

CVS PHARMACY

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INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY – CVS PHARMACY

INVESTMENT HIGHLIGHTS

TERM REMAINING (8.5 YEARS)

Primary Term expires July 31, 2034. CVS has operated from this location since 2009.

ABSOLUTE NET BOND LEASE

No Landlord Responsibilities.

OPEN 24 HOURS + DRIVE THRU PHARMACY

High performing store with 15+ Year operating history.

ACTIVE RETAIL TRADE AREA

The property is positioned near numerous other national credit tenants including ALDI, Wendy's, Chase Bank and more.

1.6 MILES FROM CLEVELAND CLINIC, EUCLID HOSPITAL

Cleveland Clinic is one of the world's largest healthcare systems in the world with 80,642 caregivers, 23 hospitals and 276 outpatient facilities around the globe.

NEAR LOCAL HIGH SCHOOL & MUNICIPAL GOLF COURSE

The property is located in a dense residential area down the street from Euclid City High School, Briardale Greens Municipal Golf Course and Euclid Memorial Park.

HIGH TRAFFIC COUNTS

16,490 Vehicles Per Day directly in front of the store.

1.9 MILES FROM A 650,000 SF AMAZON FULFILLMENT CENTER

Major employment base employing over 2,000 employees.

CORPORATE GUARANTEE

SALE PRICE & DAY 1 YIELD

\$4,874,674 | 9.00%

*Rent Holiday: 8/2031 - 7/2034

INVESTMENT SUMMARY

NOI:	\$438,594
Rent / SF:	\$33.67
Building Size:	13,026 SF
Lot Size:	1.55 AC
Year Built:	2009
Ownership:	Fee Simple

