

**INVESTMENT OFFERING**



**CVS Pharmacy**  
885 Oakwood Rd,  
Charleston, WV 25314



**ACTUAL SITE**

# TABLE OF CONTENTS



<b>Financial Overview</b>	<b>3</b>
<b>Tenant Overview</b>	<b>4</b>
<b>Executive Summary</b>	<b>5</b>
<b>Photos</b>	<b>6-9</b>
<b>Maps</b>	<b>10-11</b>
<b>Market Overview</b>	<b>12</b>
<b>Demographic Report</b>	<b>13</b>

# DISCLAIMER

This Marketing Package was prepared by Jennifer Stein Real Estate, Inc and solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

For more information contact:

Jennifer Stein Real Estate, Inc  
Jennifer Stein  
213.446.5366  
CVS@jdsreservices.com  
WV License: 010182-00

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$5,142,658
DOWN PAYMENT	100% / \$5,142,658
RENTABLE SQUARE FEET	12,035 SF
CAP RATE	5.25%
NOI	\$269,989.56
YEAR BUILT	2016
LOT SIZE	1.32 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	CVS Pharmacy
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
REMAINING LEASE TERM	16 Years
RENT COMMENCEMENT DATE	10/16/2015
LEASE EXPIRATION DATE	01/31/2041
INCREASES	FMV Increase After First 2 Option Periods
OPTIONS TO RENEW	(10) 5 - Year Options
EARLY TERMINATION RIGHTS	No



# TENANT OVERVIEW



## CVS Health Corporation

CVS Health Corporation (NYSE: CVS) is a prominent American healthcare company that operates the CVS Pharmacy chain, which is headquartered in Woonsocket, Rhode Island. Founded in 1963 as Consumer Value Stores, CVS has grown to become the largest pharmacy chain in the United States by number of locations.

As of September 30, 2024, CVS Pharmacy operates 9,197 stores across the United States and its territories. California leads with the highest number of locations at 1,075, representing about 12% of all CVS stores. The company serves a wide array of products and services, including prescription medications, over-the-counter drugs, beauty products, and health and wellness items.

CVS Pharmacy has also expanded its offerings to include healthcare services through its MinuteClinic facilities, which provide basic medical care and preventive services. This strategic move aligns with CVS's goal to integrate health services more closely with retail operations.

The company is recognized for its extensive reach, with approximately 85% of the U.S. population living within 10 miles of a CVS Pharmacy. Additionally, CVS Health ranks 64th on the Forbes Global 2000 list and is one of the largest healthcare companies in the world.

PROPERTY NAME	CVS Health Corporation
PROPERTY ADDRESS	885 Oakwood Rd, Charleston, WV 25314
PROPERTY TYPE	Pharmacy
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
CREDIT RATING	BBB (Investment Grade)
RATING AGENCY	S&P
STOCK SYMBOL	CVS
BOARD	NYSE
OPTIONS TO RENEW	(10) 5 - Year Options
INCREASES	FMV Increase After First 2 Option Periods
YEAR 1 NET OPERATING INCOME	\$269,989.56
NO. OF LOCATIONS	9,197
HEADQUARTERED	Woonsocket, Rhode Island
WEBSITE	<a href="http://www.cvshealth.com/">www.cvshealth.com/</a>
YEARS IN THE BUSINESS	Since 1963

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a CVS Pharmacy drive-thru located in Charleston, West Virginia. There are 16-years remaining on the 25-year absolute NNN lease with zero landlord responsibilities, giving the new landlord \$269,989.56 of guaranteed annual income for the next 16-years.

The lease is guaranteed by CVS Health Corporation (NYSE: CVS) which has an investment grade credit rating from S&P of BBB. Located in a high-traffic retail corridor 1-mile from downtown Charleston, this CVS Pharmacy benefits from significant visibility and accessibility, with daily traffic counts of exceeding 43,000 vehicles per day on Highway 119 and Oakwood Drive.

