CVS/pharmacy

(NASDAQ: CVS)
(S&P: ‘BBB’)

HEMINGWAY, SC (FLORENCE MSA)

SUPER LOW RENT
30 Year Operating History

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASEDINVESTMENTS

OFFERED AT $1,310,000
7.25% CAP RATE

RARE OPPORTUNITY TO ACQUIRE A CVS PROPERTY UNDER $1.4MM ($114 PSF)

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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COMMERCIAL REAL ESTATE SERVICES

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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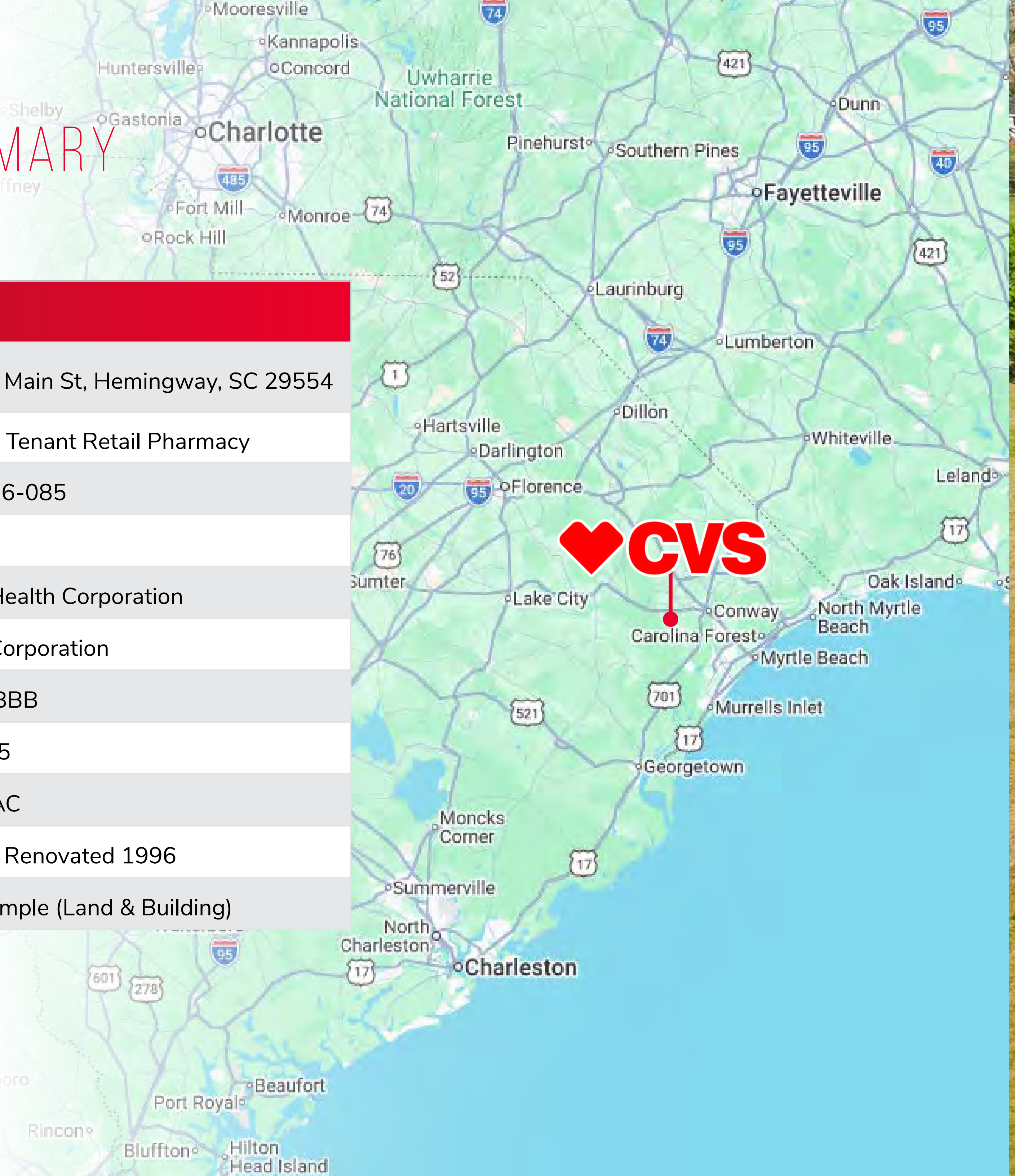
OFFERING SUMMARY

