CVS

3499 CLIME RD | COLUMBUS, OH

OFFERED FOR SALE
$1,792,000
6.25% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

NORTH AERIAL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale the CVS Pharmacy located at 3499 Clime Rd, Columbus, OH. The asset features an absolute NNN lease to CVS Health Corporation (NYSE: CVS), one of the nation's largest healthcare providers. The property generates $112,000 of annual NOI and offers investors passive, management-free income backed by an investment-grade corporate guaranty.

CVS has successfully operated at this location since 1999, demonstrating more than 25 years of continuous occupancy and a long-term commitment to the site. The lease extends through January 2033, and features scheduled 5% rental increases every five years in options, providing embedded income growth while preserving long-term purchasing power.

Situated on a signalized corner along Clime Road in the Columbus MSA, the property benefits from dense surrounding demographics, excellent visibility, and a well-established infill trade area. Offered at an attractive basis with approximately six years of remaining lease term, the investment provides durable cash flow today while preserving long-term optionality through lease renewal, repositioning, or future redevelopment.

RENT SCHEDULE	TERM	RENT
Current Term	12/6/1999 - 1/31/2033	$112,000
Ten (10) Five (5-year) options with 5% Increases		

NOI	$112,000
CAP	6.25%
PRICE	$1,792,000

ASSET SNAPSHOT

Tenant Name	CVS Pharmacy
Address	3499 Clime Rd, Columbus, OH 43223
Building Size (GLA)	10,113 SF
Land Size	1.12 Acres
Year Built	1999
Signatory/Guarantor	Corporate
Rent Type	ABS. NNN
Landlord Responsibilities	None
Rent Commencement Date	12/6/1999
Lease Expiration Date	1/31/2033
Remaining Term	6 Years
Rental Increases	5% Every 5 Years in Options
NOI	$112,000

225,645 PEOPLE IN 5 MILE RADIUS

$94,261 AHHI IN 5 MILE RADIUS

14,614 VPD ON CLIME RD

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE WITH 5% RENT INCREASES EVERY FIVE YEARS IN OPTIONS

Abs NNN lease featuring no landlord obligations and rare scheduled rent increases throughout all renewal options, providing built-in income growth.

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

Leased to CVS Health Corporation (NYSE: CVS), one of the nation's largest healthcare companies, providing durable cash flow backed by investment-grade corporate credit.

25+ YEARS OF CONTINUOUS OCCUPANCY SINCE 1999

CVS has successfully operated at this location for more than two decades, demonstrating a long-term commitment to the site and surrounding trade area.

LOCATED WITHIN OHIO'S LARGEST & FASTEST-GROWING MSA

Columbus is anchored by The Ohio State University, more than a dozen colleges and universities, and a diverse employer base that includes Nationwide, Cardinal Health, Huntington Bancshares, JPMorgan Chase, American Electric Power, and numerous other Fortune 500 companies.

DENSE INFILL COLUMBUS MSA LOCATION

Located on a signalized hard corner within an established retail corridor serving more than 225,000 residents with average household incomes exceeding $94,000 within a five-mile radius.

ATTRACTIVE BASIS WITH LONG-TERM REAL ESTATE OPTIONALITY

Offered at an attractive basis relative to replacement cost, providing strong in-place yield today while preserving future upside through lease extension, repositioning, or redevelopment.

