CVS

105 FOOTHILLS CENTER DR | WEST UNION, SC

OFFERED FOR SALE
$1,630,769
6.50% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

SOUTH AERIAL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale CVS Pharmacy | West Union, SC, a 10,000-square-foot single-tenant retail asset located along Blue Ridge Boulevard, the primary retail corridor serving Oconee County.

The asset is leased on an Absolute NNN basis, providing investors with a fully passive income stream backed by an investment-grade corporate guaranty from CVS Health Corporation (NYSE: CVS; S&P: BBB). CVS has operated at this location since 1999, demonstrating more than 25 years of proven store-level performance. In 2019, the tenant executed a 20-year lease extension, reaffirming long-term commitment to the site.

The lease features approximately 13 years of remaining term with scheduled rental increases in the option periods, offering durable, long-term income from a mission-critical healthcare retailer. Positioned within the Greenville–Anderson MSA and in close proximity to Lake Keowee and Clemson University, the Property benefits from a stable base of full-time residents, second-home ownership, and consistent year-round visitation.

RENT SCHEDULE	TERM	RENT
Current Term	1-20	$106,000
Extension Term	21-25	$108,650
Extension Term	26-30	$111,366
Extension Term	31-35	$114,150
Extension Term	36-40	$117,004
Extension Term	41-45	$119,929

NOI	$106,000
CAP	6.50%
PRICE	$1,630,769

ASSET SNAPSHOT

Tenant Name	CVS Pharmacy
Address	105 Foothills Center Dr, West Union, SC 29696
Building Size (GLA)	10,000 SF
Land Size	1.5
Year Built	1999
Signatory/Guarantor	CVS Health Corporation (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Extension Commencement Date	11/1/2019
Lease Expiration Date	10/31/2039
Remaining Term	13 Years
Rental Increases	2.50% Increases in Option Periods
NOI	$106,000

19,449 PEOPLE IN 5 MILE RADIUS

$90,796 AHHI IN 5 MILE RADIUS

10,400 VPD ON SC-11

INVESTMENT HIGHLIGHTS

RECENT 20-YEAR LEASE EXTENSION DEMONSTRATES LONG-TERM COMMITMENT

In 2019, CVS executed a 20-year lease extension, reaffirming the strategic importance of this location and signaling long-term commitment following more than two decades of successful operations at the site.

INVESTMENT-GRADE CORPORATE GUARANTY (CVS HEALTH)

Backed by CVS Health Corporation (NYSE: CVS; S&P: BBB), one of the largest healthcare providers in the U.S. with over 9,000 locations nationwide.

LONG-TERM PASSIVE INCOME STREAM

Absolute NNN lease structure provides zero landlord responsibilities and stable, predictable cash flow over the remaining 13+ year lease term.

