



**OFFERED
FOR SALE
\$12,211,000
5.75% CAP**



9220 EVAN WAY | BLUFFTON, SC

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



May River High
1,600+ Students

New Riverside Village
35-Acre Development of Homes,
Shops, Restaurants, and Public
Space

Bristol at New Riverside
166 Apartments

Publix



EVAN WAY

OKATIE HWY 30,000 VPD



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale a brand new CVS Pharmacy located at 9220 Evan Way in Bluffton, South Carolina, an 11,286-square-foot pharmacy built in 2026 and positioned at the intersection of Okatie Highway and May River Road. The asset is structured as an Absolute NNN lease with zero landlord responsibilities, backed by a full corporate guaranty from CVS Health Corporation (NYSE: CVS) — one of America's largest healthcare companies with \$373 billion in 2024 revenue and S&P "BBB" / Moody's "Baa3" investment-grade ratings. The lease delivers a full 20-year term from a 2026 construction date with 6 x 5-year renewal options extending optionality through 2073 and current annual rent of \$702,154.

Bluffton has grown 41.42% since the 2020 Census — currently at 40,057 residents and growing at 5.13% annually — ranking among the fastest-growing municipalities in the Southeast and drawing sustained domestic migration from high-cost markets attracted by its coastal lifestyle and proximity to Hilton Head Island, just 8 miles away. The immediate trade area delivers \$121,614 AHHI within 1 mile, holding consistently above \$111,000 through the 5-mile ring, with Okatie Highway carrying 30,000 vehicles per day directly past the subject property.

RENT SCHEDULE	TERM	RENT
Current Term	1-20	\$702,154
1st Option	21-25	\$772,369
2nd Option	26-30	\$849,606
3rd Option	31-35	\$934,567
4th Option	36-40	\$1,028,024
5th Option	41-45	\$1,130,826
6th Option	46-50	\$1,243,909

NOI	\$702,154
CAP	5.75%
PRICE	\$12,211,000



ASSET SNAPSHOT

Tenant Name	CVS Pharmacy
Address	9220 Evan Way, Bluffton, SC 29910
Building Size (GLA)	11,286 SF
Land Size	1.91 Acres
Year Built	2026
Signatory/Guarantor	CVS Health Corporation (Corporate)
Rent Type	ABS. NNN
Landlord Responsibilities	None
Commencement Date	12/1/2026 (Estimated)
Lease Expiration Date	12/1/2046 (Estimated)
Remaining Term	20 Years
Rental Increases	10% Increases in Option Periods
NOI	\$702,154



Rendering



47,592 PEOPLE
IN 5 MILE RADIUS



\$135,160 AHHI
IN 3 MILE RADIUS



30,000 VPD
ON OKATIE HWY



NEW 20-YEAR ABSOLUTE NNN LEASE

Brand-new 2026 construction featuring a full 20-year lease term with six 5-year renewal options and zero landlord responsibilities.



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

Backed by CVS Health, an investment-grade tenant with approximately 9,000 locations nationwide and \$372 billion in annual revenue.



STRATEGIC CVS INVESTMENT

Purpose-built location reflects CVS's continued expansion into high-growth, high-income markets.



EXPLOSIVE POPULATION GROWTH

Bluffton's population has grown more than 41% since 2020, ranking among the fastest-growing communities in the Southeast.