The surrounding area is densely populated with over 71,000 residents in a 5-mile radius and an average household income exceeding \$86,000. National retailers in the immediate area include Outback Steakhouse, Wendy's, Starbucks, Chase Bank, Truist Bank, First Watch, Walgreens, Kroger, Dunkin' Donuts, and many more.



## INVESTMENT HIGHLIGHTS

- 16-Years Remaining on the 25-Year Absolute NNN Lease
- Corporate Guarantee from CVS Health Corporation (NYSE: CVS)
- Investment Grade Credit Tenant (S&P Rated: BBB)
- Access to Signalized Intersection w/ Traffic Counts Exceeding 43,000 Vehicles Per Day
- Dense Infill Location with 71,000 Residents in a 5-Mile Radius w/ Average Household Income Exceeding \$86,000
- Ideal 1031 Replacement Property (Zero Landlord Responsibility, Corporate Guarantee, 16-Years Remaining)



# AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. JSRE.

# SUBJECT PROPERTY



CVS

Kroger

St. Timothy  
Lutheran Church

Oakwood Terrace Apartments  
(152 Units)

RHINO  
STORAGE GROUP

Kroger

DUNKIN'

Sokolosky  
& Weaver

Exxon

HOLMES  
PALMER  
ORTHODONTICS

Make-A-Wish  
INTERNATIONAL  
Jamie Dickenson  
Tutoring

BODYWORKS  
MASSAGE

Hair By  
Tiffany

US-Hwy 119  
34,000 VPD

Oakwood Rd  
9,000 VPD

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. JSRE.

# SUBJECT PROPERTY



ACTUAL SITE

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. JSRE.