LIST PRICE	CAP RATE	PRICE/PSF	NOI
$1,310,000	7.25%	$114	$95,000

*Actual Property

OFFERING SUMMARY

PROPERTY SUMMARY	
Address	206 S Main St, Hemingway, SC 29554
Property Type	Single Tenant Retail Pharmacy
Parcel No.	08-016-085
Store #	7531
Tenant	CVS Health Corporation
Guarantor	CVS Corporation
Credit Rating	S&P: BBB
Building Size (GLA)	11,475
Land Size	1.33 AC
Year Built	1985/ Renovated 1996
Ownership	Fee Simple (Land & Building)



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INVESTMENT HIGHLIGHTS

CVS HEALTH CORP: INVESTMENT GRADE CREDIT TENANT (S&P: BBB)

Largest pharmacy in the U.S. – Revenues of $372.8 billion – #5 on Fortune 500

- Strong corporate lease guarantee
- CVS Health Corp: investment grade credit tenant (S&P: BBB) – Only investment grade pharmacy in the U.S.
- Largest pharmacy in the U.S. (9,700 stores) – Revenues of $357.8 billion
- Ranked #5 on Fortune 500

LOW REPLACEABLE RENT ($8 PSF)

Low price per square foot ($114) – Rare $1.31MM CVS pharmacy purchase opportunity – No pharmacy competition within a 20-mile radius

- CVS is paying $8.28/SF in rent – Well below the national average for a CVS store
- Low occupancy cost – Long-term unit-level profitability – Mitigates future vacancy risk
- Absolute NNN lease – No landlord responsibilities – Ideal for out-of-state ownership
- Rare low $1.31MM purchase price for a CVS pharmacy – Perfect bite-sized 1031 exchange candidate

SHADOW ANCHORED BY A FOOD LION GROCERY STORE

30-year operating history – Demonstrated tenant commitment – 5% rent increases in options

- CVS is shadow anchored by a top-performing Food Lion grocery store driving consistent foot traffic to the subject property along Highway 51
- CVS has been operating at this site since 1996 (30 years) – Demonstrating a clear commitment to this location
- CVS has a long history of 10-year lease extensions at this store location – Their last 10-year lease extension was executed in 2020, thus reinforcing their perceived long-term profitability
- 5% rent increases in the option periods – Starting in just under 5 years

LIMITED PHARMACY COMPETITION

Located along Highway 51, the main retail corridor through Hemingway – Clear demand for CVS within the market

- No pharmacy competition in the marketplace – CVS is the only national standalone drive-thru pharmacy within a 20-mile radius
- Located along Main Street/US-51, which is the main thoroughfare and retail hub through Hemingway
- Retail synergy – CVS is joined by Food Lion, Exxon, Burger King, Carl's Jr., Dollar General, Napa Auto Parts, Family Dollar, Subway, and Advance Auto Parts along Highway 51
- Hemingway is located 40 miles from Florence to the north, 40 miles to Pawleys Island to the south, 50 miles to Myrtle Beach to the southeast, and 80 miles to Charleston to the southwest

