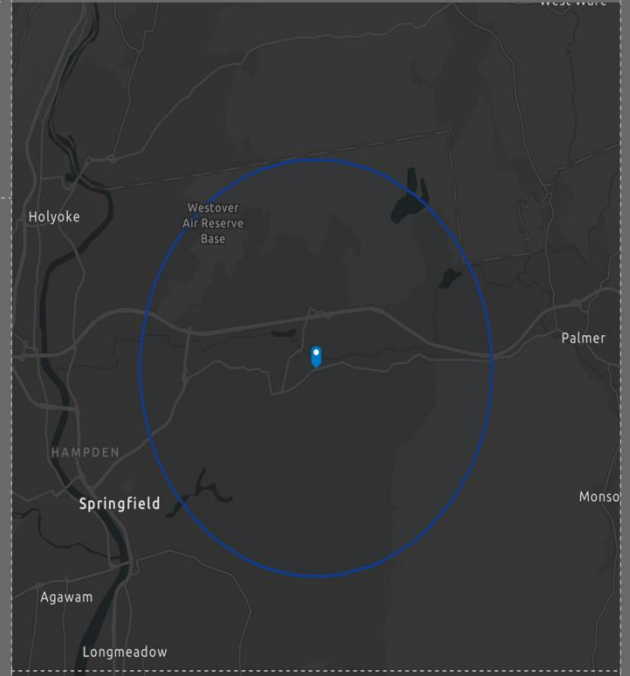
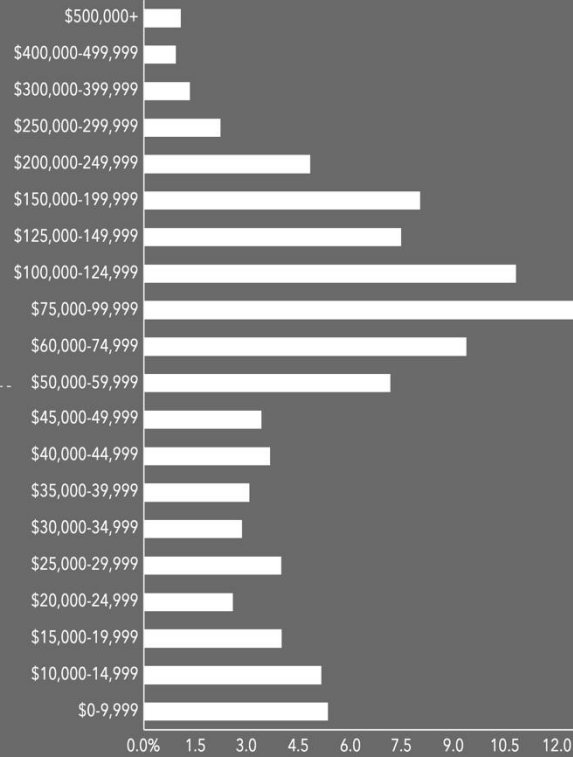
Per Capita Income



\$234,053

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

67.7%

White Collar



Blue Collar



Services

19.4%

21.2%

5.4%

Unemployment Rate

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