CVS pharmacy™

270 S COURTLAND ST, EAST STROUDSBURG, PA



20+ YEAR OPERATING HISTORY | COVERED LAND PLAY | TOP PERFORMING COLLEGE TOWN LOCATION

Marcus & Millichap
THE DOUGHERTY TEAM

MID ATLANTIC Real Estate Journal
TOP SALES BROKER TEAMS AWARD

CoStar™
POWER BROKER AWARD

CREXI
PLATINUM BROKER AWARD



MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE

DEAL TEAM



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ESU
East Stroudsburg University
5,400+ Total Enrolled Students
Lehigh Valley Hospital-Pocono
250 Staffed Beds
(53,000 VPD)
INTERSTATE 80
RIDGEWAY ST. (8,686 VPD)
CVS pharmacy®
Top 30% in nation
UNITED STATES POSTAL SERVICE®
CRYSTAL ST.
Drive-Thru
Drive-Thru
S. COURTLAND ST. (8,214 VPD)


Lehigh Valley Hospital–Pocono
250 Staffed Beds
I-80 OFFRAMP
ONTO PROSPECT ST.
Pocono Plaza
2 Million Annual Visitors
DOLLAR TREE
Placer.ai Ranking:
Top 10% in the Nation
FINE WINE & GOOD SPIRITS
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GIANT
HomeGoods
Quest Diagnostics
Jersey Mike's
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S. COURTLAND ST. (8,214 VPD)



$3,250,000
LIST PRICE

5.33%
CAP RATE

$173,170
NET OPERATING INCOME

PROPERTY OVERVIEW	
Gross Leasable Area	**26,376 SF**
Lot Size	**2.90 Acres**
Year Built	**1966**
Parking Spaces	**140**

LEASE OVERVIEW	
Guarantor	**Corporate**
Lease Type	**Absolute NNN**
Lease Commencement	**12/12/2002**
Lease Expiration	**1/31/2042**
Term Remaining	**15.4 Years**
Taxes	**Tenant**
Insurance	**Tenant**
CAM	**Tenant**
Roof & Structure	**Tenant**
Parking Lot	**Tenant**
HVAC	**Tenant**
Utilities	**Tenant**
Right of First Refusal	**20 days**

RENT SCHEDULE

YEARS	Start Date	End Date	Annual Rent	Monthly Rent	$/SF	Increases
Years 26-30	2/1/2027	1/31/2032	$173,170	$14,431	$6.57	-
Years 31-35	2/1/2032	1/31/2037	$190,487	$15,874	$7.22	10.0%
Years 36-40	2/1/2037	1/31/2042	$209,536	$17,461	$7.94	10.0%
OPTION TERMS						
Years 41-45 (Option 1)	2/1/2042	1/31/2047	$230,489	$19,207	$8.74	10.0%
Years 46-50 (Option 2)	2/1/2047	1/31/2052	$253,538	$21,128	$9.61	10.0%

** NOI reflects the rent increase effective 2/1/2027*

INVESTMENT OVERVIEW

CVS // EAST STROUDSBURG, PA

COVERED LAND PLAY | BELOW-MARKET RENT | SIGNIFICANT UPSIDE POTENTIAL

- Large 2.90-acre parcel supporting a 26,376 SF building offers a rare covered land play, with redevelopment potential and additional sublease space to add tenant synergy down the line
- In-place rent of just $6.57/SF is dramatically below the comp set average of $20-21/SF for closed and on-market CVS sale comps nationally – substantial embedded rent growth potential as the lease resets

INVESTMENT-GRADE, ABSOLUTE NNN LEASE | 20+ YEAR OPERATING HISTORY

- Corporate-guaranteed lease backed by CVS Pharmacy, LLC (BBB, S&P) on an Absolute NNN basis – zero landlord responsibilities across taxes, insurance, CAM, roof, structure, parking lot, and HVAC
- CVS has operated at this location since 2002, demonstrating over two decades of proven commitment to the site and submarket

STRONG TENANT MOMENTUM | CVS TURNAROUND ACCELERATING

- CVS Health has beaten earnings and raised full-year guidance in every quarter of 2026, with Q2 adjusted EPS of $2.58 topping estimates by 41% and full-year 2026 EPS guidance raised to $7.90-$8.10
- The company's stock has returned nearly 70% over the past year as its multi-year turnaround plan — including $2 billion in cost cuts and a sharpened store footprint — gains traction across its insurance, pharmacy, and health services segments

