



1833 East High Street, Pottstown, PA 19464

Retail Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Ethan Smith

Associate

(216) 367-7884

ethan.smith@matthews.com

License No. SAL.2025003333 (OH)



Jonah Yulish

Vice President & Associate Director

(216) 503-3610

jonah.yulish@matthews.com

License No. SAL.2018004451 (OH)

Kyle Matthews

Broker of Record

License No. RB068831 (PA)

MATTHEWS™





Table of Contents

- 04 Property Overview
- 09 Financial Overview
- 11 Tenant Overview
- 12 Market Overview

PROPERTY OVERVIEW

CVS

1833 East High Street, Pottstown, PA 19464



INVESTMENT HIGHLIGHTS

Property Highlights

- **Brand New Roof with transferable 20-year warranty** – The property recently underwent a full tear-off and complete roof replacement, accompanied by a 20-year warranty, providing long-term durability, reduced capital risk, and predictable ownership costs for the next two decades.
- **Favorable Demographics** – The property is supported by a strong trade area with an average household income of \$126,000 and a population of 97,000 within a 5-mile radius, reinforcing tenant performance and long-term site viability.
- **High-Performing Store** – Ranked in the 70th percentile of CVS stores nationwide for store visits according to Placer.ai.
- **Below-Market & Replaceable Rent** – Current rent is below market for CVS stores, enhancing long-term durability and supporting strong residual value with excellent re-tenanting prospects.
- **Proximity to Healthcare** - Situated in close proximity to local hospital and a dense concentration of medical offices, supporting sustained prescription volume and repeat customer traffic.
- **Long-Term Lease** – ±9 years remaining on the initial term, providing stable and predictable cash flow.
- **Corporate Guarantee** – Backed by the tenant's corporate entity, strengthening credit quality and enhancing income security.





