

FOR SALE

±14,152 SF BUILDING
ON ±21,000 SF LAND

6635-6637
BELAIR ROAD
BALTIMORE • MD 21206

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



EXCLUSIVELY LISTED BY

SEHYUNG KIM
Senior Vice President | LIC NO 01327276

skim@lee-associates.com
213.290.3599

TOM WHELAN
Principal

twhelan@lee-associates.com
443.741.4042

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

FOR SALE
±14,152 SF BUILDING ON ±21,000 SF LAND
6635-6637 BELAIR RD, BALTIMORE, MD 21206

INVESTMENT HIGHLIGHTS

- Part of the Overlea Shopping Center
- Credit Single Tenant
- NNN with exceptions
- Tremendous Upside Potential
 - **Current Rent:** \$7.49 PSF (\$0.625 PSF/Mo)
 - **Market Rent:** ±\$15 PSF (\$1.25 PSF/Mo)
- Major Thoroughfare
- Strong Consumer Demographics



PROPERTY SUMMARY



ADDRESSES:

6635-6637 Belair Rd, Baltimore, Md 21206



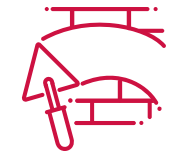
TOTAL BLDG SIZE:

±14,152 SF



TOTAL LAND SIZE:

±21,000 SF / 2.30 AC



YEAR BUILT:

1995
As a Part of the Overlea Shopping Center



ZONING:

C-2 - Commercial - Stores, Retail Outlet

INVESTMENT SUMMARY



ASKING PRICE

\$1,695,000 (\$119.78 PSF)



CURRENT ANNUAL INCOME FROM RENTS

\$106,000 (\$0.625/sf/month)



EXPENSES PAID BY TENANT

Property Tax

\$32,048.02 (2023)

Property Insurance

Included in CAM

Pro Rata Share of CAM

±38% of Overlea Shopping Center

LEASE SUMMARY



TENANT:

CVS (NYSE: CVS), Store Number 4438



CURRENT TERM:

- Commencement: March 26, 1995
- Expiration: March 31, 2030



BASE RENT:

- Current: \$106,000/ year (\$8,833.33/ month)
- Option Terms: 10% increase per term.



PERCENTAGE RENT:

2% of Gross Receipts Less Fixed Rent with Exceptions

NNN

LEASE TYPE:

NNN with Exceptions.



OPTIONS:

Three 5-year terms.



LANDLORD RESPONSIBLE FOR:

- Roof, structure, foundation, exterior walls, gutters, and downspouts.
- Management, administration, and overhead.
- Miscellaneous Minor Exceptions.



CVS COMPANY OVERVIEW & REVENUE SNAPSHOT

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CVS Health is a leading health solutions company that connects pharmacy services, prescription drug coverage, health insurance, and local care delivery across the United States. Its integrated platform is built to make care more accessible, more connected, and easier to navigate for consumers, employers, and health plan members.

AT A GLANCE

HEADQUARTERS Woonsocket, Rhode Island	WORKFORCE More than 300,000 colleagues
REACH More than 100 million people	FY2025 REVENUE \$402.1 billion

CORE BUSINESSES

- CVS Pharmacy and retail health services, supported by a national consumer-facing store footprint.
- CVS Caremark pharmacy benefit management and prescription drug coverage solutions.
- Aetna health insurance and benefit solutions across commercial, Medicare, Medicaid, and related lines.
- MinuteClinic and other care-delivery offerings that extend access beyond the pharmacy counter.

