

CVS PHARMACY



ACROPOLIS
COMMERCIAL ADVISORS LLC

Absolute NNN Lease | No Rent Holiday



HALEYVILLE, AL

MARKETING PACKAGE

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ACTUAL LOCATION

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ACTUAL LOCATION

PRICING SUMMARY

1901 11th Avenue
Haleyville, AL 35565

PRICING SUMMARY	
Purchase Price	\$3,808,296.00
Cap Rate	5.75%
NOI	\$218,977.00

LEASE SUMMARY	
Lease Type	Absolute NNN
Lease Term	25 Years
Rent Commencement	12/10/2015
Lease Expiration	01/31/2041
Guarantee	Corporate
Options	Ten, Five-Year
Rental Increases	Options 1-2: Current Rent Options 3-10: FMV



ACTUAL LOCATION

PROPERTY SUMMARY

GLA | 12,111 Square Feet

LAND AREA | 1.30 Acres

ACCESS | Three (3) Entry/Exit

DRIVE THRU | Yes

YEAR BUILT | 2015

OWNERSHIP | Fee Simple



ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



**Absolute NNN Lease
No Rent Holiday**



**Limited Competition
Closest CVS 25+ Mi Away**



**Hard Corner
State Route Location**



**7 Minutes From
County's Only Hospital**

INVESTMENT HIGHLIGHTS



Hard Corner Location on State Route | Retail Corridor with Other National Tenants | Future 65-Unit Multi-Family Complex

- CVS sits on 11th St between two signalized intersections at 19th St and 20th St, providing tremendous visibility to commuters. 11th St is a main north/south retail corridor that is a part of State Route 13.
- State Route 13 provides generous access to/from neighboring towns and connects in the south to Interstate 22 just 30 minutes away, providing accessibility to Birmingham.
- Other national retailers on 11th St include O'Reilly Auto, Piggly Wiggly, AutoZone, McDonald's, First National Bank and more. National retailers in the nearby area include Walmart Supercenter, Burger King, and Dollar Tree, among others.
- Furthermore, the Property is less than a mile north of the planned development for a 65-unit multi-family complex.

7 Minutes From Lakeland Community Hospital | 58 Beds | Near Doctor/Medical Offices and Health Facilities | Only Free-Standing National Pharmacy in Haleyville and Surrounding Area | Closest CVS 25+ Miles Away

- CVS is located less than 10 minutes away from Lakeland Community Hospital, the only hospital in Winston County. Lakeland is a 24-hour hospital with 58 beds that provides health services for Haleyville and the other communities of Winston County. One of the city's recent projects was to refurbish the Professional Building of the hospital.
- Due to the proximity to Lakeland, CVS is near numerous doctor/medical offices and health services facilities.
- As well, CVS is the only free-standing national pharmacy in Haleyville, with the only other national pharmacy being Walmart Pharmacy within the nearby Walmart Supercenter. The closest CVS is over 25 miles away.

Near 250,000 Sq Ft Manufacturing Facility – Largest Sleeping Bag Maker in U.S. | 1-Mile From City's 90-Acre School Campus

- CVS is situated less than 1 mile away from the Haleyville City School System which consists of the elementary, middle and high schools as well as the Haleyville Center of Technology. The Haleyville school facilities cover approximately 90 acres and is one of the better school systems in Alabama.
- The Property is approximately 2 miles away from Exxel Outdoors 250,000 sq ft factory. Exxel has made sleeping bags here, along with military-grade equipment, and became the country's largest sleeping bag maker as well as one of the most efficient facilities in the world. The facility produces over 1.5 million sleeping bags per year for retail partners and the U.S. Military.
- As well, CVS is 2 miles away from Serenity Sleep Products, providing bedding products and services in 12 states throughout the southeast.

Close Proximity to Local Recreation Areas | Sports Complex – Weekly 25+ Team Tournaments | Upper Bear Creek Reservoir – Renowned Trophy Bass Fishing | 140-Acre Park | Lake | Recreation Center

- CVS is less than 2 miles away from the Haleyville Sports Complex. The facility plays host to baseball, softball, and football tournaments for not only Haleyville, but numerous communities throughout Central Alabama. Weekly weekend tournaments feature over 25 teams coming from as far as Birmingham and parts of Mississippi and Tennessee. On average, over 20 tournaments are played during the summer months excluding city league play for T-ball, softball, and baseball.
- The Property is approximately 7.5 miles away from Upper Bear Creek Reservoir, one of the four Bear Creek Lakes. The lake is renowned for its trophy bass fishing, but also offers camping, lodging, boating, and swimming in some of the cleanest recreational waters in the South.
- CVS is less than 1 mile from Rocky Ravine Park. The area is 140 acres and is made up of picnic areas, a playground, a natural gorge with flowing streams, walking and hiking trails, fishing, and waterfalls.
- As well, the Property is 1 mile from the Haleyville City Lake and Waterfall. The park is open all-year and features a playground, fishing, hiking trails, and waterfalls. Local annual events also take place here.
- Additionally, CVS is less than 1 mile from the Haleyville Parks & Recreation Center, which offers a swimming pool with water slides, fitness classes, and recreational sporting events.