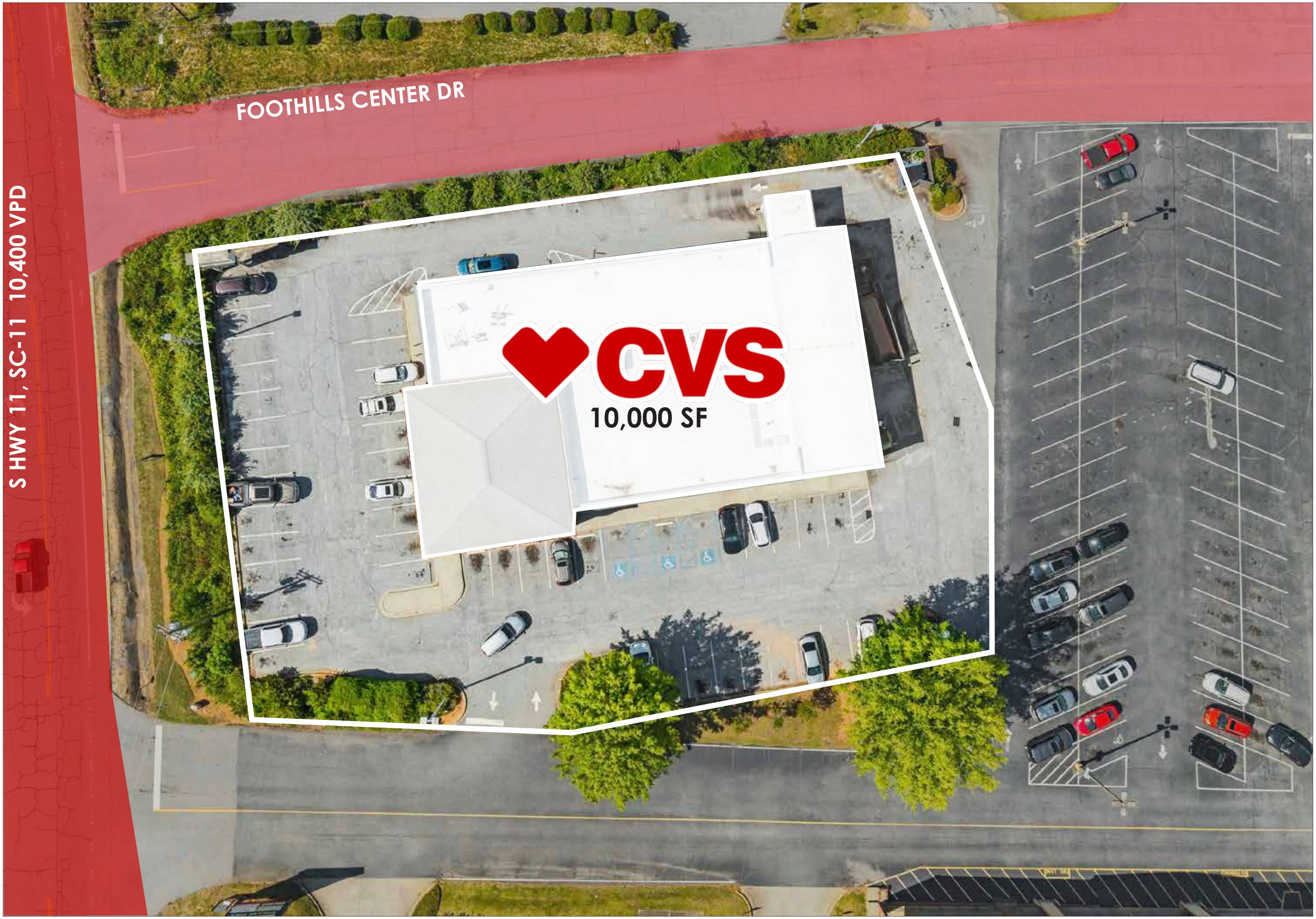
LOW RENT BASIS ENHANCES LONG-TERM TENANT VIABILITY

The asset features a low absolute rent level and attractive basis, positioning the location well below replacement cost and supporting long-term tenant sustainability and renewal probability.