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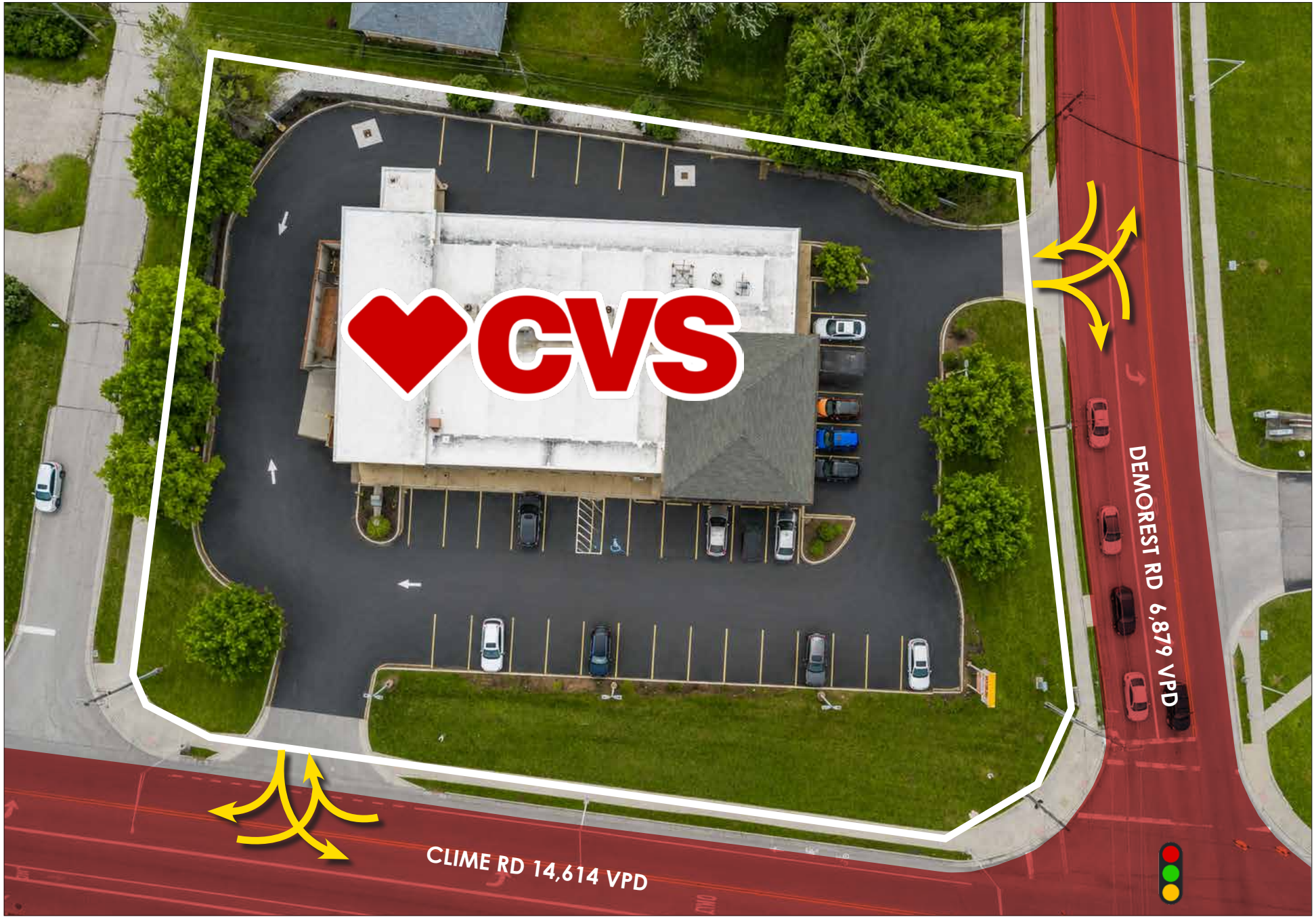
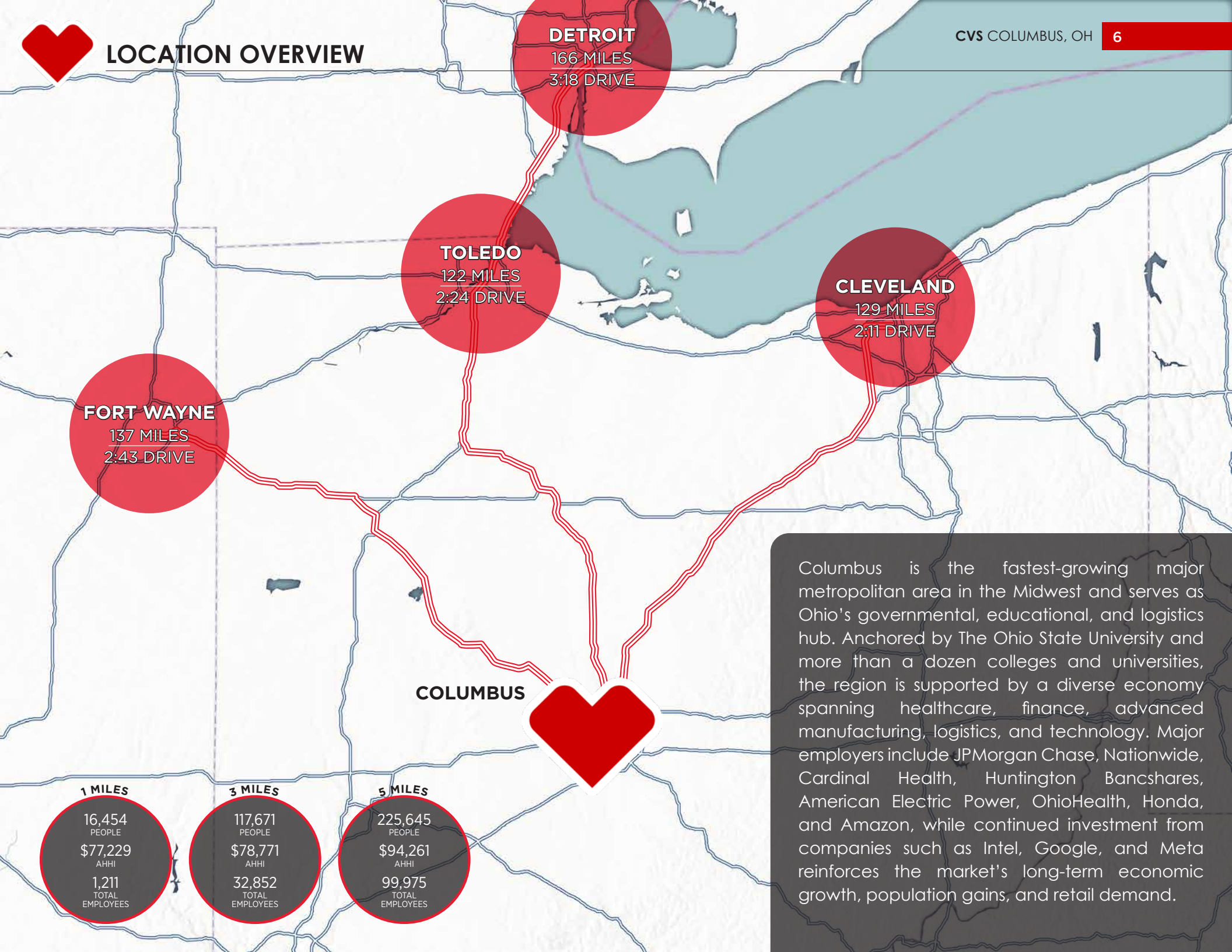
SITE PLAN