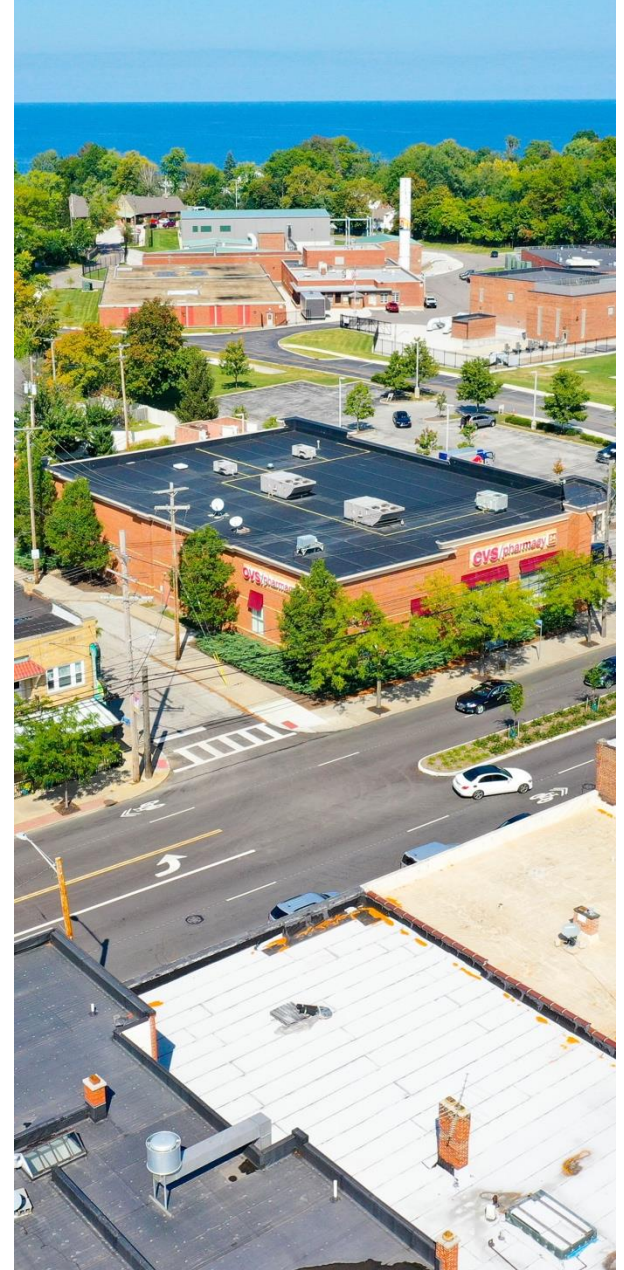
LEASE ABSTRACT

Lease Type:	Absolute Net
Landlord Responsibilities:	None
Term Remaining:	8.5 Years
Term Expiration:	7/31/2034
Options:	(10) 5-Year
Option Rent:	\$394,734/Year (Options 1-2) FMV (Options 3-10)
Guarantor:	Corporate
Rent Holiday:	8/2031 - 7/2034

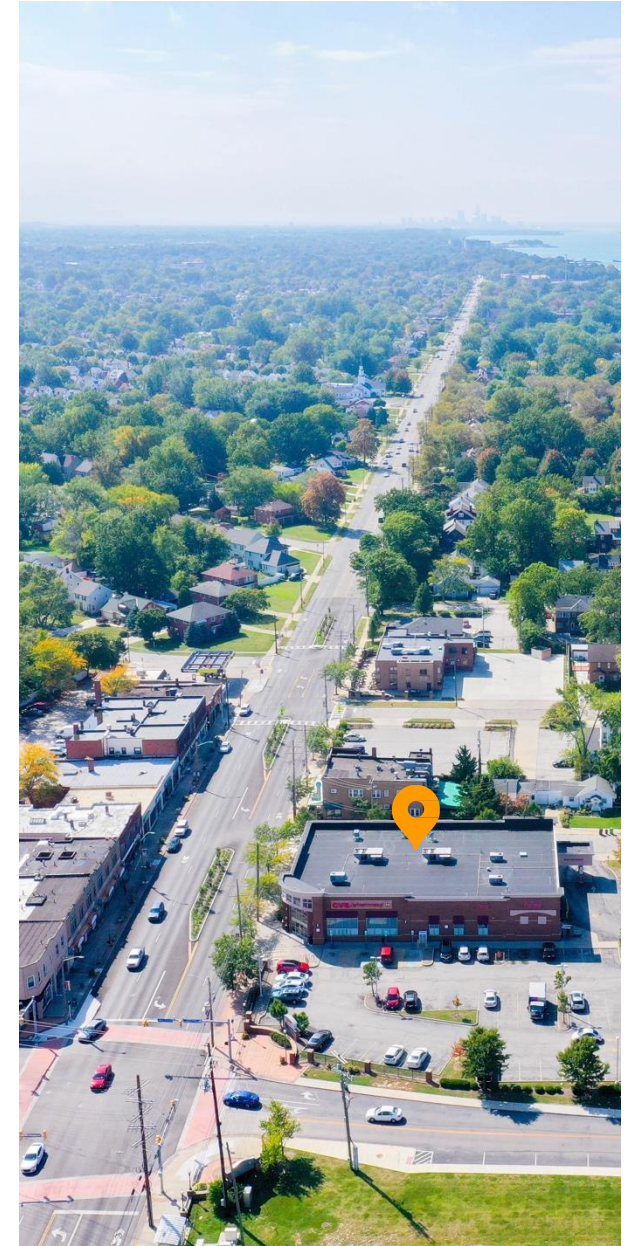


PROPERTY PHOTOS

PHOTOS



PHOTOS



PHOTOS





AERIALS

AERIAL





BANK OF AMERICA
HIBBETT SPORTS
WING STOP
CHASE

GREAT SCOTT TAVERN
BEACH CLUB PIZZA BISTRO

ALDI **DUNKIN' BURLINGTON** coat factory
CHIPOTLE MEXICAN GRILL **ATLAS CINEMAS**
BURGER KING **DAVE'S** Little Caesars **DOLLAR TREE**

Cleveland Clinic

boost mobile **Wendy's**

EDWARDS GRIENS & GOLF COURSE

UNITED STATES POSTAL SERVICE

SHELL

GMC

Keener PRINTING

EUCLID SCHOOLS

RITE AID

PINNACLE ACADEMY

guys pizza co.