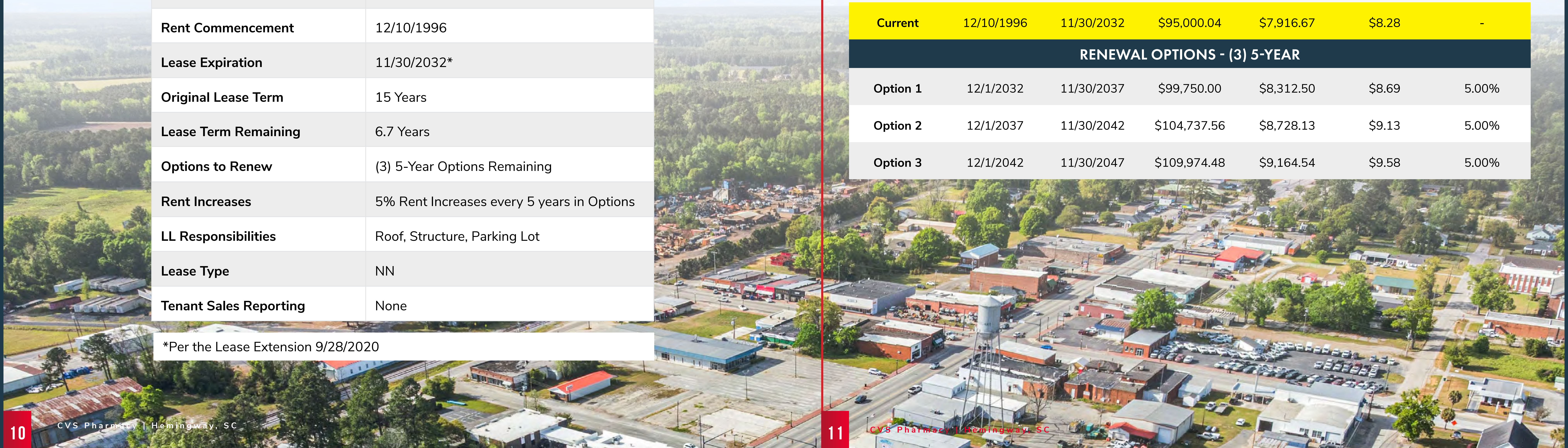
LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	$95,000.04
Rent Commencement	12/10/1996
Lease Expiration	11/30/2032*
Original Lease Term	15 Years
Lease Term Remaining	6.7 Years
Options to Renew	(3) 5-Year Options Remaining
Rent Increases	5% Rent Increases every 5 years in Options
LL Responsibilities	Roof, Structure, Parking Lot
Lease Type	NN
Tenant Sales Reporting	None

*Per the Lease Extension 9/28/2020

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM						
	Start Date	**End Date**	**NOI/YR**	**NOI/MO**	**NOI/SF/YR**	**Rent Increase**
Current	12/10/1996	11/30/2032	$95,000.04	$7,916.67	$8.28	-
RENEWAL OPTIONS - (3) 5-YEAR						
Option 1	12/1/2032	11/30/2037	$99,750.00	$8,312.50	$8.69	5.00%
Option 2	12/1/2037	11/30/2042	$104,737.56	$8,728.13	$9.13	5.00%
Option 3	12/1/2042	11/30/2047	$109,974.48	$9,164.54	$9.58	5.00%



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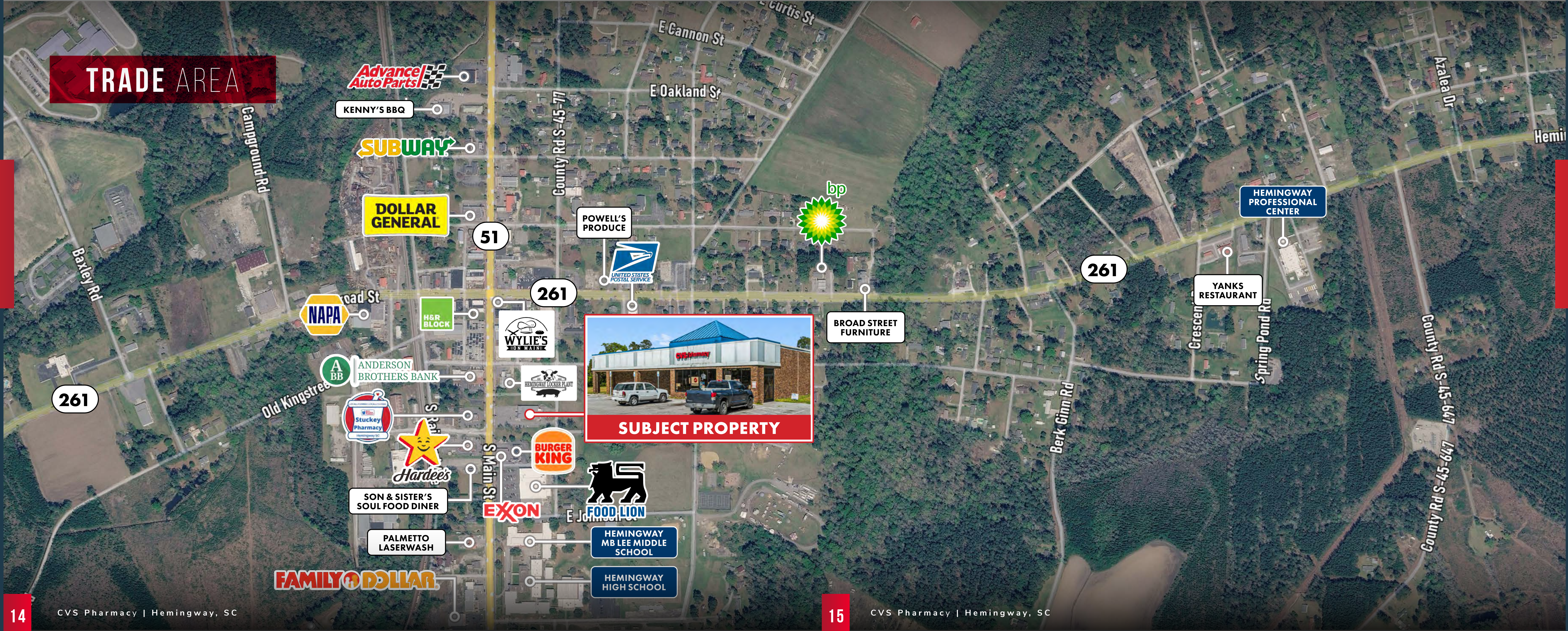
PROPERTY SUMMARY

