



330 MAIN STREET FARMINGTON, CT 06032



**INVESTMENT GRADE | AFFLUENT HARTFORD SUBMARKET | HIGH PERFORMING 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**

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**Post Office Square**

**Summit and Birch Hill Apartments**  
(186 Units)



**Touchpoints Rehab**  
Get Well. Live Well. Be Well.



**DUNKIN' DONUTS**

**Scott Swamp Rd (7,399 VPD)**

**Main Street (12,997 VPD)**

**Ahold  
Delhaize**  
300K+ SF Distribution

Farmington Sports Arena



**DealerTire**  
fdi Farmington Delhaize Inc. **ULTIMATE  
NUTRITION**  
338K+ SF Industrial

**STANLEY.**  
Access Technologies  
106K+ SF Manufacturing



**Subject Property**  
Farmington, CT



**DUNKIN'  
DONUTS** **EXXON**

**Touchpoints  
Rehab**  
Get Well. Live Well. Be Well.

**Scott Swamp Rd (7,399 VPD)**

**Main Street (12,997 VPD)**



# INVESTMENT OVERVIEW

CVS | FARMINGTON, CT



**\$7,453,333**

ASKING PRICE



**6.75%**

CAP RATE



**\$503,100**

NOI

## 330 MAIN STREET FARMINGTON, CT

<b>Tenant</b>	CVS
<b>Guarantor</b>	Corporate
<b>Credit Rating</b>	BBB (S&P)
<b>Lease Type</b>	NN (Roof/Structure Landlord Responsibility)
<b>Gross Leasable Area</b>	12,900 SF
<b>Lot Size</b>	2.04 Acres
<b>Parking Spaces</b>	72
<b>Zoning</b>	BR
<b>Lease Commencement</b>	2/1/2013
<b>Lease Expiration</b>	1/31/2038
<b>Term Remaining</b>	12.0 Years
<b>Increases</b>	Yes, In Options
<b>Options</b>	4, 5 Year Options

RENT SCHEDULE						
YEARS	Start	End	Annual	Monthly	PSF	Increase
Years 1-25 (Current)	2/1/2013	1/31/2038	\$503,100	\$41,925	\$39.00	-

OPTIONS						
Years 26-30 (Option 1)	2/1/2038	1/31/2043	\$553,410	\$46,118	\$42.90	10.0%
Years 31-35 (Option 2)	2/1/2043	1/31/2048	\$581,145	\$48,429	\$45.05	5.0%
Years 36-40 (Option 3)	2/1/2048	1/31/2053	\$610,170	\$50,848	\$47.30	5.0%
Years 41-45 (Option 4)	2/1/2053	1/31/2058	\$640,614	\$53,385	\$49.66	5.0%

### FINANCING CONTACT:

**STEPHEN FILIPPO**

MANAGING DIRECTOR

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### FINANCING DETAILS:

Interest Rate **6.25%**

LTV **65%**

Amortization **25 Years**

# INVESTMENT OVERVIEW

CVS // FARMINGTON, CT

## INVESTMENT-GRADE CREDIT TENANT & LONG-TERM LEASE

- Corporate Guarantee from CVS Health Corporation (NYSE: CVS | S&P: BBB | HQ: Woonsocket, RI)
- ~12 years of lease term remaining with (4) Five-Year Renewal Options allowing for predictable income
- CVS ranked #6 on the 2025 Fortune 500 list with \$402B in annual revenue (a 7.8% increase from 2024)

## HIGH PERFORMING, RELOCATION STORE

- 302,000 Annual Visitors – ranking in the top 37% nationally
- Limited direct drugstore competition in the immediate trade area
- Built-to-suite construction for CVS in 2018 – handpicked location from CVS Corporate

## AFFLUENT HARTFORD SUBMARKET

- Located in affluent suburb approximately 10 miles from Downtown Hartford
- 2 Hours from NYC and Boston
- Average Household Income of \$106,000 within 1-mile radius
- 155,000+ Residents within a 5-mile radius

## PRIME 2+ ACRE SIGNALIZED CORNER LOCATION

- Large 2+ acre parcel with excellent frontage and visibility
- Signalized intersection with drive-thru pharmacy
- 72+ parking spaces providing ample customer service

## ATTRACTIVE REAL ESTATE FUNDAMENTALS

- Located at the corner of Main St (Rte 10 – 13,300+ VPD) and Scott Swamp Rd (State Rd 552 – 7,300+ VPD)
- Direct access to CT Route 6 (15,000+ VPD)
- 4 Miles from UConn Hospital Farmington and 5 Miles from Bristol Hospital