STORAGE KING USA **TK** FITTINGS & VALVES
STAMCO Industries, Inc. **LINCOLN ELECTRIC**
Remedi SeniorCare **LS DELIVERY**
CPP Consolidated Precision Products

DOLLAR GENERAL

amazon

ExtraSpace Storage

Save a lot food stores

THE HOME DEPOT

DISCOUNT drug mart FOOD MARKET
AN EMPLOYEE OWNERSHIP COMPANY

HYUNDAI

HONDA

LINCOLN ELECTRIC

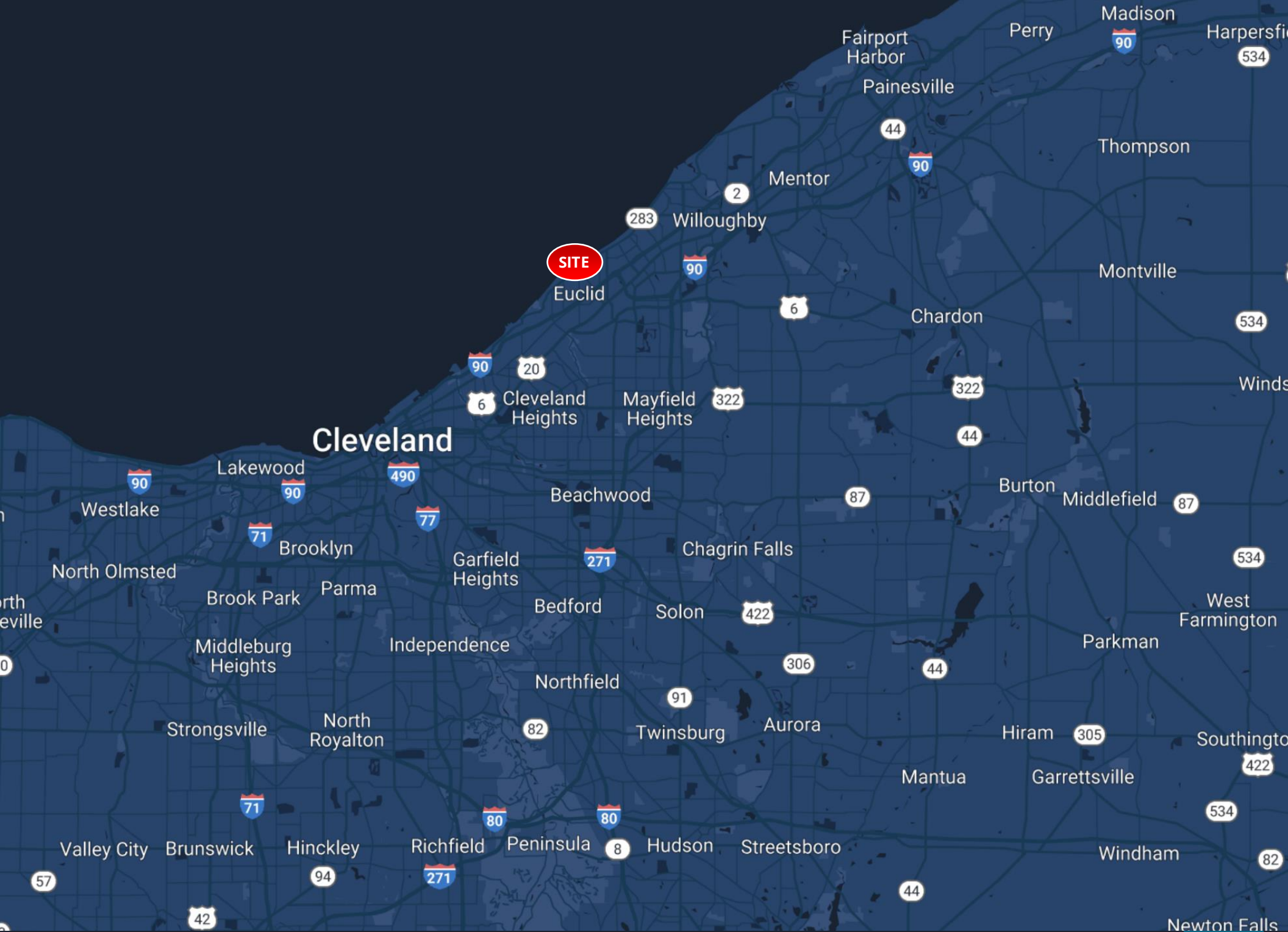
BWXT BWX Technologies, Inc.

