



NET LEASE INVESTMENT OFFERING



CVS

1 South Commercial St
Harrisburg, IL 62946



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Tenant Overview





Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased CVS Pharmacy located in Harrisburg, Illinois. CVS has operated from this location for more than 25 years. CVS is currently operating on a long-term net lease that extends through June 2038, with approximately 12 years of remaining term. Additionally, the lease provides for 5% rental increases in each of the four 5-year renewal options. The lease is backed by CVS Corporation, and the tenant maintains investment-grade credit ratings of BBB from S&P and Baa3 from Moody's.

The 10,722 square foot building is positioned at the northwest corner of Commercial Street and Poplar Street in downtown Harrisburg, the county seat of Saline County. Harrisburg serves as the commercial and administrative hub of Saline County and is accessed by the convergence of four highways - U.S. Route 45, IL Route 13, 145, and 34. The trade area is anchored by a Walmart Supercenter and by SIH Harrisburg Medical Center, a 77-bed community hospital, and the city is nationally recognized as the gateway to the Shawnee National Forest and the Garden of the Gods Recreation Area, drawing consistent visitor traffic. Surrounding national and regional retailers include ALDI, Kroger, McDonald's, Taco Bell, KFC, Dollar General, O'Reilly Auto Parts, Murphy USA, Sonic Drive-In, Dairy Queen, Burger King, and Scooter's Coffee.

CVS Health Corporation is one of the largest integrated healthcare and pharmacy companies in the United States, operating approximately 9,000 retail pharmacy locations nationwide. Founded in 1963 as Consumer Value Stores and headquartered in Woonsocket, Rhode Island, the company has grown into a diversified healthcare enterprise spanning retail pharmacy, pharmacy benefit management through CVS Caremark, and health insurance through its Aetna segment. CVS Pharmacy remains the consumer-facing retail brand, offering prescription services, health and wellness products, and everyday convenience goods.

Investment Highlights

- » **Investment Grade** - Credit rating of BBB from S&P.
- » **Long-Term Lease** - Approximately 12 years remaining through June 2038.
- » **Fortune 500 Company** - CVS Health ranks number five on the Fortune 500, with record fiscal 2025 revenue of \$402.1 billion.
- » **5% Rental Escalations** - Built into each of the four 5-year renewal option periods.
- » **25-Year Operating History** - This pharmacy location has been continuously operated since the building was constructed in 1998.
- » **Recently Improved Parking Lot** - The parking lot was recently resurfaced and restriped.
- » **County Seat Location** - The property sits in downtown Harrisburg, the seat of Saline County and the commercial center of the surrounding trade area.
- » **Strong Regional Access** - Harrisburg is served by the convergence of four highways (U.S. 45 and Illinois 13, 145, and 34), positioning it as the regional commercial hub.
- » **Anchored Trade Area** - The immediate market is supported by Walmart Supercenter, Kroger, ALDI, McDonald's, and the 77-bed SIH Harrisburg Medical Center.
- » **Gateway to the Shawnee National Forest** - Harrisburg is the recognized gateway to the Shawnee National Forest and Garden of the Gods Recreation Area, drawing steady visitor traffic to the trade area.



Property Overview



PRICE
\$2,272,727



CAP RATE
6.60%



NOI
\$150,000

LEASE COMMENCEMENT DATE:	5/15/1997
LEASE EXPIRATION DATE:	6/30/2038
RENEWAL OPTIONS:	Four 5-year
RENTAL ESCALATION:	5% in each option
LEASE TYPE:	NN – Roof, structure, foundation, CAM ¹
TENANT:	CVS
YEAR BUILT:	1998
BUILDING SIZE:	10,722 SF
LAND SIZE:	1.13 AC

- 1) Tenant reimburses Landlord for its prorata share of common area operating costs including landscaping, snow/ice removal, trash, insurance, and amortized major capital repairs/replacements (e.g., parking lot resurfacing, amortized over useful life). Costs associated with structural repairs and maintenance (roof, structure, foundation) shall not be included in tenant's reimbursement.