 **Rupert Elementary School**
±374 Students

 **Pottstown High School**
±921 Students

 **The Hill School**
±530 Students

 **The Wyndcroft School**
±3,308 Students



 **Pottstown Memorial Hospital**
±213 Beds



E High St ± 15,600 VPD

Sunnybrook Office Plaza



 **CVS**
pharmacy®
Subject Property



Sunnybrook Rd



1833 East High Street
Pottstown, PA 19464

±10,125 SF
GLA

1999 / 2025
Year Built / Renovated

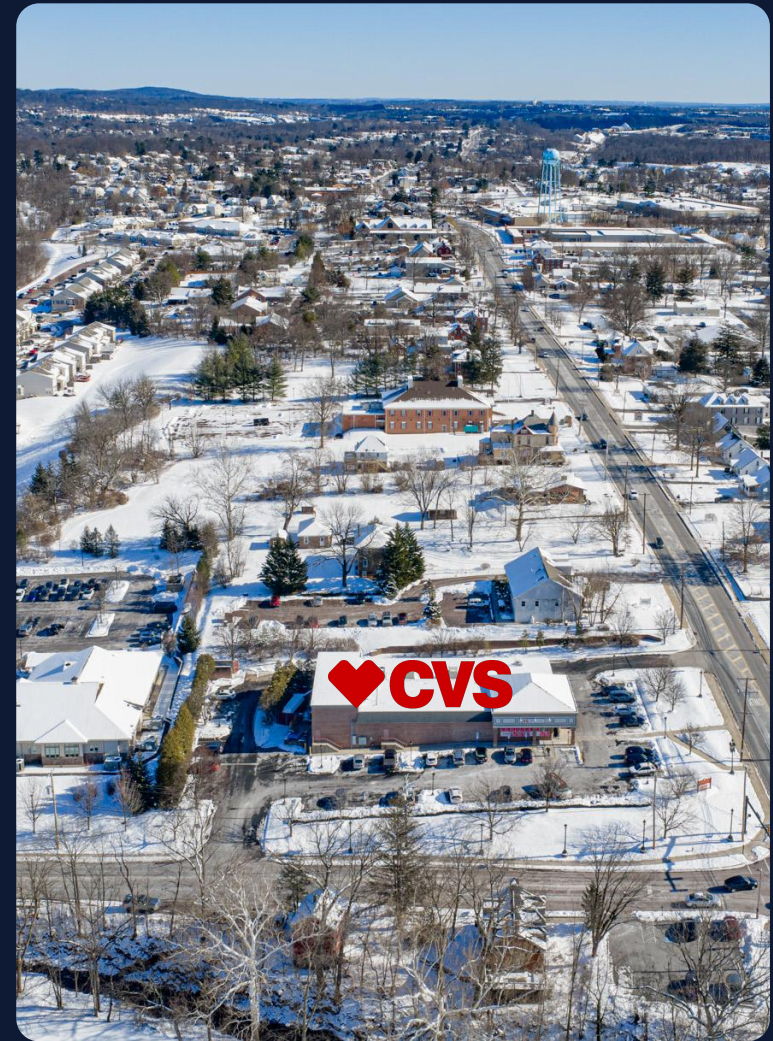
NN+
Lease Type

\$3,543,307
List Price

\$350
Price Per SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

CVS

1833 East High Street, Pottstown, PA 19464



FINANCIAL SUMMARY

\$3,543,307

List Price

6.35%

Cap Rate

\$350

Price Per SF

\$22

Annual Rent PSF

\$225,000

NOI

Property Details

Tenant Trade Name	CVS
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Landlords Responsibilities	Roof and Structure
Roof Installation	2025 (with 20 yr warranty)
Lease Expiration Date	1/31/2035
Term Remaining on Lease	±9 Years
Increases	10% at Option
Options	One, 5-Year Option

Annualized Operating Data

		Monthly Rent	Annual Rent	Increases	Cap Rate
Current	-	\$18,750	\$225,000	-	6.35%
Option 1	02/01/35	\$20,625	\$247,500	10%	6.99%



TENANT OVERVIEW

Year Founded
1963

Headquarters
Woonsocket, RI

Ownership Status
Public

Employees
300,000+

Locations
9,135+

Credit Rating
BBB (Investment Grade)

Annual Revenue
\$373 Billion



Tenant Overview

As America's leading health solutions company, they deliver care like no one else can. And they do it all with heart, every day. A purpose-driven company, they're making healthier happen together with millions of patients, members and customers. CVS reaches more people and do more to improve the health of their communities thanks to their local presence, digital channels and dedicated colleagues. They're taking on many of the country's most pressing health care issues, working to deliver the accessible, affordable, human-centered care that Americans want and need.