FAMILY DOLLAR **KFC**

Firestone **LOUISIANA FRY CHEESE**
TACO BELL **POPEYES**

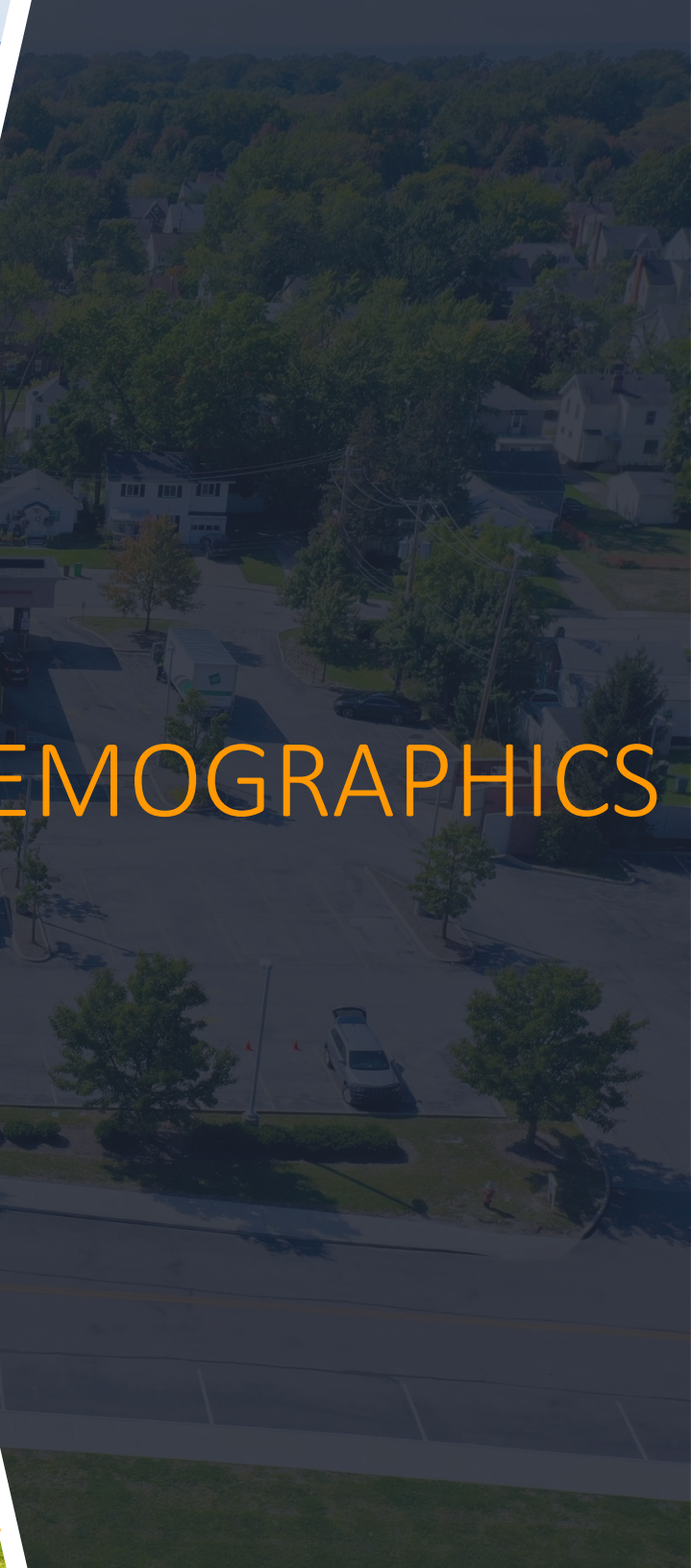


MAPS





DEMOGRAPHICS



DEMOGRAPHIC SUMMARY



32%
High School Graduate



33%
Some College

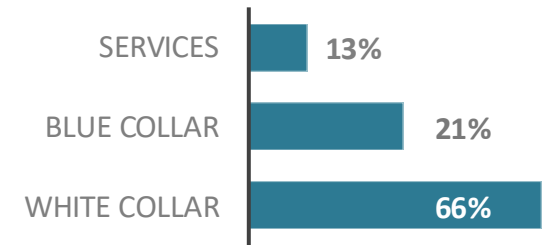


27%
Bachelo/Grad / Prof Degree

BUSINESS



EMPLOYMENT



INCOME

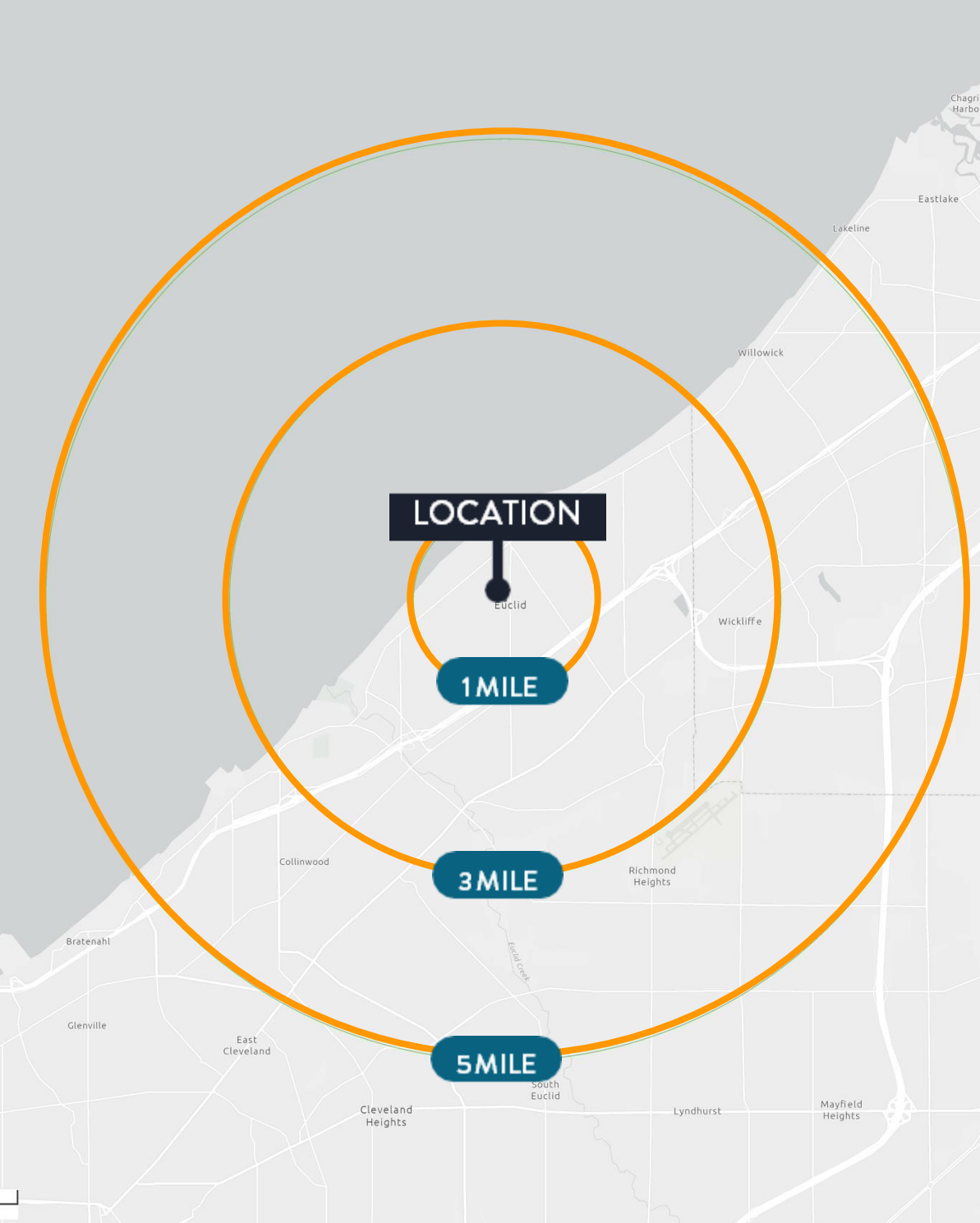


Households by Income

The largest group: \$50,000 - \$74,999 (17.0%)

The smallest group: \$200,000+ (4.5%)

Indicator	Value	Difference
<\$15,000	14.9%	+2.1%
\$25,000 - \$34,999	10.1%	+1.7%
\$50,000 - \$74,999	17.0%	-0.3%
\$100,000 - \$149,999	12.7%	-2.3%



DEMOGRAPHICS

2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	12,571	63,068	137,145
Households	5,767	29,252	64,677
Families	3,091	15,046	33,259
Average Household Size	2.17	2.13	2.10
Homes (Owner Occupied)	3,230	15,051	35,441
Homes (Renter Occupied)	2,537	14,201	29,236
Median Age	39.8	40.8	43.0
Household Income (Median)	\$51,087	\$49,024	\$50,869
Household Income (Average)	\$72,759	\$68,300	\$73,503

2029 SUMMARY	1-MILE	3-MILE	5-MILE
Population	12,396	61,943	135,790
Households	5,776	29,220	65,138
Families	3,059	14,837	33,056
Average Household Size	2.13	2.09	2.06