## NATIONAL PHARMACY LEADER WITH DIVERSIFIED HEALTHCARE PLATFORM

- 9,000+ retail locations across all 50 states, Washington, D.C., and Puerto Rico
- Approximately 100 million customers served daily, and 1.8 billion prescriptions filled annually
- Vertically integrated healthcare model including:
  - Oak Street Health (230+ primary care centers in 27 states)
  - MinuteClinic (1,000+ clinic locations)
  - CVS Caremark (Pharmacy benefit manager)
  - Aetna (Top U.S. insurance provider)







**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.

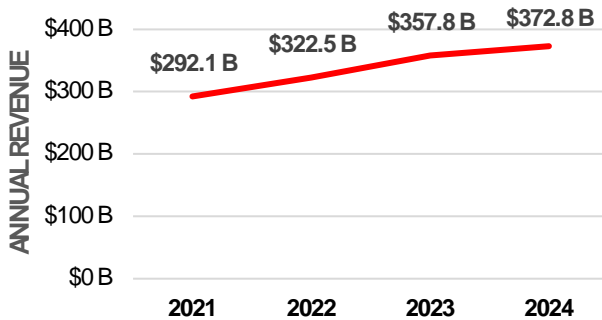
**Strategic Growth & Innovation:** CVS continues to expand its services through initiatives like HealthHUBs and MinuteClinics, enhancing its presence in primary care and preventative health while investing in digital health technologies.

**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.

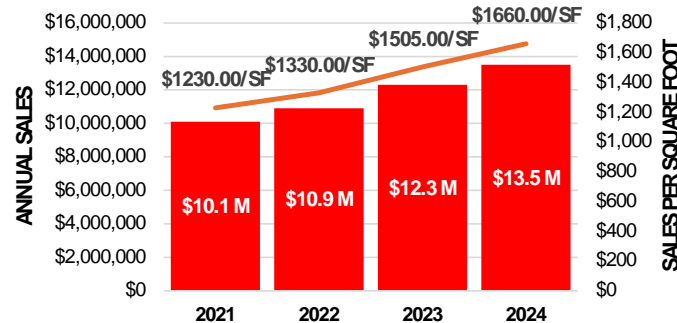
**COMPANY OVERVIEW**

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

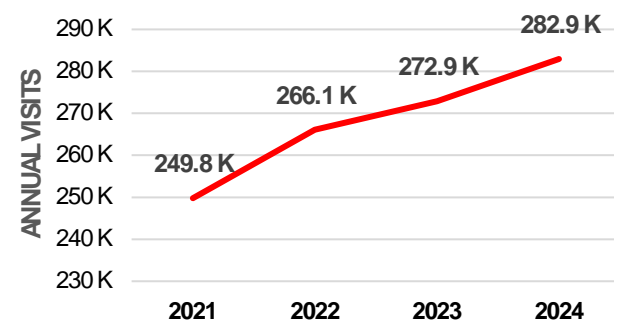
**COMPANY REVENUE**



**AVERAGE ANNUAL SALES PER STORE**



**AVERAGE VISITS PER STORE**



# UConn

SCHOOL OF MEDICINE

700+ Enrolled Medical Students



THE COUNTRY CLUB OF FARMINGTON



MISS PORTER'S SCHOOL



340+ Students Enrolled  
2 Miles Away

IRVING A. ROBBINS MIDDLE SCHOOL



620+ Students Enrolled  
2 Miles Away

BRISTOL FARMS PLAZA | 1.7M ANNUAL VISITS

**HOBBY LOBBY**

**THE EDGE**  
FITNESS CLUBS

**Wendy's**

Placer.AI Top Performers (Nationwide)

**CHIPOTLE**  
National Rank Top 38% | Annual Visits 198K+

**STARBUCKS**  
National Rank Top 21% | Annual Visits 357K+

**STANLEY** **DealerTire**  
Access Technologies fdi **ULTIMATE NUTRITION**

500K+ SF Industrial & Manufacturing

**CVS**

330 MAIN ST, FARMINGTON, CT



**CT STATE**  
COMMUNITY COLLEGE

TUNXIS

3,000+ Students Enrolled

Farmington Sports Arena



SHOP RITE PLAZA | 1.7M ANNUAL VISITS

**ShopRite**

**Panera**  
BREAD

**Advance**  
Auto Parts

**THE HOME DEPOT**

National Rank Top 41% | Annual Visits 850K+

**Ahold**  
**Delhaize**

300K+ SF Distribution

E C GOODWIN TECHNICAL HIGH SCHOOL



650+ Students Enrolled  
2 Miles Away

hfsc

Hospital for Special Care

228 Staffed Beds



84

84

CT Rte 6 (21,852 VPD)