REVENUE REPORT

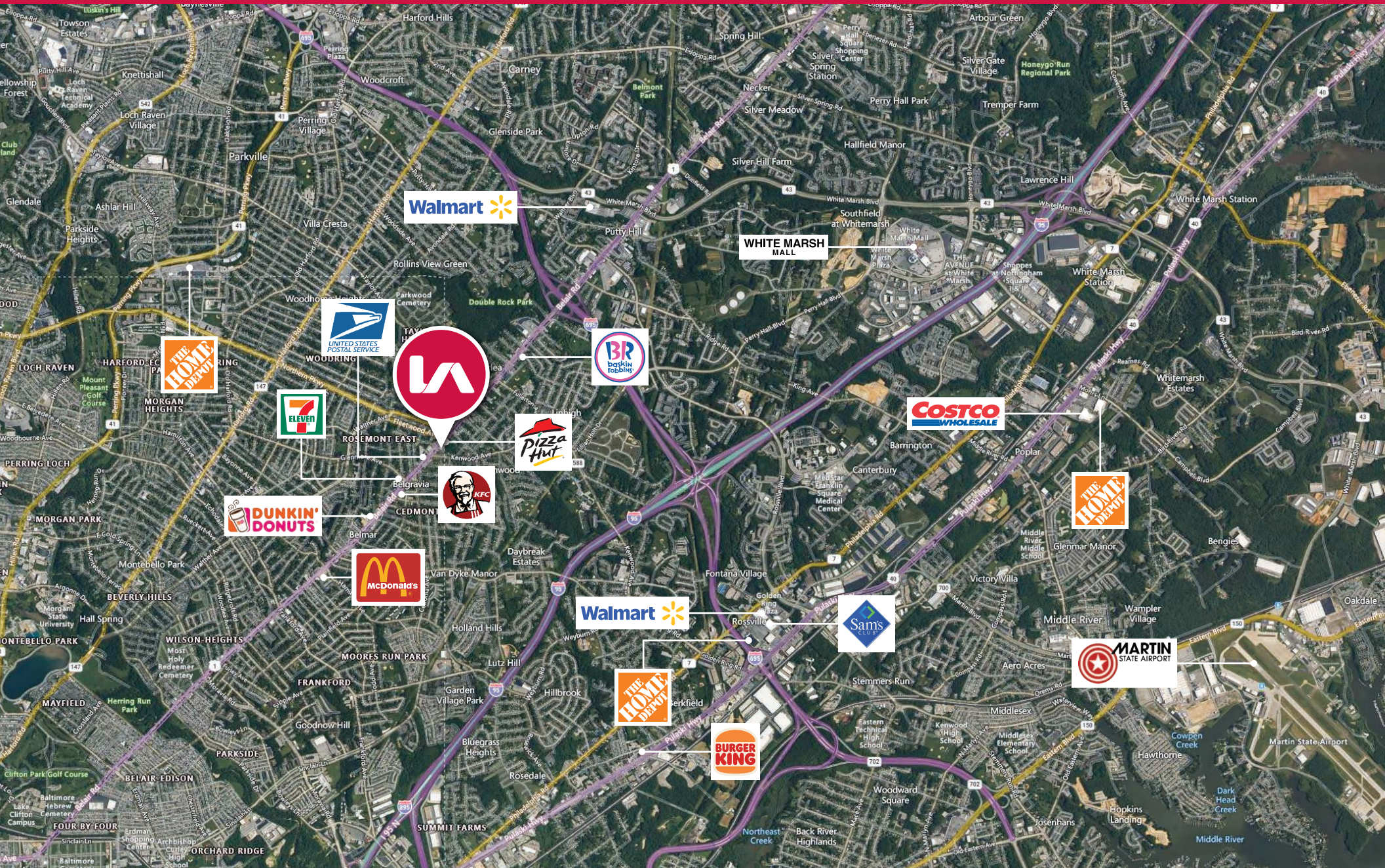
CVS Health’s latest reporting shows continued scale across the enterprise. Full-year 2025 revenue reached \$402.1 billion, and the company reported \$100.4 billion in first-quarter 2026 revenue followed by \$106.1 billion in second-quarter 2026 revenue.

PERIOD	TOTAL REVENUE
FY2024	\$372.8 billion
FY2025	\$402.1 billion
Q1 2026	\$100.4 billion
Q2 2026	\$106.1 billion

CVS Health combines a household consumer brand with national healthcare infrastructure, creating a broad service platform that spans retail pharmacy, benefits administration, insurance, and care delivery. For property-marketing materials, that scale and recurring consumer interaction provide a strong corporate context that reads cleanly in a sales brochure.