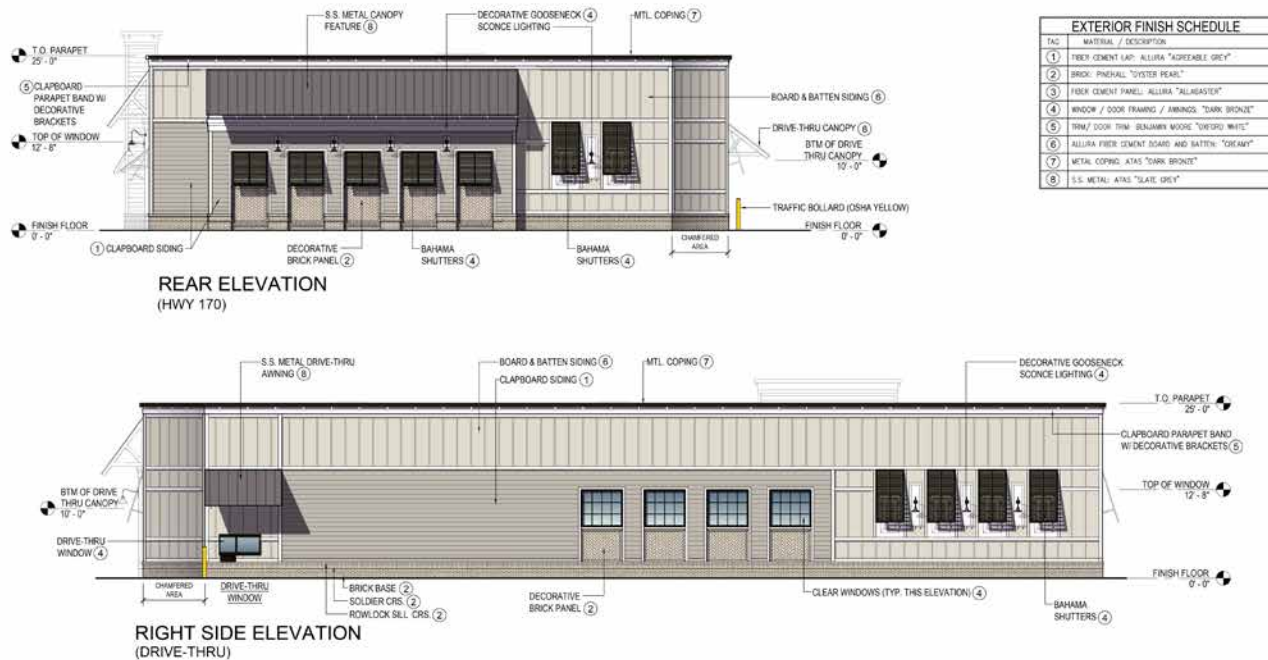
AFFLUENT TRADE AREA & TOURISM DEMAND

Average household income exceeds \$121,000 within one mile, further supported by proximity to Hilton Head Island and its 2.5 million annual visitors.