STRONG SUBMARKET DEMAND DRIVERS | EDUCATION & HEALTHCARE ANCHORS

- East Stroudsburg University (5,400+ students)
- East Stroudsburg South Senior High School and Stroudsburg High School (1,300+ students each)
- St. Luke's University Health Network outpatient facility (10+ specialties, 30+ doctors)
- Lehigh Valley Hospital-Pocono (250 staffed beds)

15.4-YEAR LEASE TERM REMAINING | RARE 10% RENTAL INCREASES

- Long-term income visibility through January 2042, with two additional 5-year renewal options extending potential occupancy through 2052
- Rent increases by 10% every 5 years throughout the remaining term and all option periods – a compelling, contractual inflation hedge

THRIVING RETAIL CORRIDOR | HIGH-PERFORMING NATIONAL TENANTS

- Positioned near Pocono Plaza (2 million annual visitors) featuring Giant (Top 6% nationally), Dollar Tree (Top 10% nationally), and Burger King (Top 15% nationally)
- Surrounded by additional top-tier national performers including Walmart, HomeGoods (Top 10% nationally), Wendy's (Top 3% nationally), and Dairy Queen (Top 15% nationally)

MAJOR TOURIST DESTINATION | POCONO MOUNTAINS REGION

- The Pocono Mountains region, including Monroe County, attracts over 28 million visitors annually and generates more than $3.7 billion in tourism-related revenue, drawing consistent traffic from southeastern PA, New Jersey, and New York

MAJOR HIGHWAY INVESTMENT | I-80 ACCESS | AFFLUENT GROWING TRADE AREA

- The Poconos has seen a wave of former second-home buyers from New York and New Jersey relocating to the area full-time, driven by Pennsylvania's low state income tax and relative affordability – fueling an economic and real estate development boom along the I-80 corridor
- Convenient access to Interstate 80 via Route 33/209, connecting directly to the Lehigh Valley and New Jersey
- I-80 is currently undergoing a $180 million widening and improvement project in the region to accommodate increasing traffic volumes – a strong signal of continued growth and public investment in the corridor



COMPANY OVERVIEW

CVS // EAST STROUDSBURG, PA



CVS pharmacy™

COMPANY OVERVIEW

Company	CVS Health
Company Type	Public (NYSE: CVS)
Credit Rating	BBB (S&P)
Number of Locations	9,000+
Employees	300,000
Founded	1963
Revenue 2024	$372.8B
Headquarters	Woonsocket, RI

CVS Health, founded in 1963 and headquartered in Woonsocket, Rhode Island, operates over 9,000 retail pharmacy locations across the United States. As one of the nation's leading health solutions companies, CVS Health integrates pharmacy services, insurance, primary care, and wellness offerings under one roof. With a focus on accessibility, innovation, and affordability, CVS plays a critical role in delivering care to millions of Americans every day.

KEY TENANT HIGHLIGHTS:

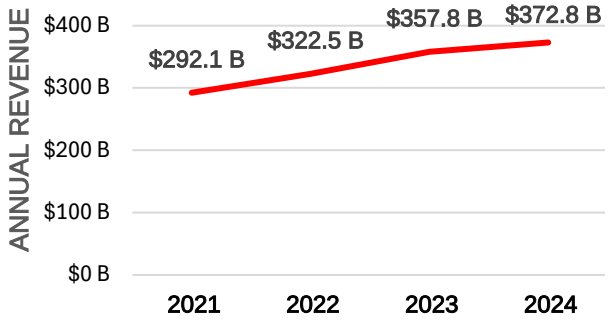
Integrated Health Services Provider: CVS Health combines retail pharmacy, walk-in clinics, prescription benefits, and health insurance (via Aetna), offering a seamless, end-to-end healthcare experience for consumers nationwide.

Established National Brand: With over 60 years of service, CVS is one of the most recognized and trusted names in healthcare retail and pharmacy services, consistently ranking among the top U.S. companies by revenue.