Homes (Owner Occupied)	3,355	15,590	36,765
Homes (Renter Occupied)	2,421	13,630	28,373
Median Age	41.3	42.0	44.1
Household Income (Median)	\$58,219	\$55,862	\$58,203
Household Income (Average)	\$87,372	\$81,269	\$86,764



TENANT PROFILE

TENANT OVERVIEW

TENANT PROFILE	
Company	CVS Health Corporation
Founded	May 8, 1963
Ticker Symbol	NYSE: CVS
Credit Rating	BBB
Headquarters	Woonsocket, RI
Website	cvshealth.com
OPERATION	
Employees	300,000 (2024)
Stores	9,292 (2024)
ANNUAL FIGURES	
Total Revenue	\$372.8 Billion (2024)
Net Profits	\$4.614 Billion (2023)



CVS Health Corporation provides health services in the United States and is ranked #5 on the Fortune 500. The company's Health Care Benefits segment offers traditional, voluntary, and consumer-directed health insurance products and related services. It serves employer groups, individuals, college students, part-time and hourly workers, health plans, health care providers, governmental units, government-sponsored plans, labor groups, and expatriates.

Its Pharmacy Services segment offers pharmacy benefit management solutions, including plan design and administration, formulary management, retail pharmacy network management, mail order pharmacy, specialty pharmacy and infusion, clinical, and disease and medical spend management services. It serves employers, insurance companies, unions, government employee groups, health plans, prescription drug plans, Medicaid managed care plans, plans offered on public health insurance and private health insurance exchanges, other sponsors of health benefit plans, and individuals. This segment operates retail specialty pharmacy stores; and specialty mail-order, mail-order dispensing, and compounding pharmacies, as well as branches for infusion and enteral nutrition services. In November 2018, CVS completed a \$69 billion merger with Aetna, creating a healthcare giant with \$372 billion in annual revenue.

The company's Retail/LTC segment sells prescription and over-the-counter drugs, consumer health and beauty products, and personal care products; and provides health care services through its MinuteClinic walk-in medical clinics. This segment also distributes prescription drugs; and provides related pharmacy consulting and other ancillary services to care facilities and other care settings. CVS Health Corporation was founded in 1963 and is headquartered in Woonsocket, Rhode Island.

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