CVS

124 MAIN ST | UNION, OH

OFFERED FOR SALE
$2,323,000
6.50% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

NORTHWEST AERIAL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale CVS Pharmacy | Union, OH, a net-leased investment corporately guaranteed by CVS Health Corporation (NYSE: CVS). The asset generates $151,000 in annual NOI and features approximately 13 years of remaining lease term, providing investors with durable income backed by investment-grade corporate credit.

CVS has operated at this location since 1998, with more than 25 years of continuous occupancy and long-term commitment to the site. The tenant further reinforced this commitment by exercising a 20-year lease extension in 2019, extending the current term through January 2039. The lease includes four (4) additional five-year renewal options with scheduled 5% rental increases, offering embedded income growth and long-term cash flow visibility.

The offering presents a compelling opportunity to acquire a necessity-based healthcare tenant with both duration and growth. Investors benefit from a strong in-place yield, contractual rent increases, and stabilizing exposure to the Dayton MSA, anchored by Wright-Patterson Air Force Base (30,000+ employees), major healthcare systems, and a diversified manufacturing base.

RENT SCHEDULE	TERM	RENT
Current Term	1-20	$151,000
Extension Term	21-25	$158,550
Extension Term	26-30	$166,478
Extension Term	31-35	$174,801
Extension Term	36-40	$183,541

NOI	$151,000
CAP	6.50%
PRICE	$2,323,000

ASSET SNAPSHOT

Tenant Name	CVS Pharmacy
Address	124 S Main Street, Union, OH 45322
Building Size (GLA)	10,125 SF
Land Size	1.50 Acres
Year Built	1998
Signatory/Guarantor	CVS Health Corporation (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Extension Commencement Date	2/1/2019
Lease Expiration Date	1/31/2039
Remaining Term	13 Years
Rental Increases	5% Increases Every 5 Years in Options
NOI	$151,000

56,414 PEOPLE IN 5 MILE RADIUS

$105,676 AHHI IN 3 MILE RADIUS

14,800 VPD ON OH-48

INVESTMENT HIGHLIGHTS

LONG-TERM LEASE WITH 13 YEARS REMAINING

CVS exercised a 20-year lease extension in 2019, extending the current term through 2039 and demonstrating long-term commitment to the location.

INVESTMENT-GRADE CORPORATE GUARANTOR (S&P: BBB)

Leased to CVS Health Corporation (NYSE: CVS), one of the largest healthcare companies in the U.S. with 9,000+ locations and strong credit backing.

25+ YEARS OF CONTINUOUS OPERATIONS

CVS has successfully operated at this location since 1998, underscoring sustained store-level performance and entrenched market presence.

STABLE MIDWEST MSA | DAYTON ECONOMIC DRIVERS

Located within the Dayton-Kettering MSA, anchored by Wright-Patterson Air Force Base (~30,000 employees), major healthcare systems, and a diversified manufacturing base.