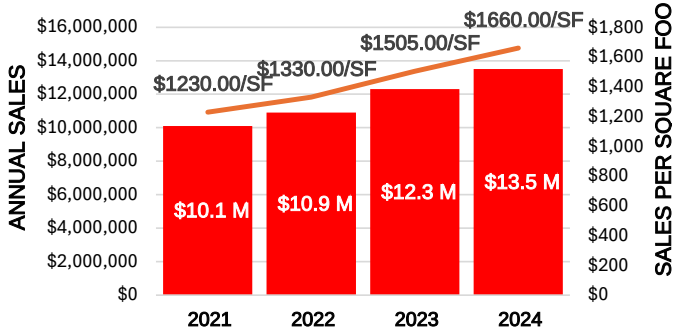
Strategic Growth & Innovation: CVS continues to expand its services through initiatives like HealthHUBs and MinuteClinics, enhancing its presence in primary care and preventative health while investing in digital health technologies.

Reliable Consumer Demand: CVS benefits from consistent foot traffic and prescription volume due to its essential healthcare services, strong brand loyalty, and widespread presence in both urban and suburban markets.

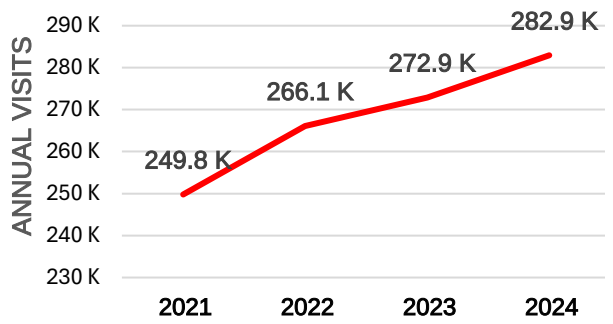
COMPANY REVENUE



AVERAGE ANNUAL SALES PER STORE



AVERAGE VISITS PER STORE



LEASE ABSTRACT

CVS // EAST STROUDSBURG, PA



Tenant Legal Name	CVS Pharmacy, LLC
Guarantor	Corporate
Square Footage	26,376 SF
Commencement Date	December 12, 2002
Expiration Date	January 31, 2042
Current Options	2, 5 Year
Option Notice	6 months
Option Notice Date	July 31, 2041
Estoppel/SNDA	Tenant shall deliver in a reasonable time period upon request
Taxes	Tenant shall pay all Real Estate Taxes directly to the taxing authority in a timely manner
Insurance	Tenant shall maintain all insurances at its sole cost and expense. Tenant shall also name the Landlord and Landlord's lender (if applicable) as additionally insured under the policy.
CAM	Tenant shall, at its sole cost and expense, maintain, repair, and replace the Premises including mechanical equipment, snow removal, landscaping, or anything else.
Utilities	Tenant agrees to timely pay for all utilities consumed by it in the Premises, prior to delinquency
Roof & Structure	Tenant shall, at its sole cost and expense, repair, maintain, and replace the structural portions of the Premises including the roof.
Parking Lot	Tenant shall, at its sole cost and expense, repair, maintain, and replace the Parking Areas serving the Premises.
HVAC (Maint & Replacement)	Tenant shall, at its sole cost and expense, repair, maintain, and replace HVAC system serving the Premises
Go Dark	Tenant shall not be under any duty or obligation to continuously operate its business in the Premises at any time during the Term.
Permitted Use	Tenant shall use the Premises as a retail store and for any other lawful purpose.
ROFR	20 days
Assignment Note	Tenant shall have the right to assign the Lease or sublet any portion of the Premises at any time during the Lease, provided that the Tenant and Guarantor shall remain liable for all obligations set forth in the Lease.

MONROE COUNTY, PA

Tourist Backed Economy

The Region As A Whole Attracts Approximately 27 Million Visitors Annually. Monroe County Is A Popular Destination For Outdoor Recreation, Skiing, And Casino Gaming.

Affordable Living Costs

The Median Home Value Is $204,200, Which Is Below The National Average. Additionally, The County Has A Lower Property Tax Rate Than Many Other Counties In Pennsylvania

Proximity To Major Cities

Served By Several Major Highways, Monroe County Is Within Driving Distance Of Several Major Cities, Including Philadelphia, New York City, And Washington, D.C.