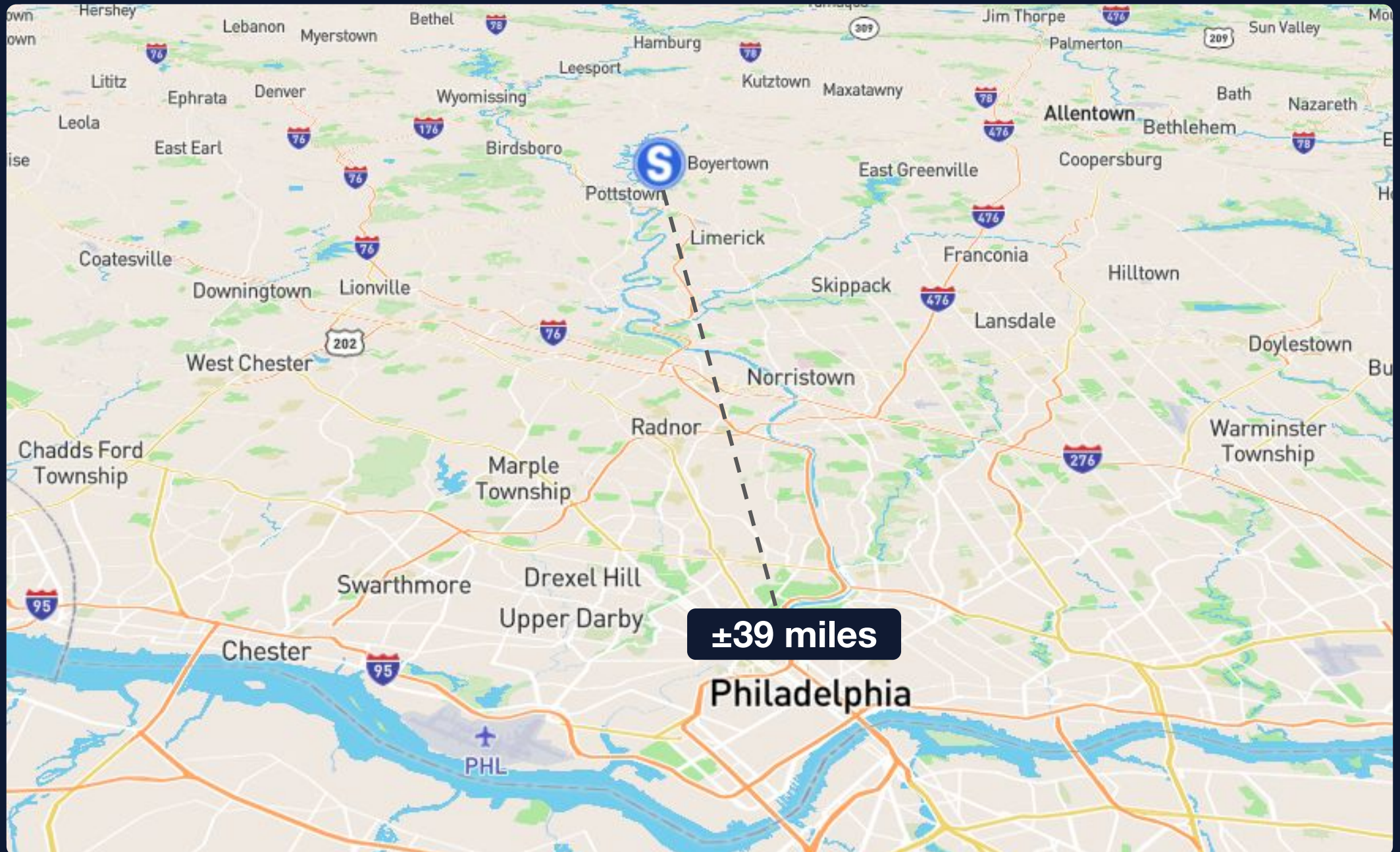
Why Invest in CVS?

- **Integrated Healthcare Model:** CVS Health's vertically integrated platform—including retail pharmacy, health insurance (Aetna), and pharmacy benefit management (Caremark)—positions the company to capture value across the healthcare continuum, enhancing cross-segment synergies and consumer retention.
- **Extensive Retail Footprint:** With over 9,000 locations nationwide, CVS maintains a dominant retail presence that supports high brand visibility, localized healthcare access, and convenience-driven consumer engagement, even as it strategically optimizes its portfolio.
- **Investment-Grade Credit Profile:** Despite industry headwinds, CVS retains a solid investment-grade rating (BBB by both S&P and Fitch), with access to capital markets and prudent balance sheet management, including recent hybrid bond issuance to strengthen credit metrics.
- **Resilient Financial Performance & Dividend Yield:** CVS has consistently outperformed earnings expectations in 2025, with upward EPS guidance revisions and a robust ~4% dividend yield—highlighting strong cash flow generation and shareholder return orientation.

MARKET OVERVIEW

CVS

1833 East High Street, Pottstown, PA 19464



POTTSTOWN, PA

Local Market Overview

Pottstown, PA offers a strategically positioned retail environment within western Montgomery County, benefiting from its proximity to the greater Philadelphia region and its role as a local commercial hub. The borough's compact urban core, improving streetscape, and access to regional connectors support steady consumer activity from both residents and commuters. Ongoing revitalization initiatives and business-friendly incentives have strengthened the economic climate, drawing new operators and supporting a diverse mix of neighborhood services, dining, and specialty retail. The community's combination of affordability, growing small-business investment, and consistent local foot traffic continues to reinforce Pottstown's appeal as a stable, demand-driven retail submarket.