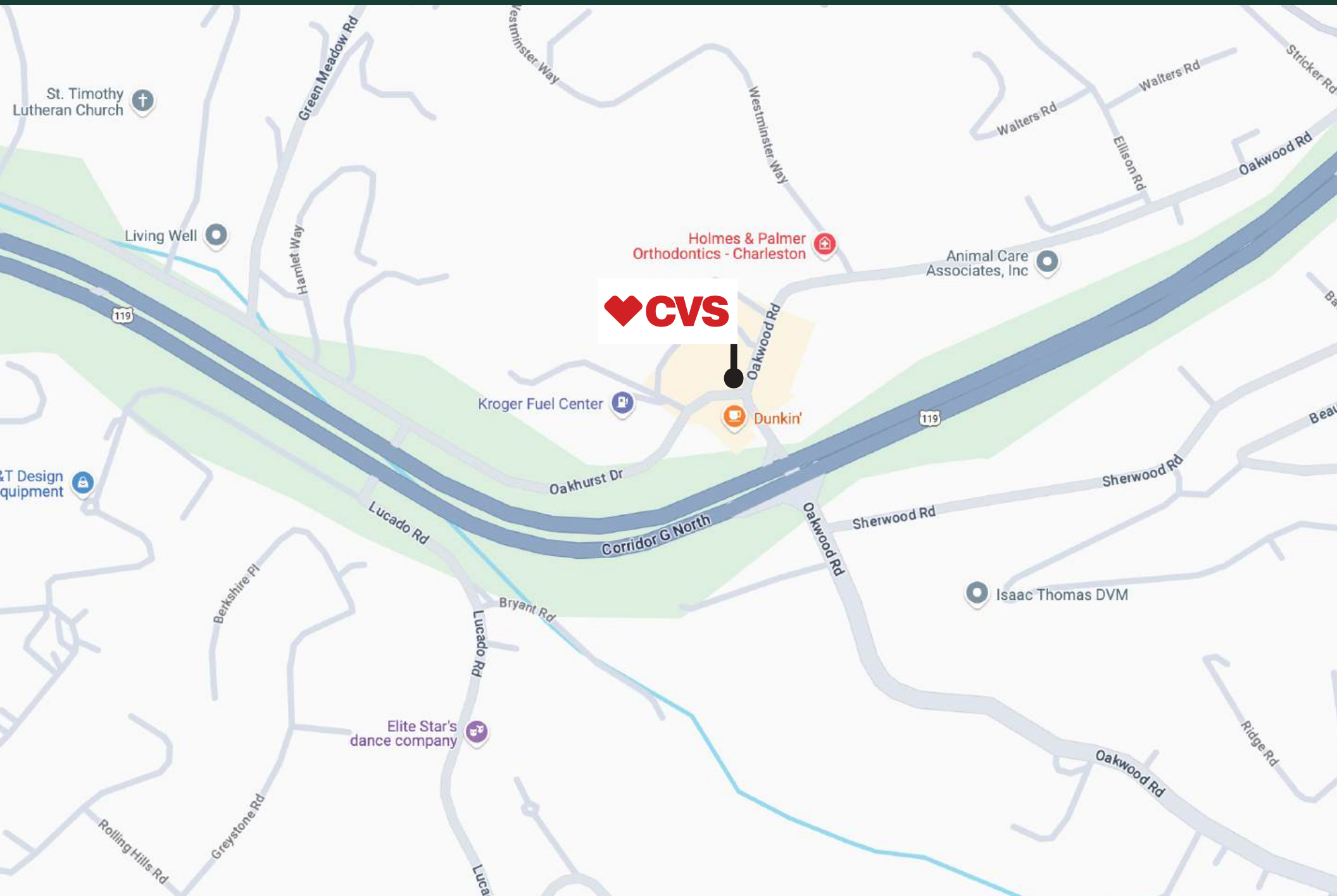
# SUBJECT PROPERTY



ACTUAL SITE

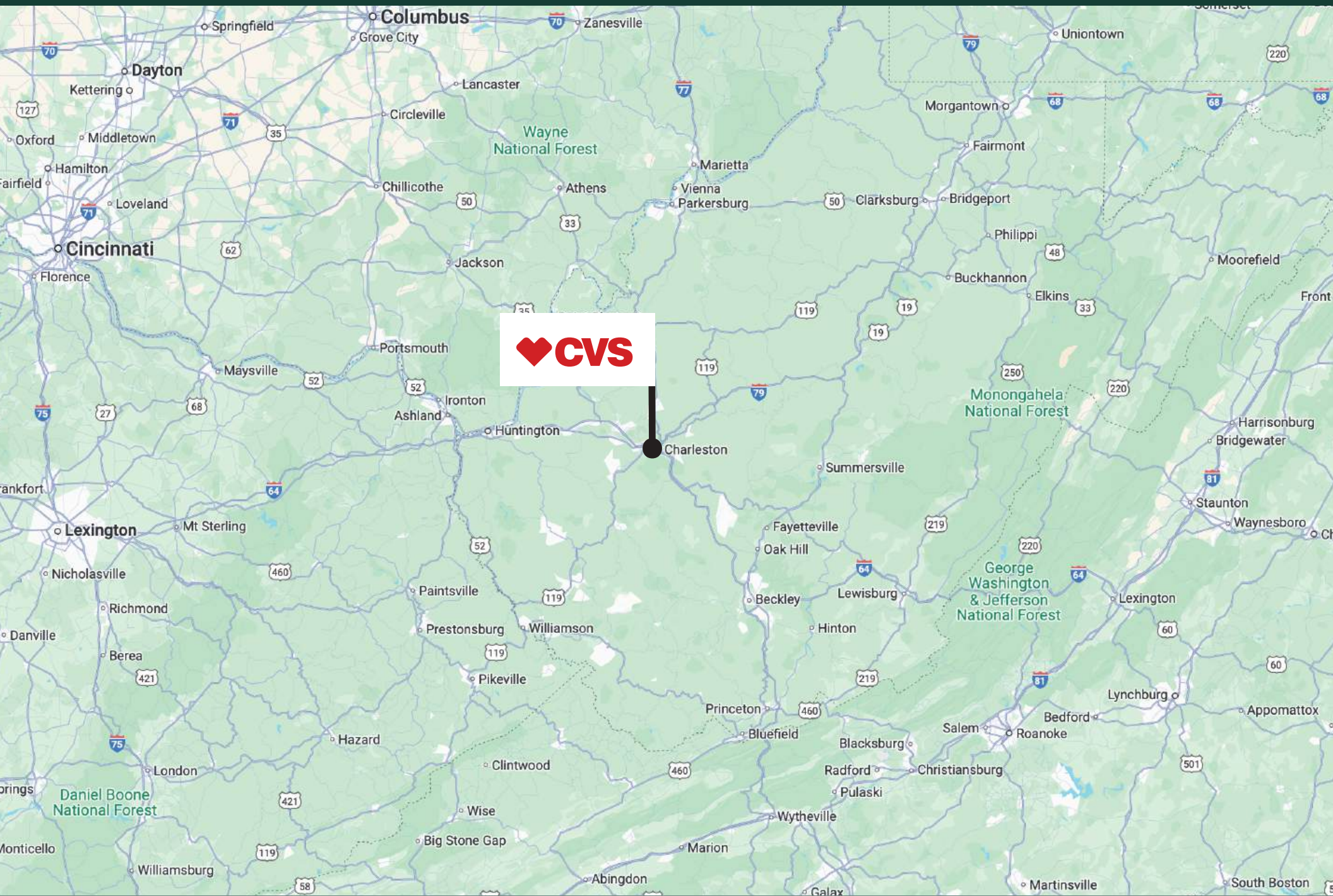
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. JSRE.