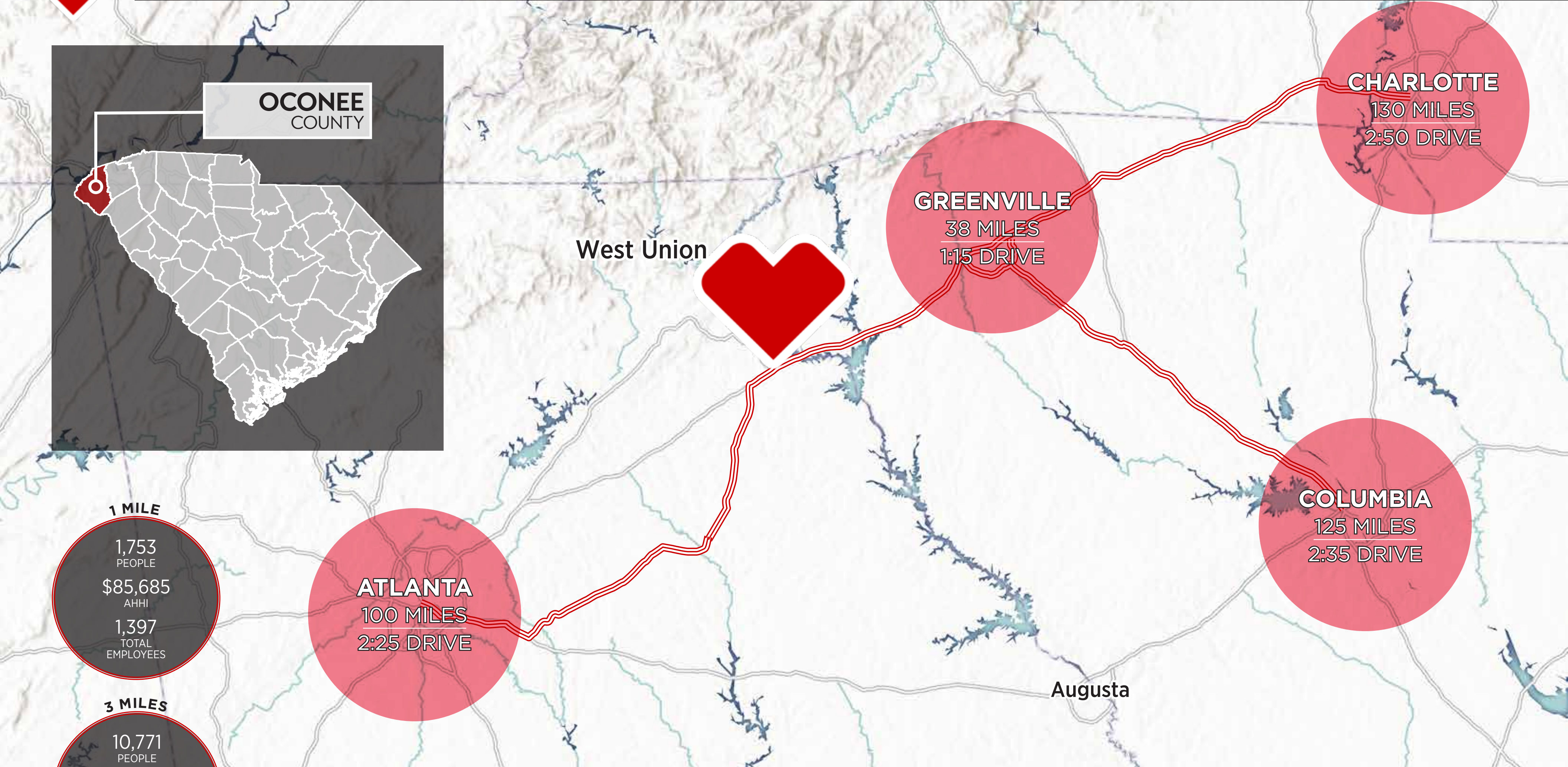
EXPOSURE TO GREENVILLE MSA GROWTH & LAKE KEOWEE DEMAND

Located within the broader Greenville–Anderson MSA, one of the fastest-growing regions in the Southeast, with additional demand drivers from Lake Keowee's affluent second-home and retirement base.

SITE PLAN



LOCATION OVERVIEW



1 MILE

1,753
PEOPLE

$85,685
AHHI

1,397
TOTAL EMPLOYEES

3 MILES

10,771
PEOPLE

$78,670
AHHI

4,630
TOTAL EMPLOYEES

5 MILES

19,449
PEOPLE

$90,796
AHHI

6,576
TOTAL EMPLOYEES

The Property is located along Blue Ridge Boulevard, the primary retail and commuter corridor serving West Union and greater Oconee County, with direct connectivity to the surrounding Lake Keowee communities.

The immediate trade area is supported by a steady daytime population, with more than 6,500 employees within a three-mile radius, driven by local healthcare, education, and service-based employment. The Property serves as a central retail and pharmacy destination for a geographically dispersed population with limited competing options.

The area also benefits from seasonal and year-round visitation tied to Lake Keowee, one of the premier recreational and second-home markets in the Southeast, as well as nearby Clemson University (28,000+ students). This dynamic creates incremental demand from tourists, part-time residents, and university-related traffic.

The Property is located approximately 38 miles from Greenville, anchoring it within the broader Greenville–Anderson MSA, a high-growth region driven by advanced manufacturing, healthcare expansion, and continued population inflows across Upstate South Carolina.

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

105 FOOTHILLS CENTER DR | WEST UNION, SC

OFFERED FOR SALE
$1,630,769
6.50% CAP

Exclusively Offered By

Atlantic
CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

ERIC SUFFOLETTO
Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BEN OLMSTEAD
Associate
980.498.3296
bolmstead@atlanticretail.com

DANNY GRIFFIN
Vice President
781.635.2449
dgriffin@atlanticretail.com

MIKE LUCIER
Executive Vice President
980.337.4469
mlucier@atlanticretail.com

KENDRA DOHERTY
Analyst
857.400.1568
kdoherty@atlanticretail.com

BROKER OF RECORD:
Roy Crain
#REL. 7198