I-84 (90,102 VPD)

6

6

# DEMOGRAPHICS

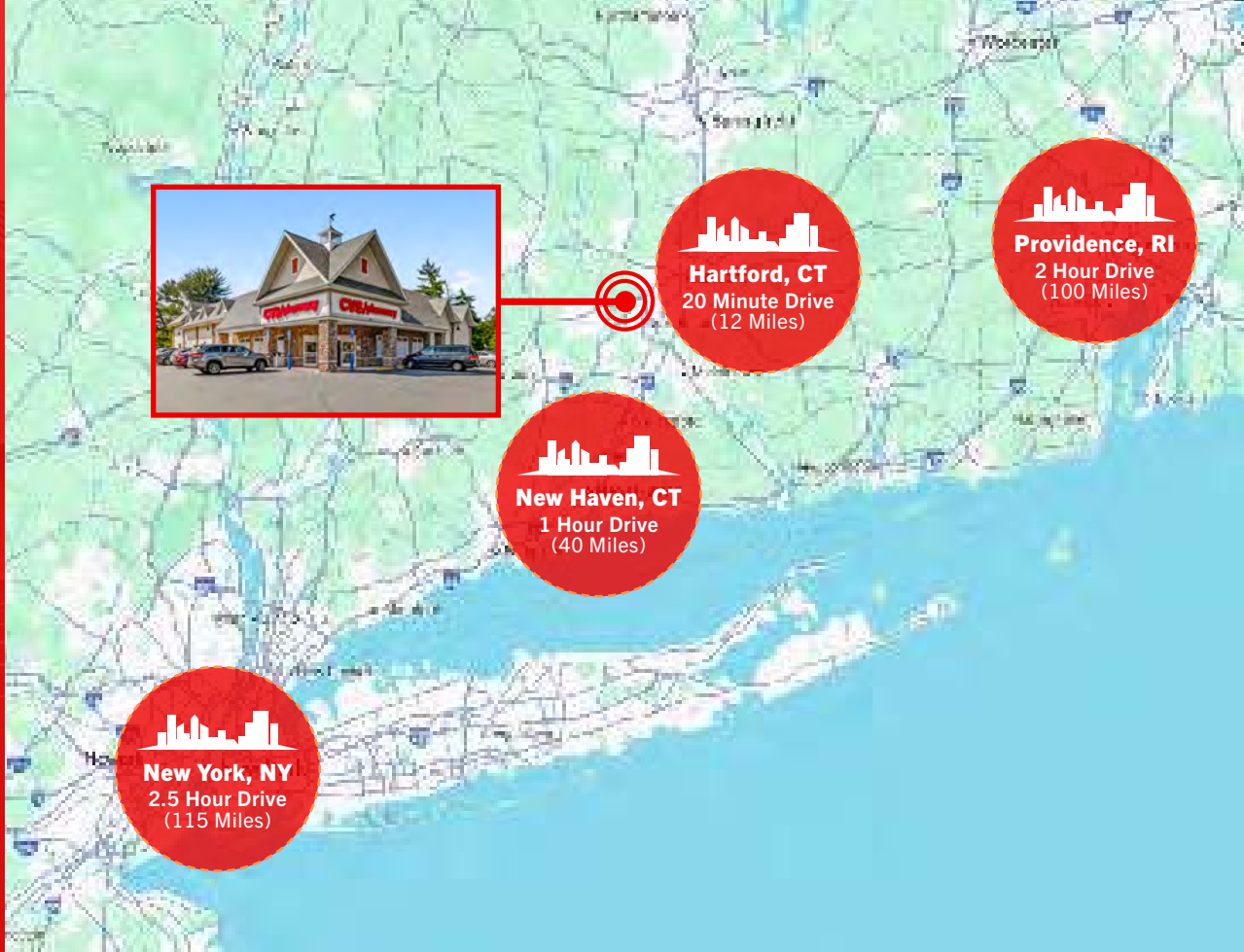
CVS // FARMINGTON, CT

POPULATION	1-MILE	3-MILE	5-MILES
2024 Population	2,515	40,457	155,945
2029 Population Est.	2,533	40,334	155,157
Population Growth (%)	0.7%	-0.3%	-0.5%