STRATEGIC MAIN STREET LOCATION ALONG PRIMARY RETAIL CORRIDOR

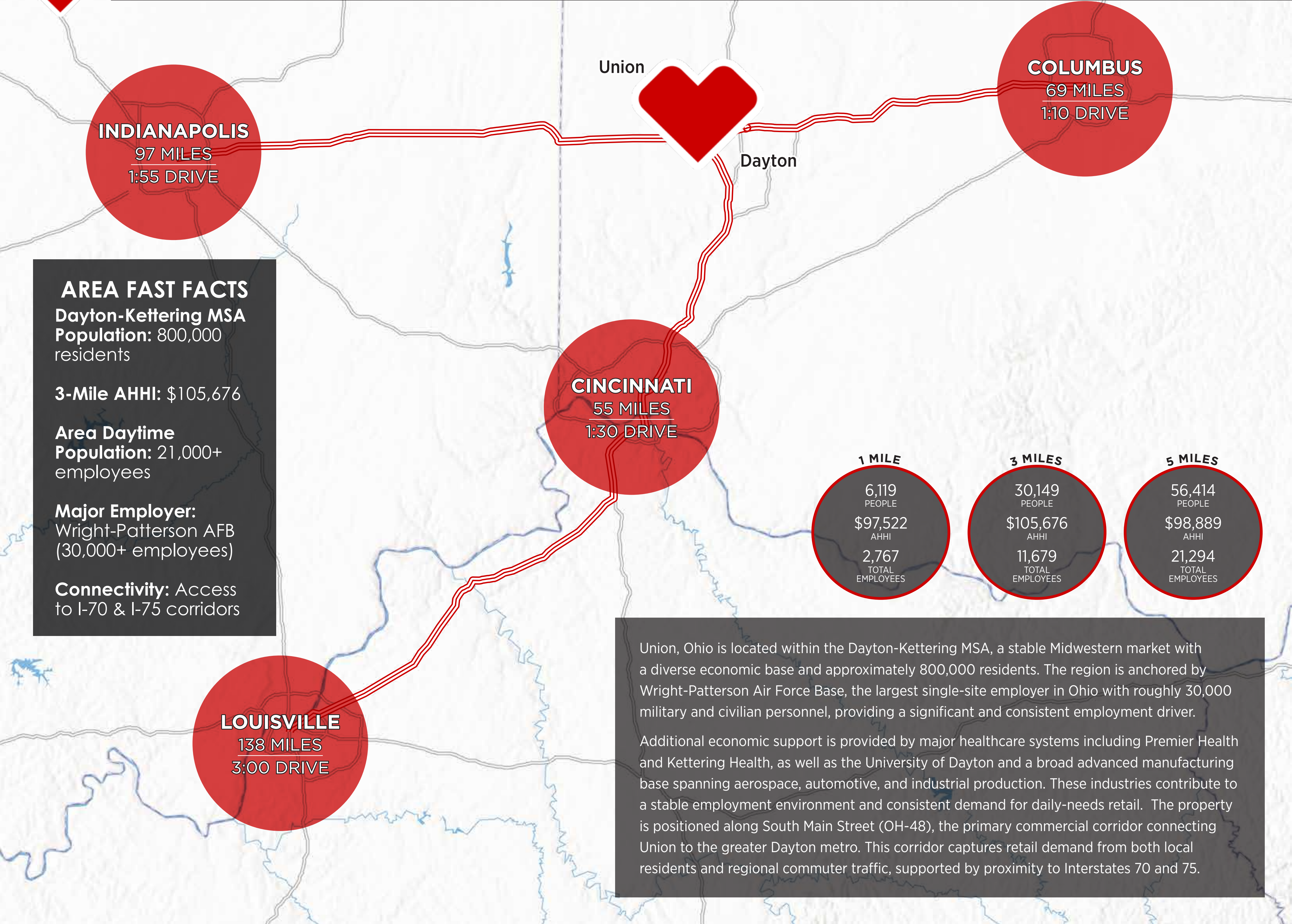
Situated along S. Main Street (OH-48), the primary north-south retail corridor serving Union and surrounding communities, with approximately 14,800 vehicles per day.

BUILT-IN RENT GROWTH | 5% INCREASES IN OPTIONS

The lease includes four (4) five-year renewal options with 5% rental increases, providing contractual income growth.

SITE PLAN

LOCATION OVERVIEW



AREA FAST FACTS

Dayton-Kettering MSA Population: 800,000 residents

3-Mile AHHI: $105,676

Area Daytime Population: 21,000+ employees

Major Employer: Wright-Patterson AFB (30,000+ employees)

Connectivity: Access to I-70 & I-75 corridors

	1 MILE	3 MILES	5 MILES
PEOPLE	6,119	30,149	56,414
AHHI	$97,522	$105,676	$98,889
TOTAL EMPLOYEES	2,767	11,679	21,294

Union, Ohio is located within the Dayton-Kettering MSA, a stable Midwestern market with a diverse economic base and approximately 800,000 residents. The region is anchored by Wright-Patterson Air Force Base, the largest single-site employer in Ohio with roughly 30,000 military and civilian personnel, providing a significant and consistent employment driver.