Employment:

EMPLOYER	EMPLOYEES
Aventis Pasteur Inc	15,000 ±
Pocono Medical Center	1,800 ±
Kalahari Resorts & Conventions	1,670 ±
Pocono Mountain School District	1,000 ±
CMBK Resort Operations LLC	1,000 ±

MOUNT AIRY CASINO · RESORT · SPA

Lehigh Valley Health Network

SANOFI PASTEUR

Transportation:

ROADWAY	TRAFFIC COUNTS (PA)
I-80	53,000
I-380	28,000
US Route 209	17,000
State Route 940	21,000
State Route 611	20,000

Monroe County Transit Authority POCONO PONY

Education:

SCHOOL	STUDENTS
East Stroudsburg University	5,463 ±
Pocono Mountain West High School	1,565 ±
East Stroudsburg Senior High School South	1,336 ±
Pleasant Valley High School	1,313 ±
Pocono Mountain East High School	1,264 ±

EAST STROUDSBURG AREA SCHOOL DISTRICT

Stroudsburg AREA SCHOOL DISTRICT

ESU EAST STROUDSBURG UNIVERSITY

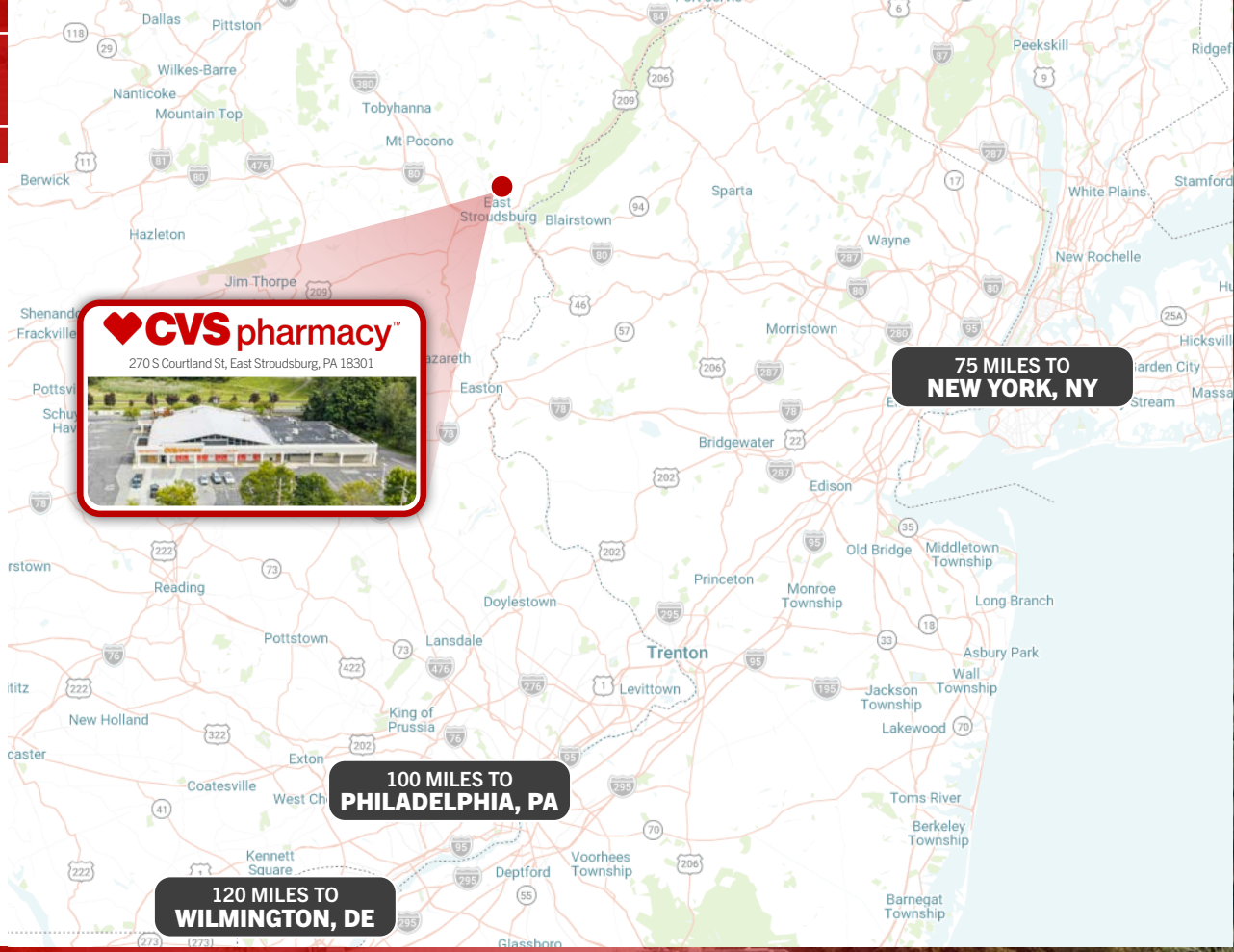
DEMOGRAPHICS
CVS // EAST STROUDSBURG, PA

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	13,427	30,902	46,009

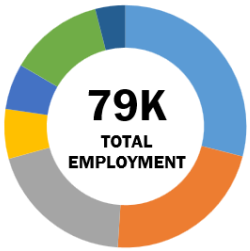
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	4,861	11,602	16,800