LOCATION MAP

TRADE AREA


Advance Auto Parts
KENNY'S BBQ
SUBWAY
DOLLAR GENERAL
51
NAPA
H&R BLOCK
261
WYLIE'S ON MAIN
ANDERSON BROTHERS BANK
HEMINGWAY LOCKER PLANT
Stuckey Pharmacy
Hardee's
BURGER KING
SON & SISTER'S SOUL FOOD DINER
EXXON
FOOD LION
PALMETTO LASERWASH
HEMINGWAY MB LEE MIDDLE SCHOOL
FAMILY DOLLAR
HEMINGWAY HIGH SCHOOL
POWELL'S PRODUCE
UNITED STATES POSTAL SERVICE
bp
SUBJECT PROPERTY
BROAD STREET FURNITURE
HEMINGWAY PROFESSIONAL CENTER
YANKS RESTAURANT
E Cannon St
E Oakland St
Curtis St
Campground Rd
Baxley Rd
County Rd S-45-77
S Main St
Old Kingstree
Berk Ginn Rd
Spring Pond Rd
Azalea Dr
County Rd S-45-667

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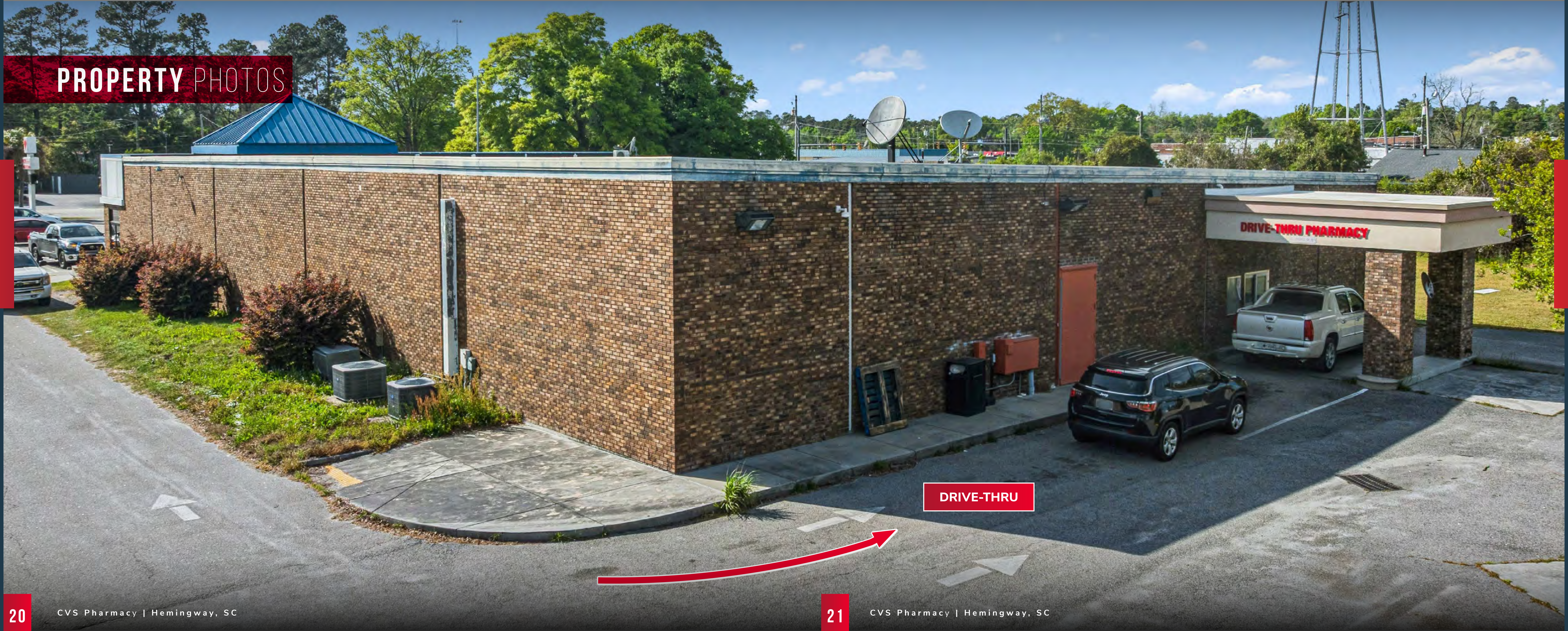

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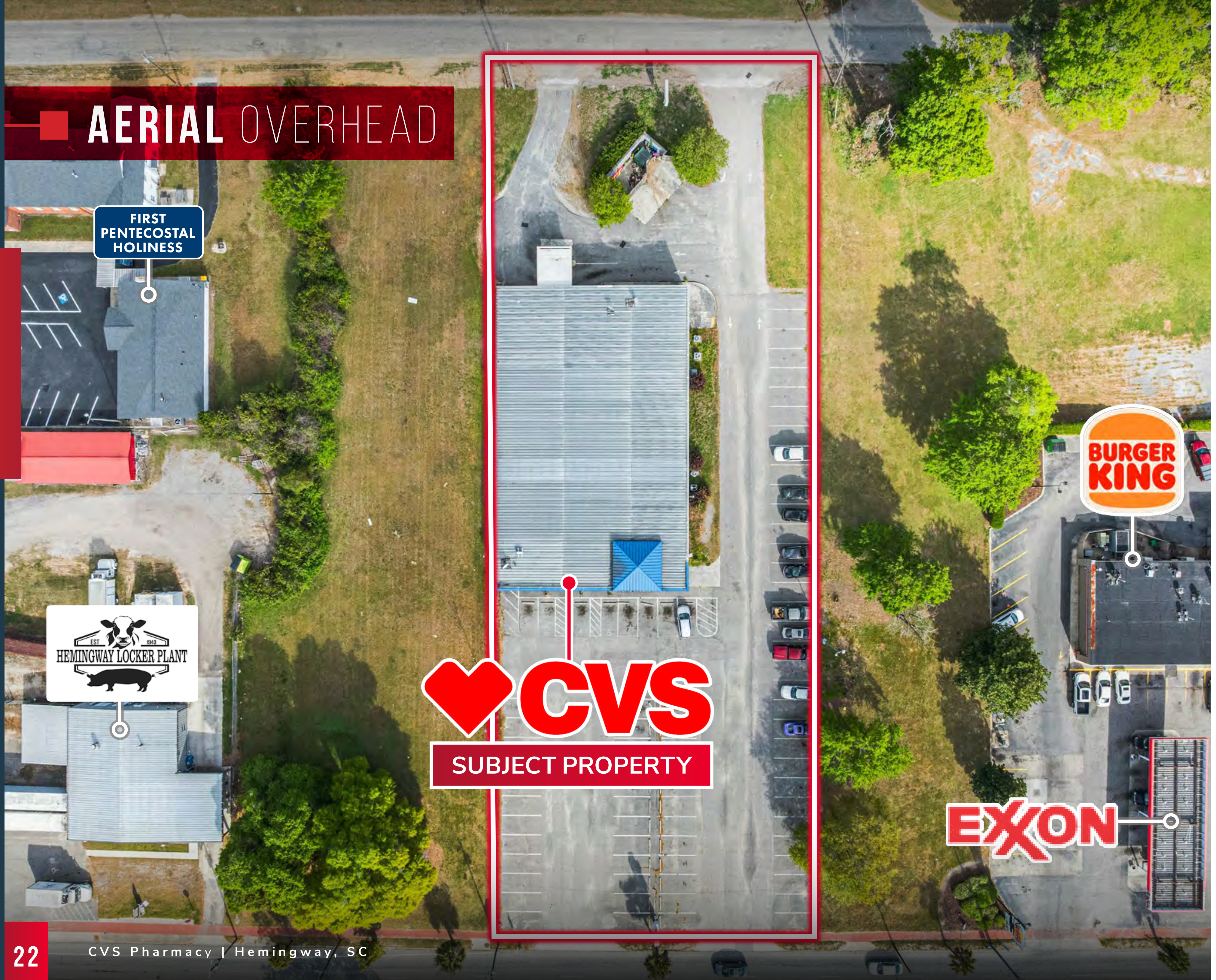
AERIAL OVERHEAD