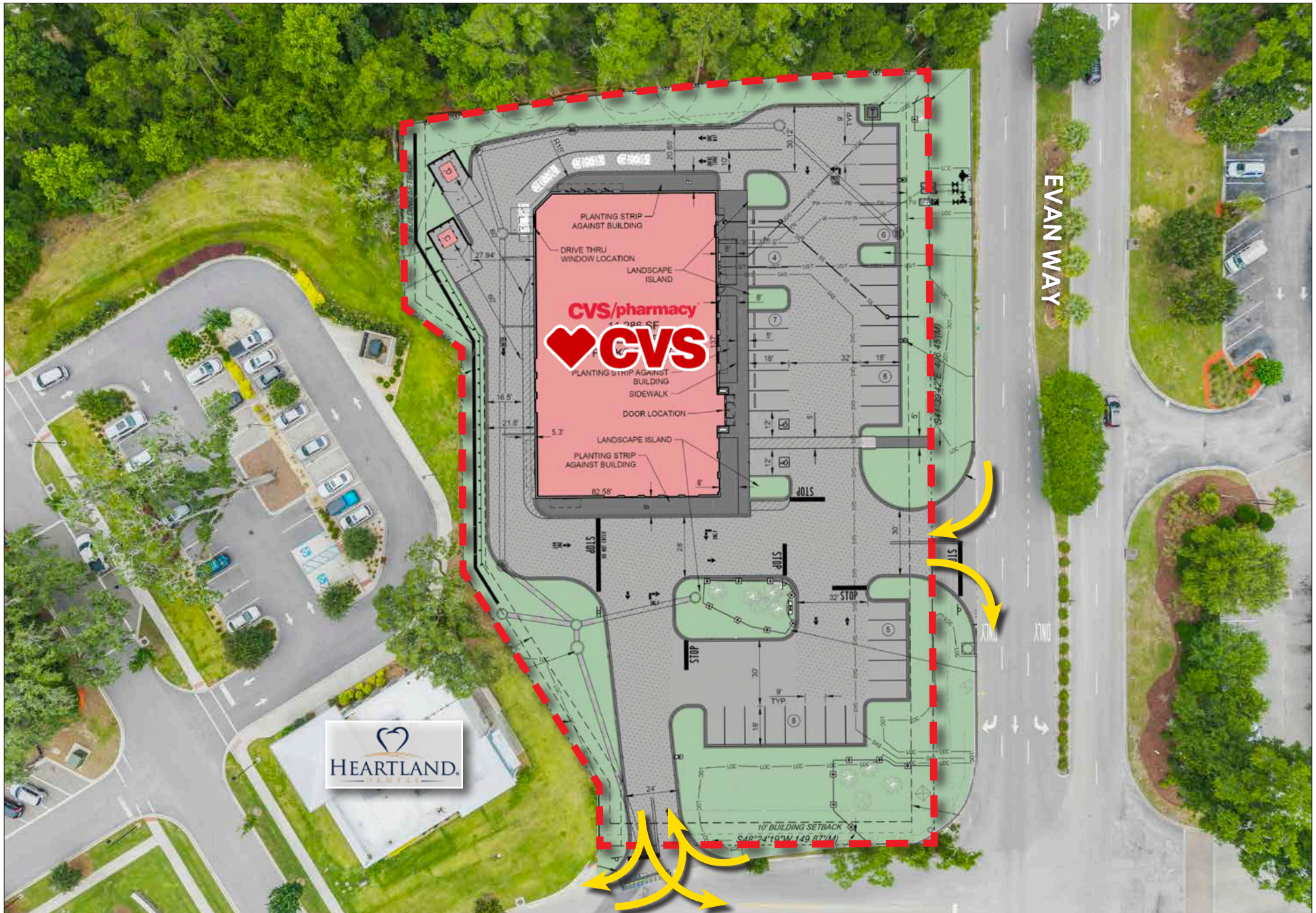
PRIME TRAFFIC CORRIDOR LOCATION

Positioned on Bluffton's primary commercial arteries with more than 47,000 combined vehicles per day.





SITE PLAN





MARKET AERIAL

CVS BLUFFTON, SC

7

Sun City
8,000 Residential Units

Cypress Ridge
1,888 Residential Units

Lawton Station
500+ Residential Units

Hampton Lake
900+ Residential Units

Four Seasons at
Carolina Oaks
559 Senior Units



Parkers Wendy's

Publix Starbucks

New Riverside Village
±3,000 Residential Units
38,500 SF Retail/Office

30,000 ADT

May River Rd

The Lakes
208 Residential Units





LOCATION OVERVIEW

CVS BLUFFTON, SC

8



Palmetto Bluff (30 Min Drive) is a 20,000-acre master-planned community in the heart of South Carolina's Lowcountry. One of the largest luxury residential communities on the East Coast.



Hilton Head (25 Min Drive) offers a unique combination of affluent demographics, tourism, limited land availability, and strong barriers to development, creating an environment for stable cash flow, tenant demand, and long-term appreciation.

COLUMBIA

120 MILES
2:30 DRIVE

FLORENCE

MYRTLE BEACH

150 MILES
3:50 DRIVE

1 MILES

1,728
PEOPLE
\$123,073
AHHI
119
TOTAL
EMPLOYEES

3 MILES

22,016
PEOPLE
\$135,160
AHHI
1,070
TOTAL
EMPLOYEES

5 MILES

47,592
PEOPLE
\$128,962
AHHI
8,333
TOTAL
EMPLOYEES

CHARLESTON

65 MILES
2:00 DRIVE

BLUFFTON

SAVANNAH

20 MILES
0:36 DRIVE

HILTON HEAD

The Bluffton-Hilton Head Island MSA is one of the fastest-growing regions in South Carolina, benefiting from strong population growth, affluent demographics, and a diverse economy driven by tourism, healthcare, and residential development. Anchored by the nationally recognized destination of Hilton Head Island and the rapidly expanding town of Bluffton, the market continues to attract residents, businesses, and investment while benefiting from its proximity to Savannah and strategic location along the I-95 corridor.