For retail investors, Pottstown presents an opportunity to enter a maturing market with momentum and long-term upside. Demand for well-located storefronts remains resilient, supported by a broadening residential base and continued public and private reinvestment in the downtown district. The area's development activity, paired with accessible price points and a supportive municipal framework, positions retail assets to benefit from both near-term occupancy strength and the potential for strategic repositioning. Overall, the market's evolving tenant mix, improving infrastructure, and balanced economic profile make Pottstown a compelling environment for retail investment.



Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	52,681	98,951	272,500
Current Year Estimate	51,808	97,244	268,172
2020 Census	48,946	92,366	259,787
Growth Current Year-Five-Year	1.69%	1.76%	1.61%
Growth 2020-Current Year	5.85%	5.28%	3.23%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	21,072	38,686	106,561
Current Year Estimate	20,400	37,368	102,912
2020 Census	19,286	35,389	97,829
Growth Current Year-Five-Year	3.29%	3.53%	3.55%
Growth 2020-Current Year	5.78%	5.59%	5.20%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$108,188	\$126,948	\$147,595

PHILADELPHIA, PA

Greater Philadelphia serves as a historic, cultural, and economic anchor on the East Coast, with an estimated 2024 population of over 6,050,000, continuing steady growth fueled by a strong healthcare, education, and technology base. Known for its world-class universities and medical institutions, the region attracts students, researchers, and professionals, reinforcing Philadelphia's role as a hub of innovation and talent. Its strategic location between New York and Washington, D.C. enhances its appeal for long-term residence, investment, and commerce.

The metro demonstrates robust economic fundamentals, with a 2024 median household income of about \$75,000, supported by leading industries such as life sciences, financial services, logistics, and higher education. While affordability challenges exist, Philadelphia remains more accessible compared to other major U.S. metros, sustaining housing demand and consumer spending. Its blend of historic character and modern economic diversity continues to make the city resilient for both developers and investors.

Total Population

1,585,010

Annual Visitors

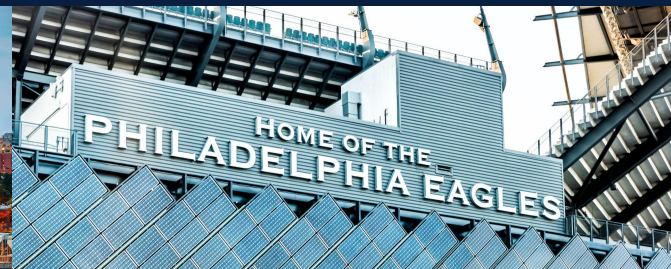
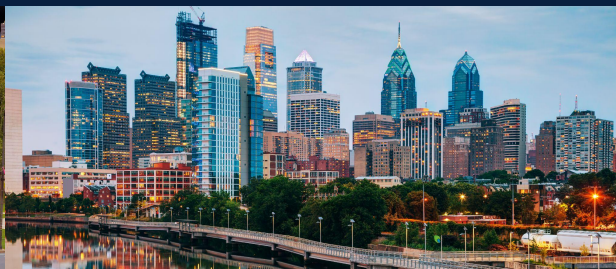
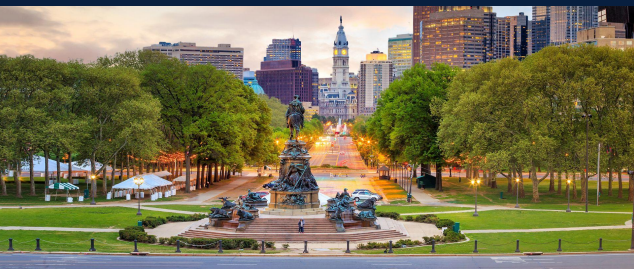
46 Million

Tourism Economic Impact

\$12.4 Billion

GDP

\$500+ Billion



MATTHEWS™

EXCLUSIVELY LISTED BY



Ethan Smith

Associate

(216) 367-7884

ethan.smith@matthews.com

License No. SAL.2025003333 (OH)



Jonah Yulish

Vice President & Associate Director

(216) 503-3610

jonah.yulish@matthews.com

License No. SAL.2018004451 (OH)

Kyle Matthews | Broker of Record | License No. RB068831 (PA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1833 East High Street, Pottstown, PA, 19464** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.