



204 HAMPTON AVE | PICKENS, SC

**OFFERED
FOR SALE
\$2,421,000
6.00% CAP**







EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale CVS Pharmacy | Pickens, SC, an absolute NNN investment corporately guaranteed by CVS Health Corporation (NYSE: CVS). The asset generates \$145,288 in annual NOI and is offered at an attractive basis, providing investors with durable, passive income backed by investment-grade corporate credit.

CVS has operated at this location since 1999, demonstrating more than 25 years of continuous occupancy and established presence within the trade area. The tenant recently exercised its renewal option, extending the current lease term through January 2028, and retains nine (9) additional five-year renewal options, providing long-term optionality through 2073.

The offering presents a compelling opportunity to acquire a necessity-based healthcare retailer at an attractive basis. Investors benefit from strong in-place yield, absolute NNN structure, and corporate credit tenancy, while maintaining flexibility to capture future upside through lease extension, re-tenanting, or mark-to-market strategies. The combination of long-term operating history, proven location, and favorable basis positions the asset as both a durable income investment and value-oriented opportunity.

RENT SCHEDULE	TERM	RENT
Current Term	Current through 1/31/2028	\$145,288
9 x 5 Year Options - Fixed Rent		

NOI	\$145,288
CAP	6.00%
PRICE	\$2,421,000

ASSET SNAPSHOT

Tenant Name	CVS Pharmacy
Address	204 Hampton Ave, Pickens, SC 29671
Building Size (GLA)	10,125 SF
Land Size	1.45 Acres
Year Built	1999
Signatory/Guarantor	CVS Health Corporation (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Extension Commencement Date	2/1/2023
Lease Expiration Date	1/31/2028
Remaining Term	2 Years (9 x 5 year options)
NOI	\$145,288



 **21,405** PEOPLE
IN 5 MILE RADIUS

 **\$86,519** AHHI
IN 3 MILE RADIUS

 **17,800** VPD
ON HAMPTON AVE



LONG-TENURED TENANT | 25+ YEARS OF CONTINUOUS OCCUPANCY

CVS has operated at this location since 1999, demonstrating sustained store-level performance and long-term commitment to the trade area.



INVESTMENT-GRADE CORPORATE GUARANTOR (\$&P: BBB)

Lease guaranteed by CVS Health Corporation (NYSE: CVS), one of the largest healthcare companies in the U.S. with 9,000+ locations and strong corporate credit.



ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES

True passive investment with no landlord obligations, ideal for 1031 exchange and out-of-state ownership.



LOW PRICE POINT & ATTRACTIVE BASIS

Offered at a favorable price point relative to replacement cost, allowing investors to achieve above-market yield with downside protection.



NECESSITY-BASED HEALTHCARE TENANT

CVS serves as a critical healthcare and pharmacy provider within the market, supporting consistent consumer demand regardless of economic conditions.



STRATEGIC HARD-CORNER LOCATION | PRIMARY RETAIL CORRIDOR

Positioned along Hampton Avenue (17,800+ VPD) with strong visibility and access, serving as a primary retail node for the surrounding community.



HAMPTON AVE 17,800 VPD



LOCATION OVERVIEW

CVS PICKENS, SC 6

AREA FAST FACTS

**Greenville–Anderson
MSA Population:**
950,000+ residents

**Distance to Greenville,
SC:** 18 miles

**Major Employers &
Regional Drivers:**
Clemson University,
Prisma Health, BMW,
Michelin

1 MILE

3,349
PEOPLE
\$65,153
AHHI
2,916
TOTAL
EMPLOYEES

3 MILES

10,402
PEOPLE
\$86,519
AHHI
4,513
TOTAL
EMPLOYEES

5 MILES

21,405
PEOPLE
\$79,502
AHHI
5,854
TOTAL
EMPLOYEES

ATLANTA
123 MILES
2:45 DRIVE

GREENVILLE
18 MILES
0:35 DRIVE

CHARLOTTE
108 MILES
2:30 DRIVE

COLUMBIA
112 MILES
2:15 DRIVE

**PICKENS
COUNTY**

Pickens

Augusta

Pickens, South Carolina serves as the county seat and primary retail and healthcare hub for the surrounding communities, capturing demand from a broad and geographically dispersed population base. Hampton Avenue (SC Hwy 8) is the main commercial corridor through the city, providing direct access to local residents and regional traffic.