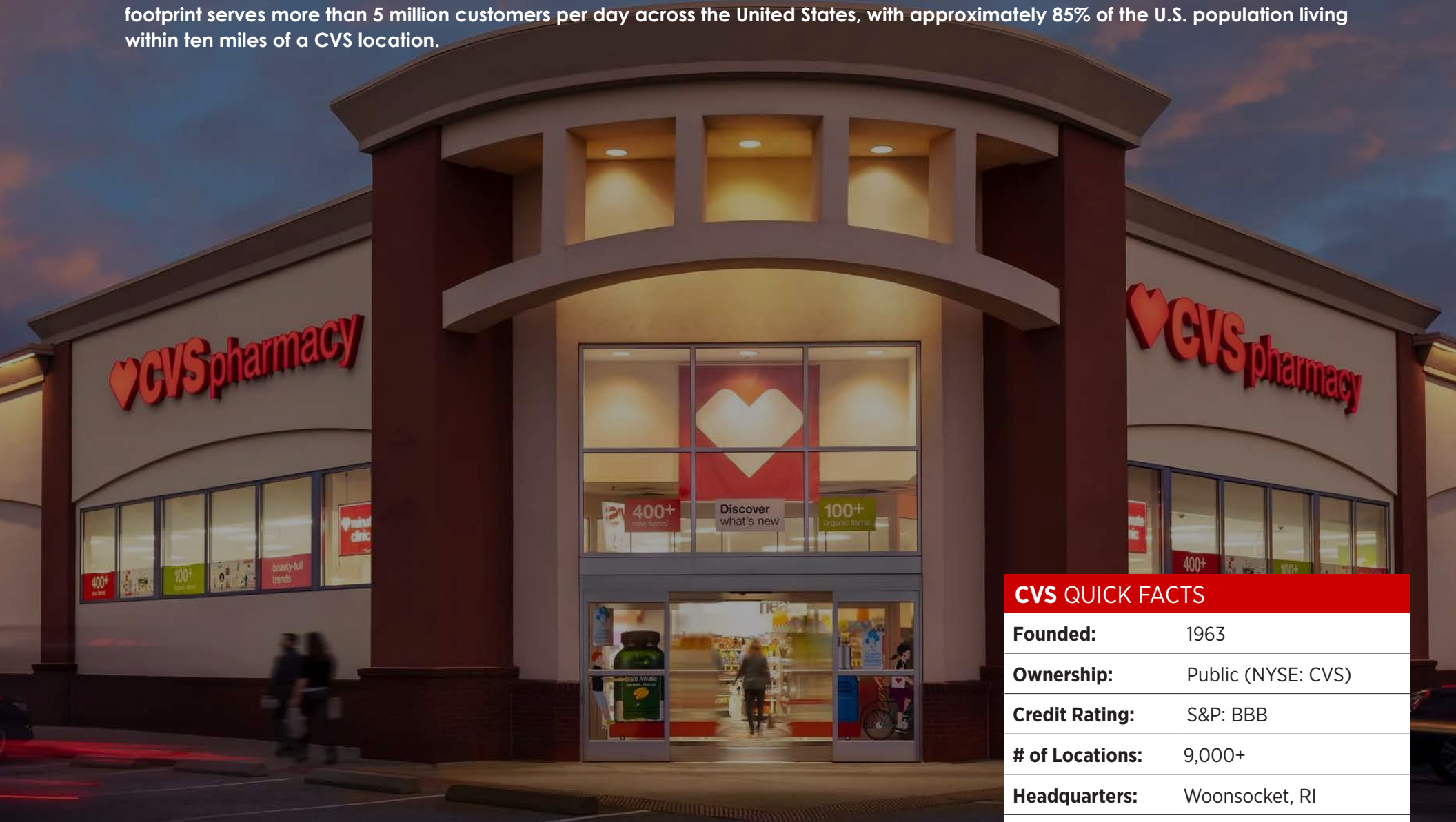


TENANT SUMMARY

CVS BLUFFTON, SC

9

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



9220 EVAN WAY | BLUFFTON, SC



**OFFERED
FOR SALE
\$12,211,000
5.75% CAP**

Exclusively Offered By



Primary Deal Contacts

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

MIKE LUCIER

Executive Vice President
980.377.4469
mlucier@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

BEN OLMSTEAD

Senior Associate
980.498.3296
bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of CVS - Bluffton, SC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.