LOCAL AMENITIES

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DEMOGRAPHICS

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POPULATION

1 MILE	3 MILE	5 MILE
17,191	143,288	408,436



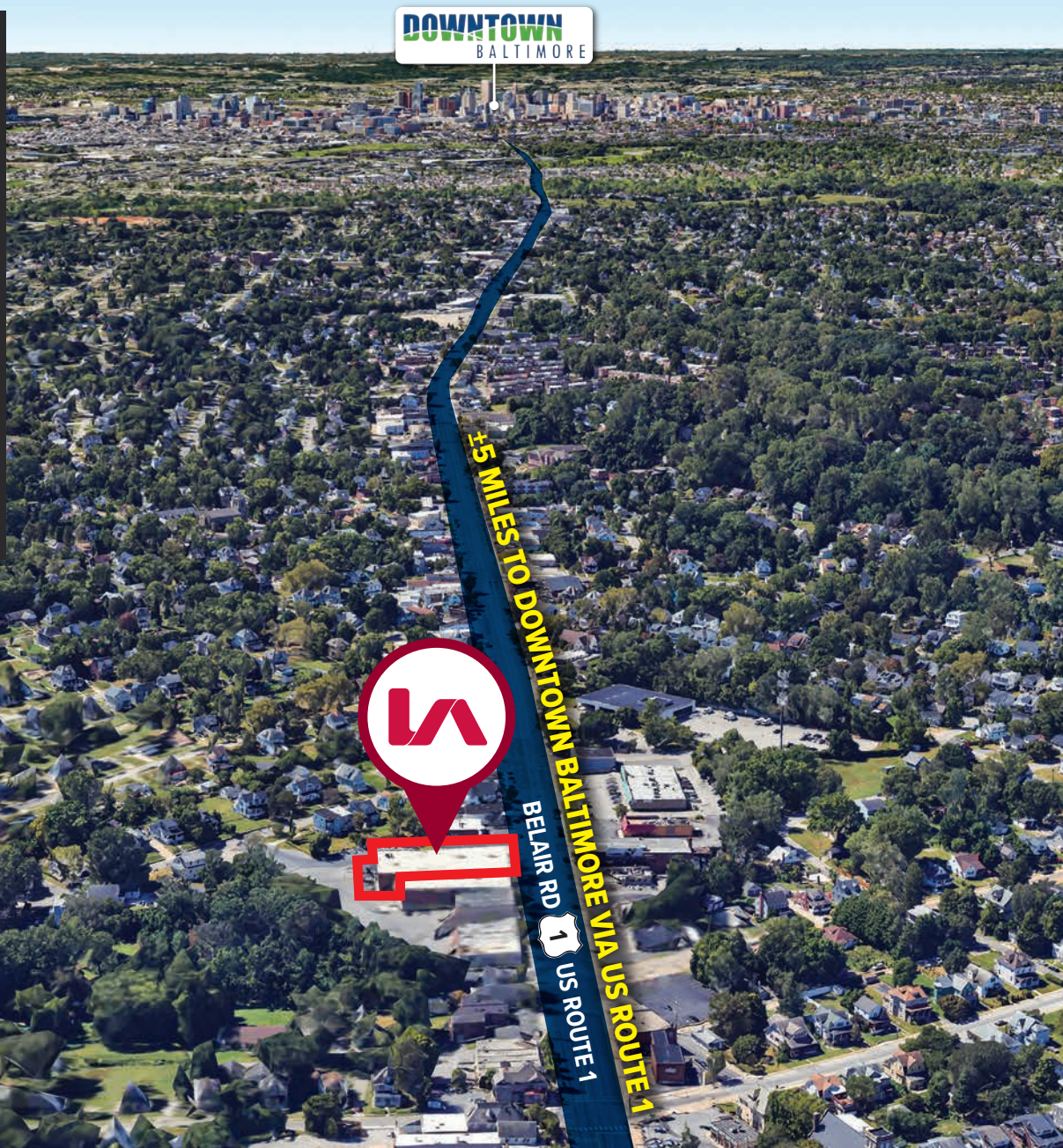
HOUSEHOLDS

1 MILE	3 MILE	5 MILE
6,762	59,181	162,927



AVG HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$98,445	\$93,406	\$94,844



LEE & ASSOCIATES IS THE LARGEST BROKER-OWNED COMMERCIAL REAL ESTATE FIRM IN NORTH AMERICA, AND ONE OF THE FASTEST GROWING!

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.

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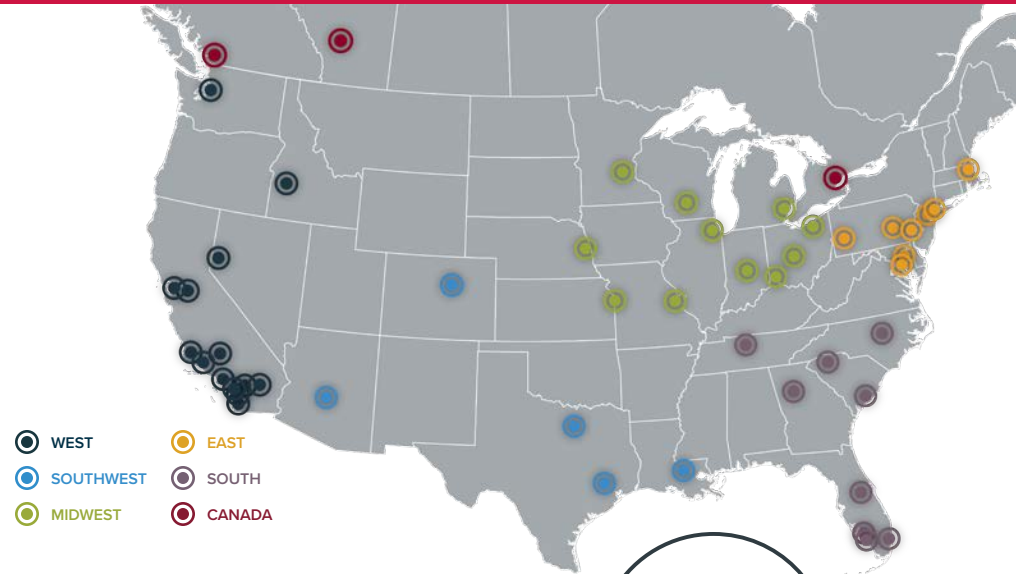
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2⁺
 Billion in Brokered
 Sale & Lease SF
 Over 5 Years

\$120⁺
 Billion in
 Transaction Volume
 Over 5 Years

1,750
 Professionals
 and Growing
 Internationally



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