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 Average HH Income	$84,849	$92,228	$99,087
2025 Median HH Income	$56,332	$59,901	$66,281

EMPLOYMENT	1-MILE	3-MILE	5-MILE
Businesses	1,385	2,900	2,585



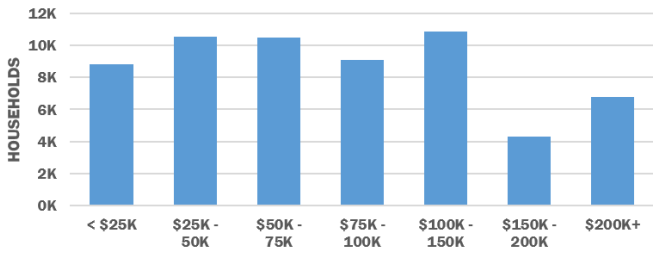
MARKET PERFORMANCE
MONROE COUNTY, PA



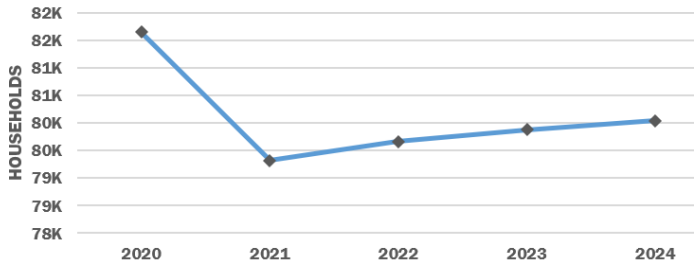
TOP INDUSTRIES

- (29%) TRADE, TRANSPORTATION, & UTILITIES
- (22%) EDUCATION & HEALTHCARE
- (20%) PROFESSIONAL & BUSINESS SERVICES
- (7%) CONSTRUCTION
- (6%) FINANCIAL ACTIVITIES
- (13%) LEISURE & HOSPITALITY
- (4%) GOVERNMENT

HOUSEHOLD INCOME



HOUSEHOLD GROWTH



Eagles Glen Shopping Plaza
570K+ Annual Visitors

BIG LOTS!
Placer.ai Ranking:
Top 5% in the Nation

Advance Auto Parts
Placer.ai Ranking:
Top 37% in the Nation

Goodwill

DaVita

weis
Placer.ai Ranking:
Top 13% in the Nation

Wendy's
Placer.ai Ranking:
Top 3% in the Nation

East Stroudsburg South Senior High School
1,300+ Total Enrolled Students

Shawnee Ridge
Adult Living Community

STROUDSBURG LITTLE LEAGUE

St Luke's
UNIVERSITY HEALTH NETWORK
Outpatient Facility
10+ Medical Specialties | 30+ Doctors

Wawa

East Stroudsburg University
5,400+ Total Enrolled Students

CVS pharmacy
270 S Courtland St, East Stroudsburg, PA 18301



DAIRY QUEEN
Placer.ai Ranking:
Top 15% in the Nation

Pocono Plaza
2 Million Annual Visitors

DOLLAR TREE
Placer.ai Ranking:
Top 10% in the Nation

FINE WINE & GOOD SPIRITS
Placer.ai Ranking:
Top 25% in the Nation

BURGER KING
Placer.ai Ranking:
Top 15% in the Nation

Giant

HomeGoods

Quest Diagnostics

Jersey Mike's Subs

Walmart
Placer.ai Ranking:
Top 1% in the Nation

Pizza Hut
Placer.ai Ranking:
Top 20% in the Nation

T-Mobile
Placer.ai Ranking:
Top 3% in the Nation

Arby's

WING STOP

Watergap Village Apartments
100 Units (1 & 2 Beds)

Lehigh Valley Hospital–Pocono
250 Staffed Beds

EXCLUSIVE OFFERING

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