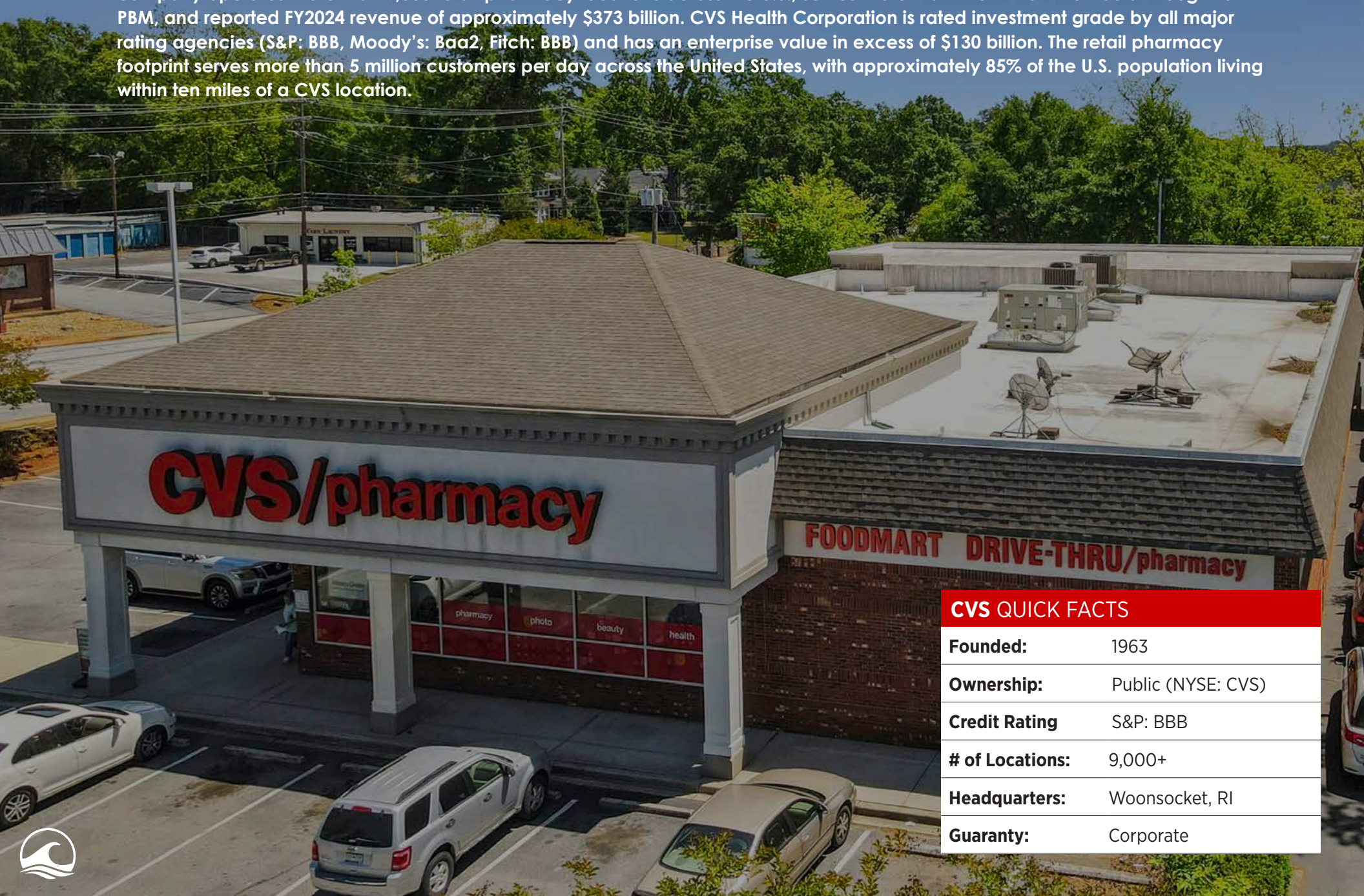
The broader region is anchored by major employment drivers including Clemson University, Prisma Health, and advanced manufacturing employers such as BMW Manufacturing and Michelin, all located within the Greenville–Anderson MSA.

Located approximately 18 miles from Greenville, one of the fastest-growing metros in the Southeast, the area continues to benefit from regional population growth, economic expansion, and infrastructure investment.



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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