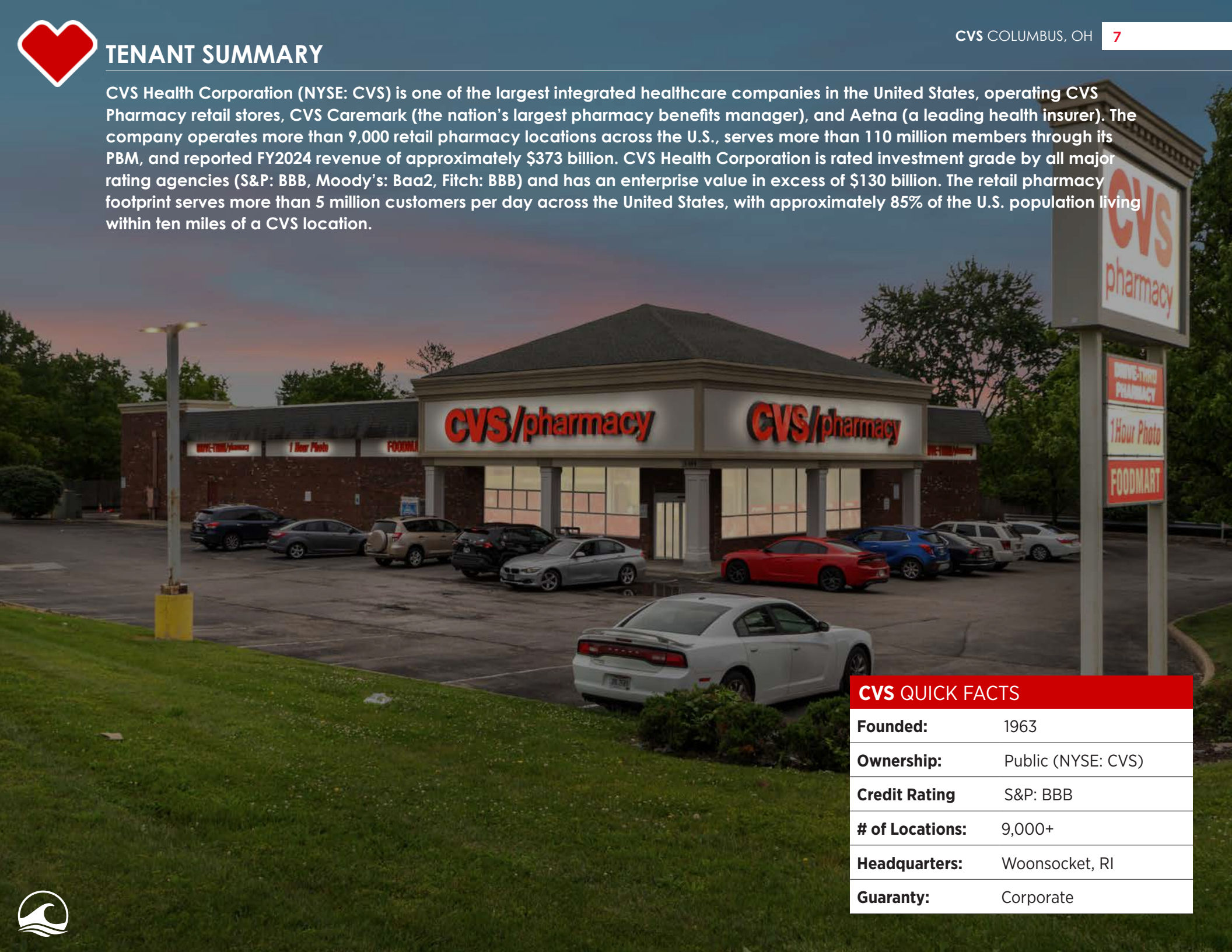
LOCATION OVERVIEW



Columbus is the fastest-growing major metropolitan area in the Midwest and serves as Ohio's governmental, educational, and logistics hub. Anchored by The Ohio State University and more than a dozen colleges and universities, the region is supported by a diverse economy spanning healthcare, finance, advanced manufacturing, logistics, and technology. Major employers include JPMorgan Chase, Nationwide, Cardinal Health, Huntington Bancshares, American Electric Power, OhioHealth, Honda, and Amazon, while continued investment from companies such as Intel, Google, and Meta reinforces the market's long-term economic growth, population gains, and retail demand.

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

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Exclusively Offered By

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