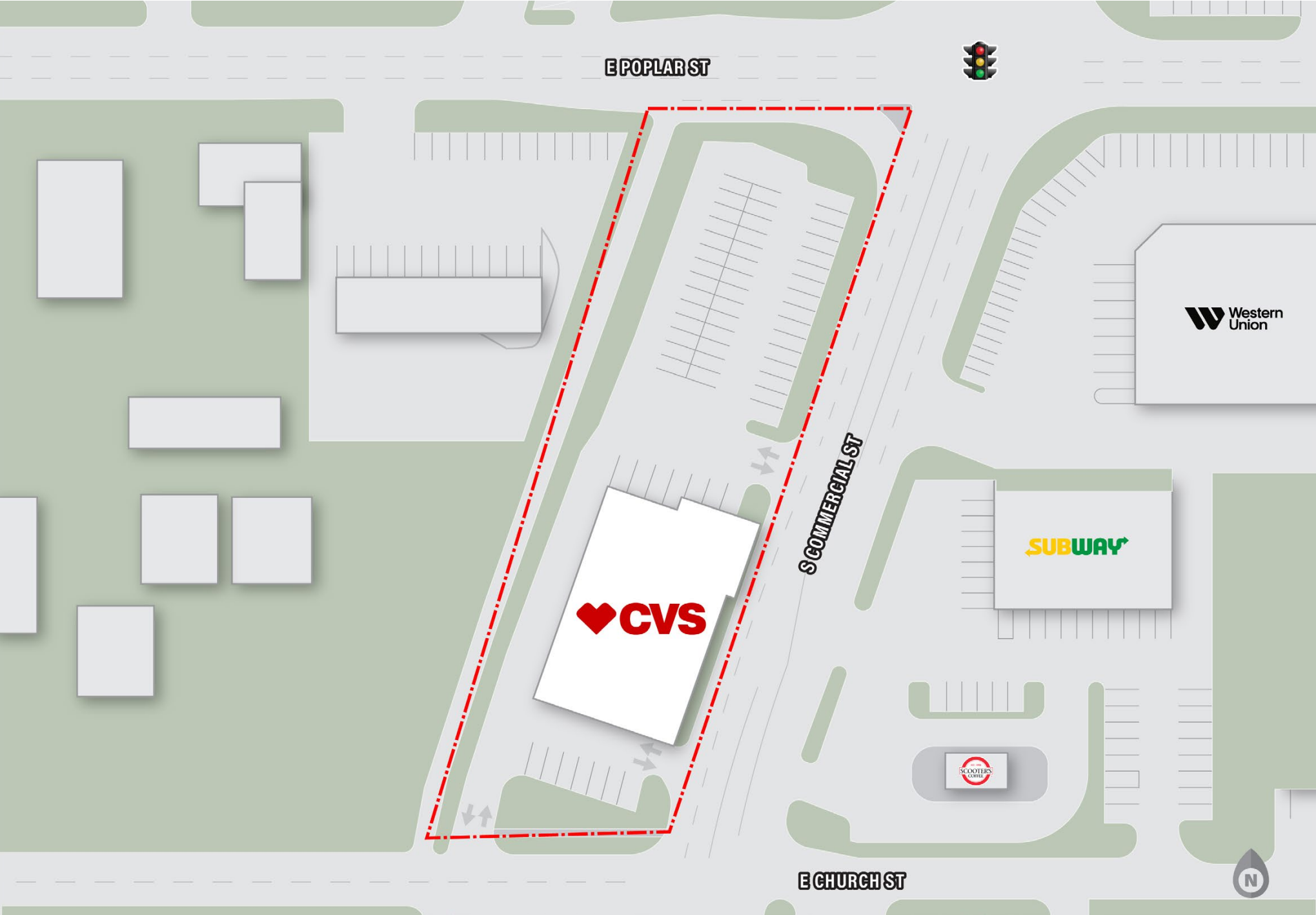
Photographs



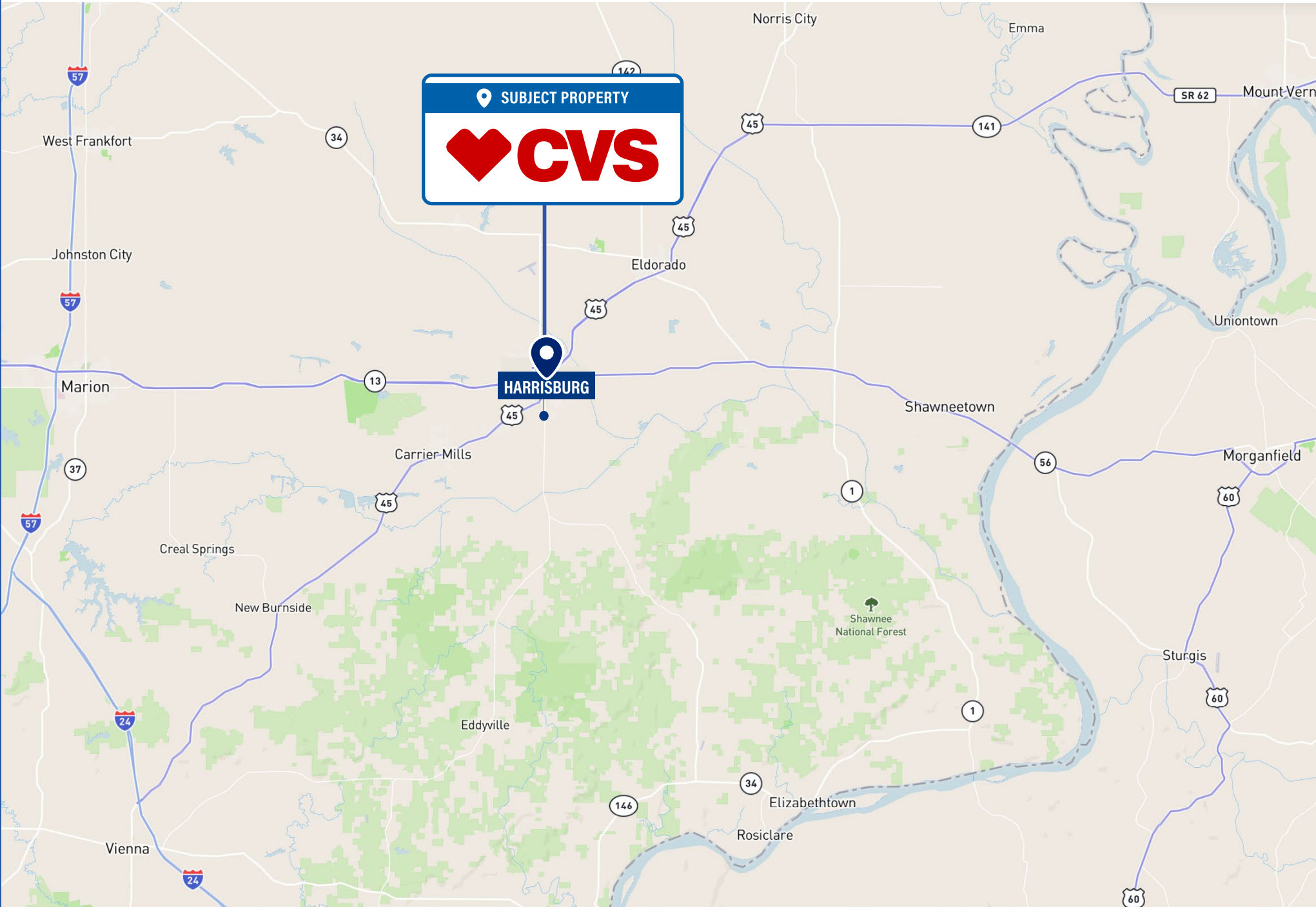
Aerial



Site Plan



Map



Location Overview

HARRISBURG, ILLINOIS

Harrisburg is the county seat of Saline County in southern Illinois, with a city population of approximately 8,200 and a county population of approximately 23,800. Long rooted in the region’s coal-mining history, the local economy has diversified into healthcare, retail, manufacturing, and tourism. Major area employers include SIH Harrisburg Medical Center, a Walmart Supercenter, American Coal Company, and several local manufacturers, while Saline County government and the U.S. Forest Service - which headquarters the Shawnee National Forest in Harrisburg - anchor public-sector employment. As the commercial and administrative center of the county, Harrisburg is served by the convergence of four highways (U.S. Route 45, Illinois Route 13, Illinois Route 145, and Illinois Route 34) and sits approximately 22 miles east of Marion and 38 miles east of Carbondale.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	4,658	2,234	\$49,254	\$66,315
3-MILE	8,908	3,976	\$52,905	\$71,184
5-MILE	10,432	4,570	\$56,230	\$74,264

Tenant Overview



CVS

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WEBSITE

www.cvs.com

HEADQUARTERS

Woonsocket, RI

OF LOCATIONS

9,000+/-

COMPANY TYPE

PUBLIC – NYSE: CVS

YEAR FOUNDED

1963

CREDIT RATING

S&P: BBB



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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