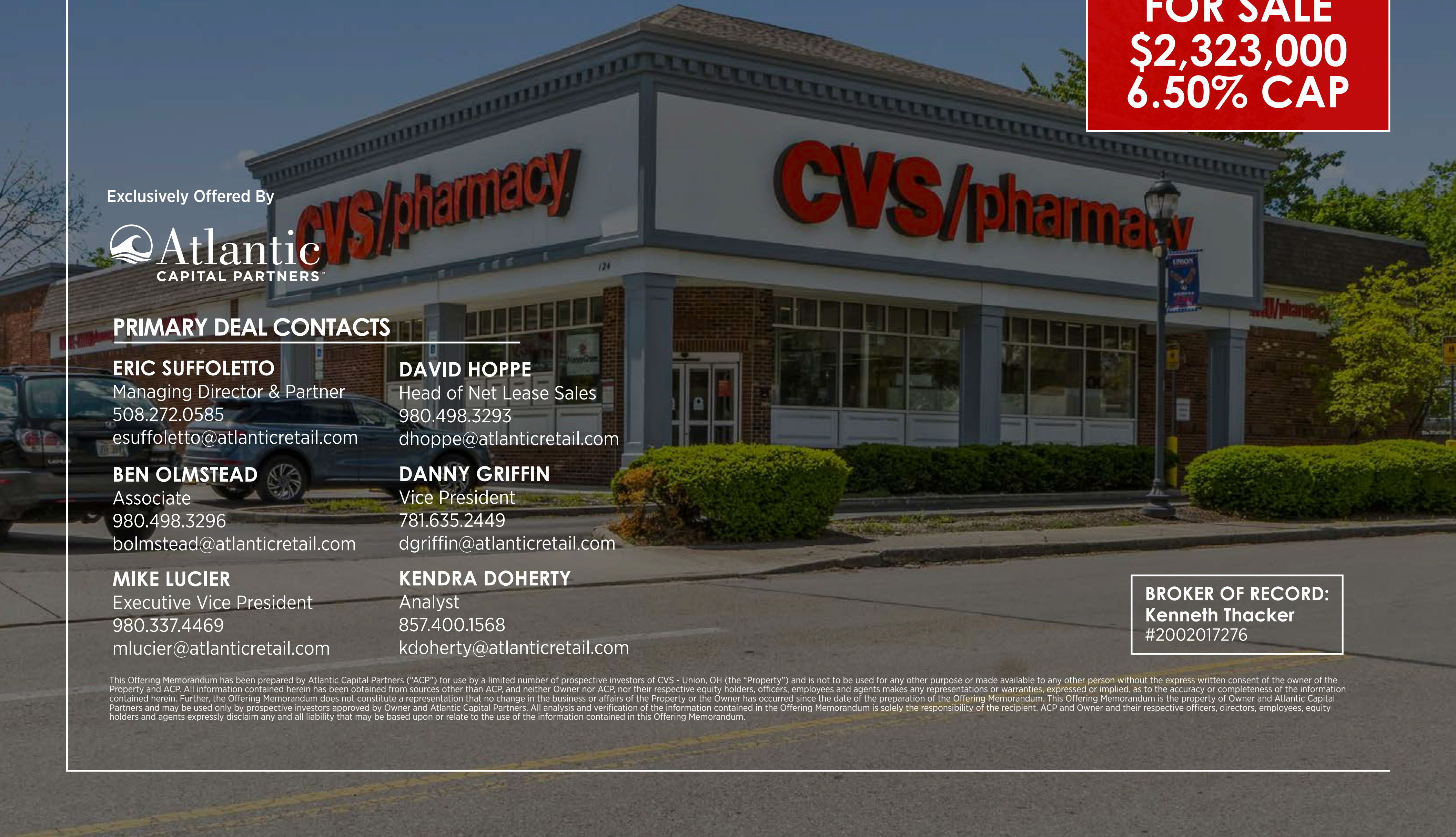
Additional economic support is provided by major healthcare systems including Premier Health and Kettering Health, as well as the University of Dayton and a broad advanced manufacturing base spanning aerospace, automotive, and industrial production. These industries contribute to a stable employment environment and consistent demand for daily-needs retail. The property is positioned along South Main Street (OH-48), the primary commercial corridor connecting Union to the greater Dayton metro. This corridor captures retail demand from both local residents and regional commuter traffic, supported by proximity to Interstates 70 and 75.

TENANT SUMMARY

CVS Health Corporation (NYSE: CVS) is one of the largest integrated healthcare companies in the United States, operating CVS Pharmacy retail stores, CVS Caremark (the nation's largest pharmacy benefits manager), and Aetna (a leading health insurer). The company operates more than 9,000 retail pharmacy locations across the U.S., serves more than 110 million members through its PBM, and reported FY2024 revenue of approximately $373 billion. CVS Health Corporation is rated investment grade by all major rating agencies (S&P: BBB, Moody's: Baa2, Fitch: BBB) and has an enterprise value in excess of $130 billion. The retail pharmacy footprint serves more than 5 million customers per day across the United States, with approximately 85% of the U.S. population living within ten miles of a CVS location.

CVS QUICK FACTS	
Founded:	1963
Ownership:	Public (NYSE: CVS)
Credit Rating	S&P: BBB
# of Locations:	9,000+
Headquarters:	Woonsocket, RI
Guaranty:	Corporate

124 MAIN ST | UNION, OH



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Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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