

# CVS / PHARMACY

6891 VAUGHN RD, MONTGOMERY, AL 36116



*Actual Site*



OVER 12-YEARS REMAINING  
ON 20-YEAR LEASE EXTENSION



126,320 RESIDENTS IN  
PRIMARY TRADE AREA



HARD CORNER AT SIGNALIZED  
INTERSECTION WITH 48,100 VPD



THE SHOPPES AT EASTCHASE

Dillard's chico's ALDI  
 SMOOTHIE KING DSW FIVE GUYS BURGERS and FRIES  
 Bath&BodyWorks AT&T

SONIC Panera chili's TEXAS FIRESTONE

verizon Chick-fil-A MATTRESS FIRM  
 Wendy's Starbucks WHATABURGER Red Robin

TARGET KOHL'S ROSS DRESS FOR LESS  
 Ashely HOMESTORE T-Mobile

COSTCO WHOLESALE HOBBY LOBBY

Academy SPORTS+OUTDOORS Walmart THE HOME DEPOT

Walmart Neighborhood Market WAFFLE HOUSE  
 DUNKIN' Hardee's SEVEN-BREW

CORNERSTONE MALL  
 Publix WELLS FARGO PNC  
 ZAXBY'S DQ planet fitness  
 Starbucks Walgreens

STURBRIDGE MALL

Winn-Dixie  
 Applebee's MARCO'S GRILL & BAR PIZZA

AUBURN UNIVERSITY AT MONTGOMERY  
 5,189 STUDENTS & 567 EMPLOYEES

BUFFALO WILD WINGS OUTBACK STEAKHOUSE JARED

H&R BLOCK  
 METRO CITY BANK

16,000 VPD

32,100 VPD

BELL ROAD

SUBJECT PROPERTY

Hertz

MARATHON

BRU-STER'S real ice cream

VAUGHN ROAD

RESIDENTIAL COMMUNITIES  
 126,320 RESIDENTS IN PRIMARY TRADE AREA



EASTDALE MALL

belk HIBBETT SPORTS  
Dillard's JCPenney

Walmart ZAXBY'S BURGER KING  
CAFO Applebee's DOLLAR TREE

AUBURN UNIVERSITY AT MONTGOMERY  
5,189 STUDENTS & 567 EMPLOYEES

THE SHOPPES AT EASTCHASE

Dillard's chico's ALDI  
SMOOTHIE KING DSW FIVE GUYS  
Bath&BodyWorks AT&T

Planet Fitness McDonald's Wendy's Arby's  
SONIC Red Robin SHERWIN WILLIAMS

O'Reilly AUTO PARTS DUNKIN'  
AutoZone verizon

BAPTIST MEDICAL CENTER EAST  
176-BEDS

chili's TEXAS ROADHOUSE  
SONIC Panera Firestone

verizon Chick-fil-e MATTRESS FIRM  
Wendy's Starbucks WHATABURGER Red Robin

Sam's CLUB

DQ EXPRESS OIL CHANGE

Walgreens KFC

Publix

BUFFALO WILD WINGS OUTBACK STEAKHOUSE  
JARED

the Y

H&R BLOCK  
METRO CITY BANK

16,000 VPD

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VAUGHN ROAD

BELL ROAD

M MARATHON

RESIDENTIAL COMMUNITIES  
126,320 RESIDENTS IN PRIMARY TRADE AREA



GOVERNORS SQUARE



TWIN OAK VILLAGE



TWIN OAK VILLAGE



WOODMERE CROSSING



32,100 VPD



SUBJECT PROPERTY

16,000 VPD

BELL ROAD

VAUGHN ROAD

H&R BLOCK

METRO CITY BANK



RESIDENTIAL COMMUNITIES  
126,320 RESIDENTS IN  
PRIMARY TRADE AREA

# OFFERING SUMMARY



PROPERTY DETAILS	
ADDRESS	6891 Vaughn Road, Montgomery, AL
GUARANTOR	CVS Health Corporation
BUILDING SIZE	10,125 SF
LOT SIZE	1.37 Acres
YEAR BUILT	1998/Ren. 2026
RENT COMMENCEMENT	1/1/1998
RENT EXPIRATION	1/31/2038
TERM REMAINING	12.4 Years
OPTIONS	Five, 5-Year
LEASE TYPE	NNN
GUARANTOR	Corporate
ROOF & STRUCTURE	Landlord Responsible - New Roof in 2026 with 20-Yr. Warranty
NOI	\$208,069
INCREASES	5% in Options