# LOCATION MAP



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. JSRE.

# AREA MAP



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. JSRE.

# MARKET OVERVIEW

## CHARLESTON, WEST VIRGINIA

Charleston is the capital city of West Virginia, located along the Kanawha River in the western part of the state. As of the 2020 United States Census, Charleston had a population of approximately 46,536, making it the largest city in West Virginia. The Charleston metropolitan area, which includes surrounding counties, has around 200,000 residents. Known for its historical significance and vibrant arts scene, the city is home to key institutions such as the West Virginia State Capitol and universities like the University of Charleston and West Virginia State University.

Charleston serves as a cultural and economic hub for the state, with a diverse economy driven by healthcare, education, government services, and manufacturing. Major employers include CAMC Health System and various state government agencies. The city boasts beautiful parks and outdoor recreational opportunities, such as Kanawha State Forest and Haddad Riverfront Park. Additionally, Charleston hosts numerous annual events and festivals that celebrate local culture, making it an appealing place to live and work while contributing to its rich community spirit. The city's downtown area features a mix of historic architecture, local shops, and diverse dining options, adding to Charleston's charm. Residents and visitors alike enjoy the Clay Center for the Arts and Sciences, which houses an art museum, concert hall, and interactive science exhibits. Charleston's proximity to the Appalachian Mountains also provides easy access to hiking, skiing, and other outdoor adventures. With its affordable cost of living and strong sense of community, Charleston is an attractive destination for families and professionals.



### *Largest City in West Virginia*

Charleston is the state capital and the largest city at the Kanawha and Elk Rivers' junction.



### *Industrial and Government Hub*

West Virginia's capital and a key center for government, economy, and energy.



### *Charleston is Home to*

University of Charleston and West Virginia State University, making it a key center for education and culture.



# DEMOGRAPHIC REPORT

ACTUAL SITE



2024 SUMMARY	3 MILES	5 MILES	10 MILES
Population	45,050	71,166	130,389
Median Age	43	44	44
Owner Occupied Housing Units	10,951	19,331	37,842
Renter Occupied Housing Units	8,130	13,082	20,196

2024 SUMMARY	3 MILES	5 MILES	10 MILES
Average Household Income	\$89,659	\$86,821	\$85,466
Households	19,081	32,413	58,038
Families	10,373	17,984	130,389
Average Household Size	2.14	2.13	2.20

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. JSRE.

Jennifer Stein Real Estate, Inc  
Jennifer Stein  
213.446.5366  
CVS@jdsreservices.com  
WV License: 010182-00