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2024 Households	1,049	16,701	63,914
2029 Household Est.	1,056	16,651	63,595
Household Growth (%)	0.7%	-0.3%	-0.5%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2024 Average HH Income	\$106,503	\$103,712	\$92,787
2024 Median HH Income	\$69,999	\$76,020	\$68,600

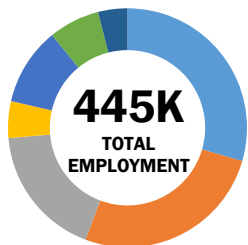
EMPLOYMENT	1-MILE	3-MILE	5-MILE
Businesses	337	3,098	90,986



# MARKET PERFORMANCE

HARTFORD COUNTY // FARMINGTON, CT

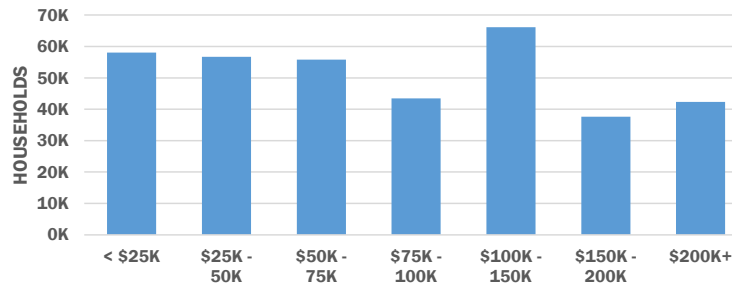
## TOP INDUSTRIES



- (29%) TRADE, TRANSPORTATION, & UTILITIES
- (26%) EDUCATION & HEALTHCARE
- (18%) PROFESSIONAL & BUSINESS SERVICES
- (5%) CONSTRUCTION
- (11%) FINANCIAL ACTIVITIES
- (7%) LEISURE & HOSPITALITY
- (4%) GOVERNMENT

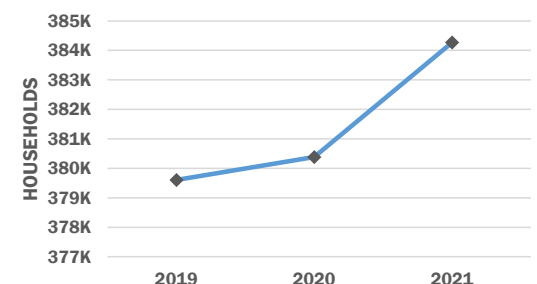
Source: ACS  
Source: ACS 2021

## HOUSEHOLD INCOME



Source: ACS

## HOUSEHOLD GROWTH



Source: ACS

# HARTFORD COUNTY, CT

## ECONOMIC HUB WITH INSURANCE INDUSTRY

Hartford County is known as the “Insurance Capital of the World,” home to major insurance companies such as Aetna, The Hartford, and Travelers. This industry plays a significant role in the county’s economy, providing jobs and contributing to the financial services sector.



## RICH HISTORICAL AND CULTURAL SCENE

The county features significant historical sites, including the Mark Twain House & Museum and the Harriet Beecher Stowe Center in Hartford. It also hosts cultural attractions like the Wadsworth Atheneum, the oldest public art museum in the U.S.



## DIVERSE EDUCATION AND HEALTHCARE INSTITUTIONS

Hartford County is home to top educational institutions, including the University of Hartford and Trinity College. It also has a strong healthcare presence with major hospitals like Hartford Hospital and UConn Health, contributing to medical research.



## Employment:

EMPLOYER	EMPLOYEES
Pratt & Whitney	11,000
Amazon	17,000
CVS Health (including Aetna)	9,000
The Hartford	4,000
Hartford HealthCare	-



## Transportation:

ROADWAY	TRAFFIC COUNTS (PA)
Interstate 91 (I-91)	152,000
Interstate 84 (I-84)	141,700
U.S. Route 44	26,000
Connecticut Route 2	60,000
Connecticut Route 15	79,800



## Education:

SCHOOL NAME	STUDENTS
University of Hartford	5,732
Trinity College	2,200
University of Saint Joseph	1,992
University of Connecticut—Hartford	1,500
Central Connecticut State University	9,468





EXCLUSIVE OFFERING

## INVESTMENT SALES ADVISORS

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**Lic #: REB.0752012**



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