**\$3,201,000**

PRICE

**6.50%**

CAP RATE

RENT SUMMARY		
TERM	MONTHLY	ANNUALLY
CURRENT – 1/31/2038	\$17,339	\$208,069
OPTION 1	\$18,208	\$218,497
OPTION 2	\$19,119	\$229,432
OPTION 3	\$20,070	\$240,838
OPTION 4	\$21,077	\$252,922
OPTION 5	\$22,132	\$265,579





## SECURE STREAM OF INCOME

- **Over 12-Years Remaining on 20-Year Lease Extension**  
*27+ year operating history with established customer base*
- **Hard Corner at Signalized Intersection with 48,100 VPD**  
*Large 1.37 acre parcel with multiple access points and excellent visibility*
- **Investment Grade Credit Rated Tenant (BBB) with \$402 Billion in Revenue in 2025**  
*7.8% increase compared to 2024*
- **CVS is the Largest Pharmacy Chain in the U.S.**  
*Over 9,900 locations across 49 states, the District of Columbia and Puerto Rico*
- **Smaller Format Footprint with Drive-Thru Pharmacy**  
*10,125 SF build-to-suit with recently restriped and seal coated parking lot*
- **Brand New Roof Installed in 2026**  
*20-year manufacturer's warranty*



## PROXIMITY

- **126,320 Residents in Primary Trade Area**  
*\$90,197 average household income*
- **Population Increased 19% Since 2000**  
*127,621 total daytime population*
- **2.5 Miles to Auburn University at Montgomery**  
*5,189 enrolled students and 576 employees*
- **Minutes to 330-Acres Mixed-Use Development The Shoppes at Eastchase**  
*With 1M SF of retail space, 4 hotels and class A office buildings*
- **Montgomery is the Capital of Alabama and Home to Maxwell Air Force Base**  
*With 25,000 living on the base and Gunner Annex and Air University with 20,000 students*

# ADDITIONAL PHOTOS



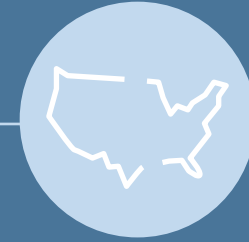
# TENANT OVERVIEW

## CVS

CVS Health traces its roots back to 1963, when the first “Consumer Value Store” opened in Lowell, Massachusetts. Founded by brothers Stanley and Sidney Goldstein along with Ralph Hoagland, the company initially focused on health and beauty products before expanding into pharmacy services in 1967. Over the years, CVS grew into one of the largest pharmacy chains in the United States through both organic growth and major acquisitions, including Revco, Eckerd, and the pharmacy operations of Target. The company also broadened its reach into healthcare with the acquisitions of Caremark (pharmacy benefit management) and Aetna (insurance), transforming CVS from a retail pharmacy into a diversified healthcare provider. Today, CVS Health is headquartered in Woonsocket, Rhode Island, and continues to be a major player in reshaping how healthcare and pharmacy services are delivered nationwide.

In 2024, CVS Health reported revenues of \$372.8 billion, reflecting a 4.2% increase over the prior year. Its operations are spread across multiple segments, including Health Care Benefits, Health Services, and Pharmacy & Consumer Wellness, which together form one of the most comprehensive healthcare ecosystems in the country. CVS operates about 10,100 retail pharmacy locations across the U.S., ranging from standalone stores to in-store clinics and pharmacies located inside partner retailers. While the company has been strategically reducing its store footprint in recent years, it remains the largest pharmacy operator in the U.S. and continues to integrate its retail, insurance, and clinical services to strengthen its competitive position in the healthcare market.