AERIAL SOUTH

AERIAL NORTH

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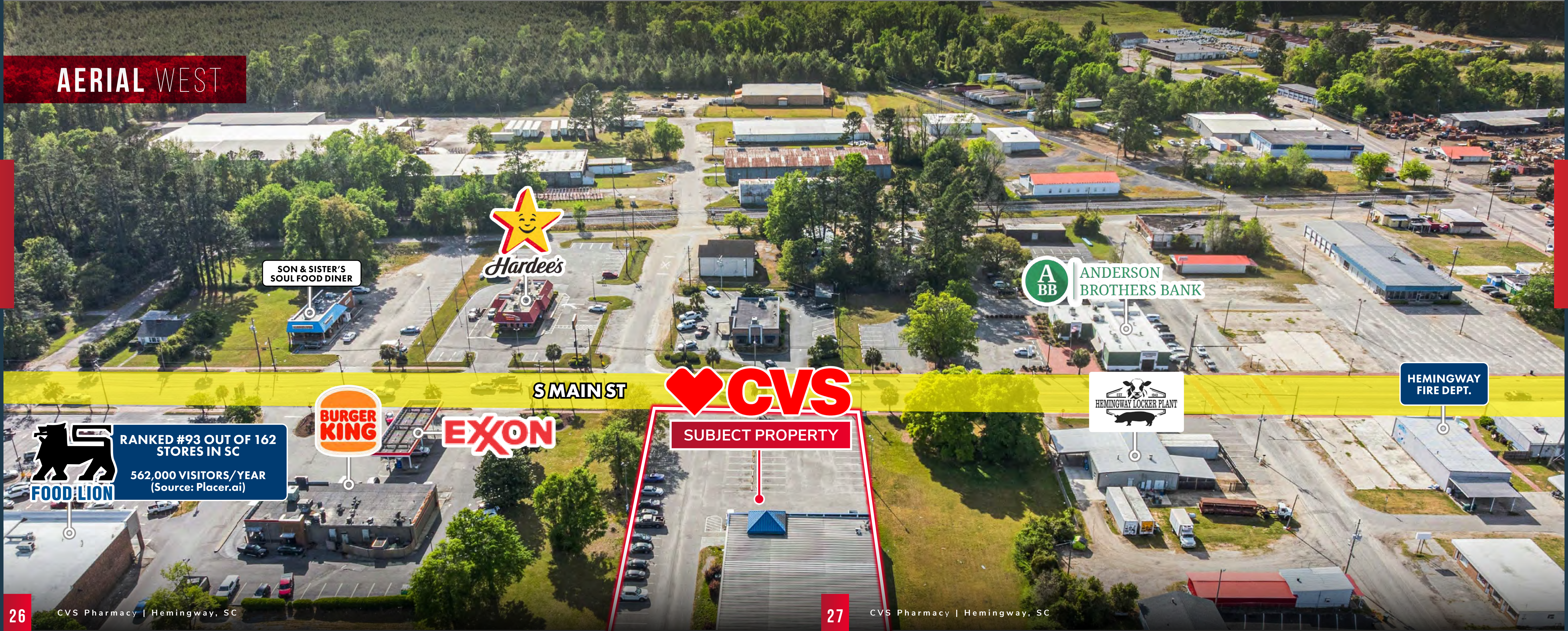
AERIAL WEST