Absolute NNN Lease | Corporate Guarantee | Zero Landlord Responsibilities

- The Property is subject to a long-term absolute NNN lease with CVS which provides for zero landlord responsibilities and a completely passive investment. The lease boasts a corporate guarantee for added security.

TENANT OVERVIEW



CVS Health Corporation (“CVS Health”), together with its subsidiaries (collectively, the “Company”), has more than 9,000 retail locations, more than 1,000 walk-in medical clinics, and is a leading pharmacy benefits manager with approximately 110 million plan members, a dedicated senior pharmacy care business serving more than one million patients per year and expanding specialty pharmacy services. The Company also serves more than 35 million people through traditional, voluntary, and consumer-directed health insurance products and related services, including expanding Medicare Advantage offerings and a leading standalone Medicare Part D prescription drug plan (“PDP”). The Company believes its innovative health care model increases access to quality care, delivers better health outcomes and lowers overall health care costs



OWNERSHIP
Public



TENANT
Corporate



STOCK SYMBOL
CVS (NYSE)



NUMBER OF LOCATIONS
9,000+



HEADQUARTERED
Woonsocket, RI



WEBSITE
www.cvs.com

AERIAL MAP



SITE PLAN



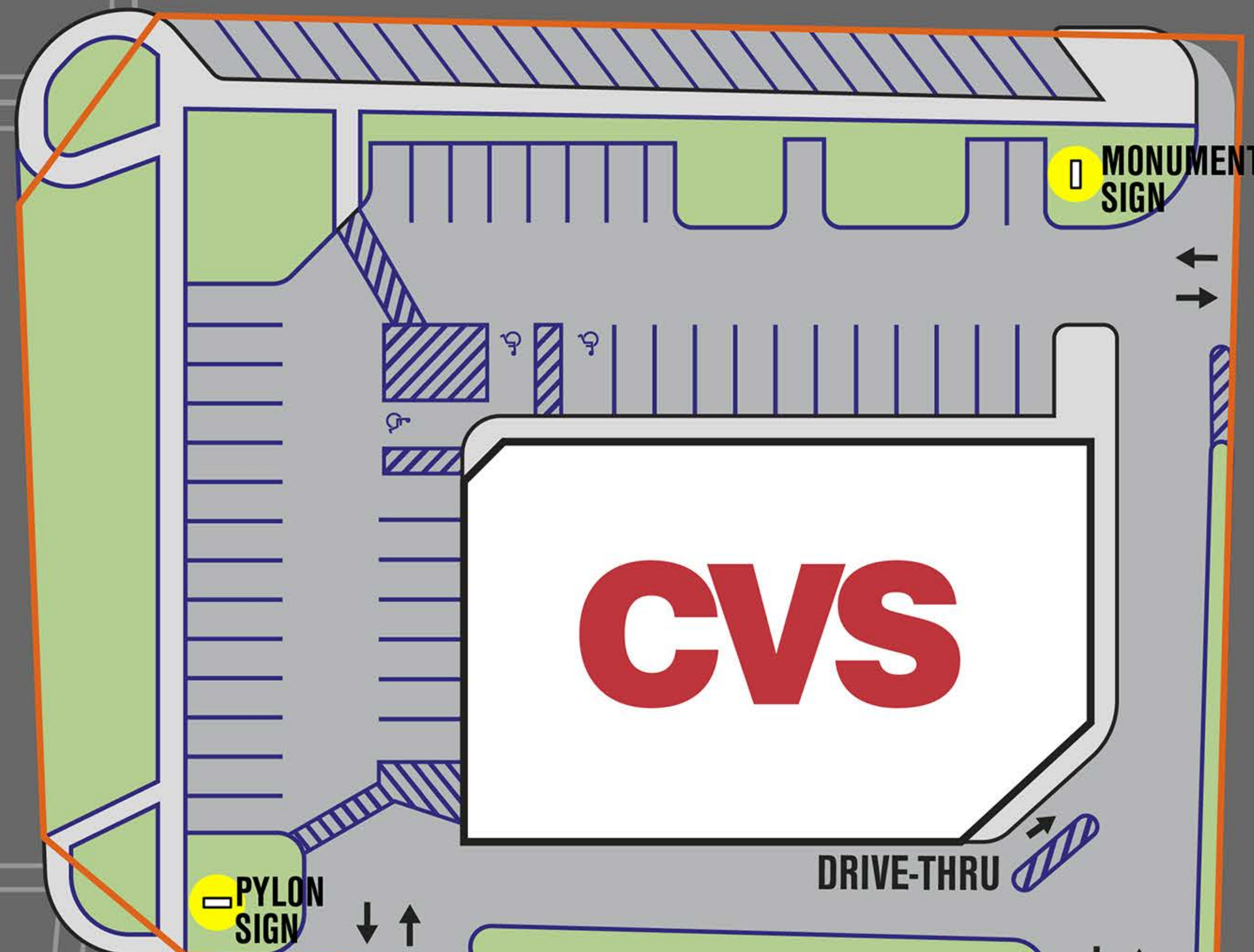
13



20TH ST



11TH AVE



MONUMENT SIGN

DRIVE-THRU

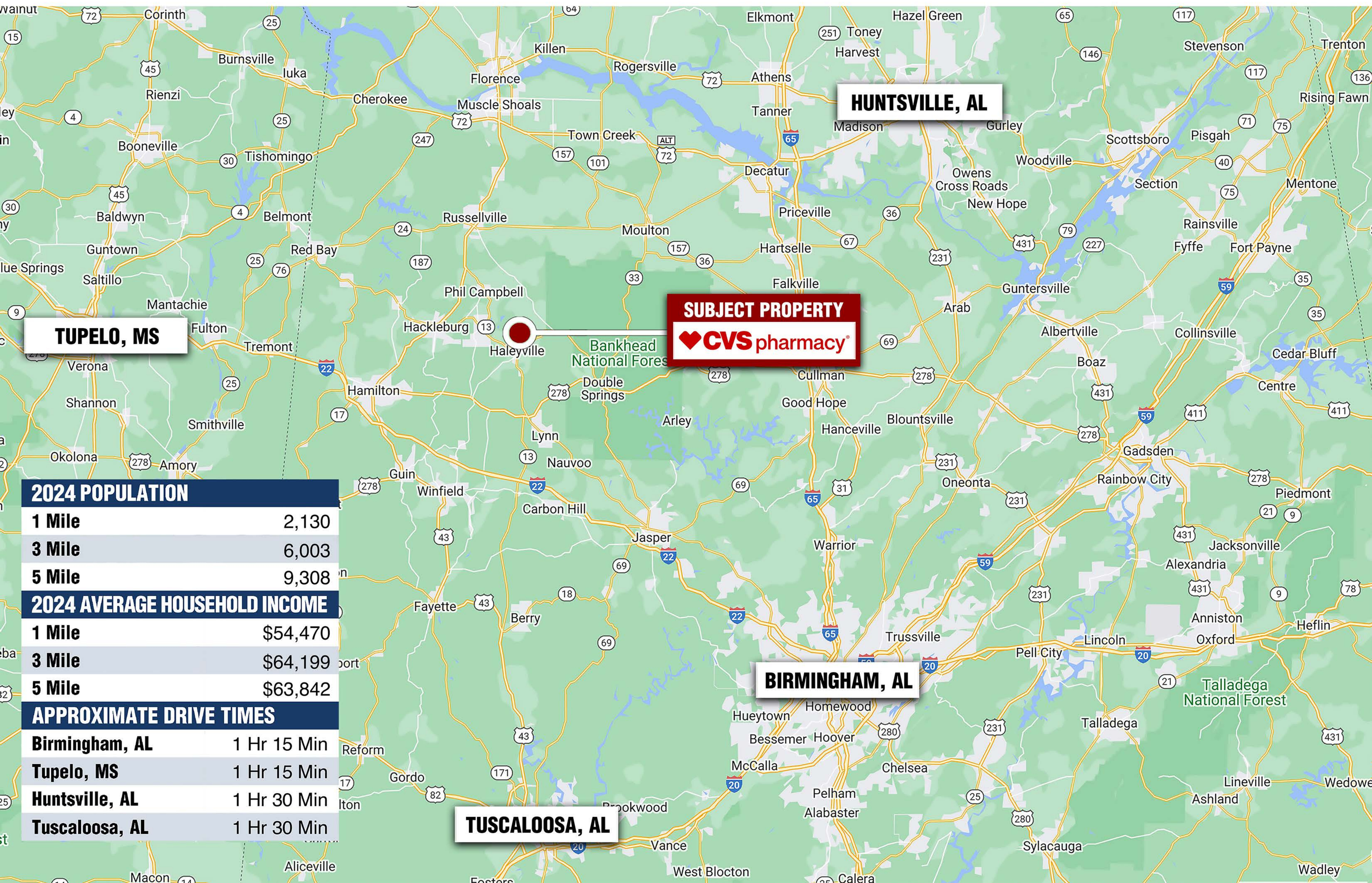
PYLON SIGN

19TH ST

13



REFERENCE MAP & DEMOGRAPHICS



TUPELO, MS

HUNTSVILLE, AL

SUBJECT PROPERTY
❤️ **CVS pharmacy**

BIRMINGHAM, AL

TUSCALOOSA, AL

2024 POPULATION	
1 Mile	2,130
3 Mile	6,003
5 Mile	9,308
2024 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$54,470
3 Mile	\$64,199
5 Mile	\$63,842
APPROXIMATE DRIVE TIMES	
Birmingham, AL	1 Hr 15 Min
Tupelo, MS	1 Hr 15 Min
Huntsville, AL	1 Hr 30 Min
Tuscaloosa, AL	1 Hr 30 Min