[WWW.CVS.COM](http://www.cvs.com)



TOTAL LOCATIONS

**10,100+**

WITH 300,000+ EMPLOYEES



HEADQUARTERS

**WOONSOCKET**

RHODE ISLAND



TOTAL 2025 REVENUE

**\$372.8B**

# DEMOGRAPHICS MONTGOMERY

POPULATION	1 MI	3 MI	5 MI
2025 Total	7,848	57,812	126,320
2010 Total	7,598	56,027	124,663
2000 Total	6,712	44,530	106,170
Total Daytime Population	5,282	62,485	127,621
HOUSEHOLDS	1 MI	3 MI	5 MI
2025 Total Households	3,481	26,278	54,821
INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$79,687	\$65,531	\$68,053
2025 Average Household Income	\$93,084	\$89,384	\$90,197

## HIGHLIGHTS

**126,320** Total Population within 5 Miles

**\$93,084** Average Income within 1 Mile

**54,821** Total Households within 5 Miles



# SITE OVERVIEW

LOT SIZE

1.37±

ACRES

VPD

48,100

AT SIGNALIZED INTERSECTION

PARKING

54

SPACES

NEARBY TENANTS

WALMART, LOWE'S, HOME DEPOT, SAM'S CLUB, TARGET, WALGREENS, HOBBY LOBBY, KOHL'S AND MORE

DAYTIME POPULATION

127,621

TOTAL WITHIN 5 MILES



# MONTGOMERY, ALABAMA



## ABOUT MONTGOMERY

Montgomery, the state's capital, is a dynamic city that blends a rich historical legacy with modern growth and opportunity. Known as the birthplace of the Civil Rights Movement, Montgomery is home to significant landmarks such as the Rosa Parks Museum and the Dexter Avenue King Memorial Baptist Church, drawing visitors from around the world. The city also boasts a strong government and military presence, along with a growing healthcare, education, and manufacturing sector. With a revitalized downtown, a thriving arts and cultural scene, and easy access to the Alabama River, Montgomery offers both residents and visitors a balance of Southern charm, cultural significance, and economic vitality.



### ATTRACTIONS

Montgomery offers a unique mix of history, culture, and entertainment that appeals to visitors of all ages. The city is internationally recognized for its pivotal role in the Civil Rights Movement, with must-see attractions including the Rosa Parks Museum, the Freedom Rides Museum, and the National Memorial for Peace and Justice. Beyond its historical significance, Montgomery also features family-friendly destinations like the Montgomery Zoo, Riverfront Park, and a vibrant downtown filled with art galleries, theaters, and local dining experiences. With a balance of educational landmarks and leisure activities, Montgomery continues to draw tourists seeking both enrichment and relaxation.



### ECONOMY

Montgomery's economy is fueled by a diverse mix of industries that create a stable and expanding business environment. As the state capital, government and public administration provide a strong foundation, complemented by a significant military presence at Maxwell-Gunter Air Force Base. The city also benefits from a growing manufacturing sector, particularly in the automotive industry, anchored by Hyundai Motor Manufacturing Alabama. In addition, healthcare, education, and technology are rapidly expanding, attracting new investments and creating job opportunities. This blend of established industries and emerging sectors makes Montgomery an attractive hub for economic development in the Southeast.



### EDUCATION

Montgomery provides a wide range of educational opportunities, from strong public, charter, and private schools to respected universities. Alabama State University, Auburn University at Montgomery, and Faulkner University anchor higher education, offering academic programs and workforce training that prepare students for careers in growing industries. The city's commitment to expanding pathways in both K–12 and higher education ensures a skilled workforce for the future.



### TRANSPORTATION

Montgomery is well-connected through Interstates 65 and 85, providing direct access to major Southeastern cities. The Montgomery Regional Airport offers passenger flights and cargo services, while rail lines and proximity to the Alabama River strengthen the city's logistics network. Together, these resources support both daily mobility and regional commerce.

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