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TENANT OVERVIEW

ABOUT CVS

CVS/pharmacy

VIEW ANNUAL REPORT AND OTHER FINANCIALS

Trade Name:	CVS Pharmacy
Stock ticker:	CVS
Industry:	Pharmacy
Parent:	CVS Health
Revenue (2025):	US $402 Million
Area Served:	Nationwide
Locations:	9,000+
Employees:	300,000+
Corporate Headquarters:	Woonsocket, RI
Website:	www.cvs.com

$402M REVENUE	300,000+ EMPLOYEES	9,000+ LOCATIONS	$1.7M NET INCOME

04 AREA OVERVIEW

DEMOGRAPHICS

COMMUNITY	5 MILE	10 MILE	25 MILE
POPULATION	7,183	13,853	152,699
HOUSEHOLDS	2,965	5,707	60,987
EMPLOYEES	2,135	2,933	30,632
MEDIAN AGE	41.5	42.6	42.3
INCOME	**5 MILE**	**10 MILE**	**25 MILE**
AVERAGE	$67,776	$71,686	$78,876
MEDIAN	$51,877	$54,314	$59,837
EXPENDITURE	**5 MILE**	**10 MILE**	**25 MILE**
TOTAL	$227.36 M	$450.61 M	$5.17 B
EDUCATION	$4.74 M	$9.46 M	$111.86 M
HEALTHCARE	$20.45 M	$39.49 M	$417.2 M
ENTERTAINMENT	$13.19 M	$26.06 M	$300.35 M

DRIVE TIMES

US-378 .... 12 MIN
I-95 .... 58 MIN
I-20 .... 59 MIN

TRAFFIC COUNTS

S MAIN ST .... 8,500 VPD
W BROAD ST .... 2,500 VPD
US-378 .... 6,000 VPD

ABOUT HEMINGWAY, SC

HEMINGWAY, SOUTH CAROLINA is a quiet, close-knit town in Williamsburg County that blends small-town charm with deep agricultural roots. Known for its wide-open landscapes and slower pace of life, Hemingway offers a glimpse into traditional rural living while remaining within reach of larger coastal cities like Myrtle Beach. Its strong sense of community, local heritage, and access to outdoor recreation make it an appealing spot for those seeking simplicity, affordability, and authentic Southern character.

COMMUTER WORKFORCE

Many residents work in nearby towns (Kingstree, Georgetown, Myrtle Beach), making Hemingway a quiet residential base for regional jobs.

SMALL LOCAL BUSINESSES

The town relies on family-owned shops, service businesses, and agricultural support operations that serve everyday community needs.

LOW COST OF LIVING

Affordable land and housing make the area attractive for buyers seeking rural property or long-term investment opportunities.

COASTAL ACCESS

Close proximity to Myrtle Beach provides access to tourism-driven jobs and economic spillover without the higher cost of coastal living.

ABOUT FLORENCE, SC

FLORENCE serves as a regional economic hub for northeastern South Carolina. Its economy is diversified across healthcare, manufacturing, transportation, and retail, supported by its strategic location at the intersection of major highways (I-95 and I-20). The area has experienced steady, moderate growth driven by logistics, medical services, and regional commerce, while maintaining a relatively affordable cost of living. Demographically, the MSA reflects a mix of urban and rural populations, with a stable workforce, modest population growth, and a strong presence of working- and middle-class households.

200K+ METRO POPULATION

95K+ LABOR FORCE

$12.5B METRO GDP (2023)

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