



PROPERTY



LOCATION

9498 CHARTER GATE DRIVE  
MECHANICSVILLE, VIRGINIA



NET LEASE

— Realty —



NET LEASE  
— *Realty* —

CONFIDENTIAL OFFERING MEMORANDUM

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# CVS PHARMACY

LOCATION

ATLEE STATION ROAD & CHARTER GATE DRIVE  
MECHANICSVILLE, VIRGINIA

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OFFERED BY

*Ali Chambers*

ACHAMBERS@DALLASNETLEASE.COM / 214-412-7626

BROKER OF RECORD

*Alpha Real Estate Investment Advisors*

*Jay Sloan*

JSLOAN@ALPHA-REIA.COM / 757-644-7903

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# PROPERTY OVERVIEW





# PROPERTY OVERVIEW

## Investment Specifics

### INVESTMENT HIGHLIGHTS

- Absolute NNN Lease
- Early Lease Extension with new 20-Year Term
- CVS has Occupied the space since 2000
- Rare 7% Rent Increases in each Option Period
- Located on a Hard Corner – Signalized Intersection
- Drive-Thru
- (3) Mile AHI is \$123,129
- CVS Moody Credit is Baal

### INVESTMENT OPPORTUNITY

Dallas Net Lease is please to present the opportunity to acquire a strong performing CVS located in the city of Mechanicsville, VA, an affluent suburb of Virginia. It sits at the intersection of Charter Gate Drive and Atlee Station Road, about 7 miles north of Richmond and a mile south of the Hanover Airport. The property is next to the Kings Charter development which is an established, sought after residential community with over 900 single family homes. CVS signed a new 20-year lease showing its strong commitment to the site. Following the initial term there are 10-5-year option periods that have 7% increases in each. It is in a strong retail trade area being located next to Food Lion, McDonalds, BB&T, Walmart Neighborhood Market, The Home Depot, Sheetz and many more.

The interest being sold is Fee-Simple and the property will be delivered free and clear of debt. CVS is responsible for all maintenance and repairs, leaving the Landlord with zero responsibilities.



## PROPERTY OVERVIEW

### Pricing & Lease Abstract

Price	\$4,038,835
NOI	\$208,000
Cap Rate	5.15%
Gross Leasable Area	10,107 SF
Land Acreage	1.36 AC
Year Built	2000
Lease Type	NNN
Ownership Structure	Fee-Simple

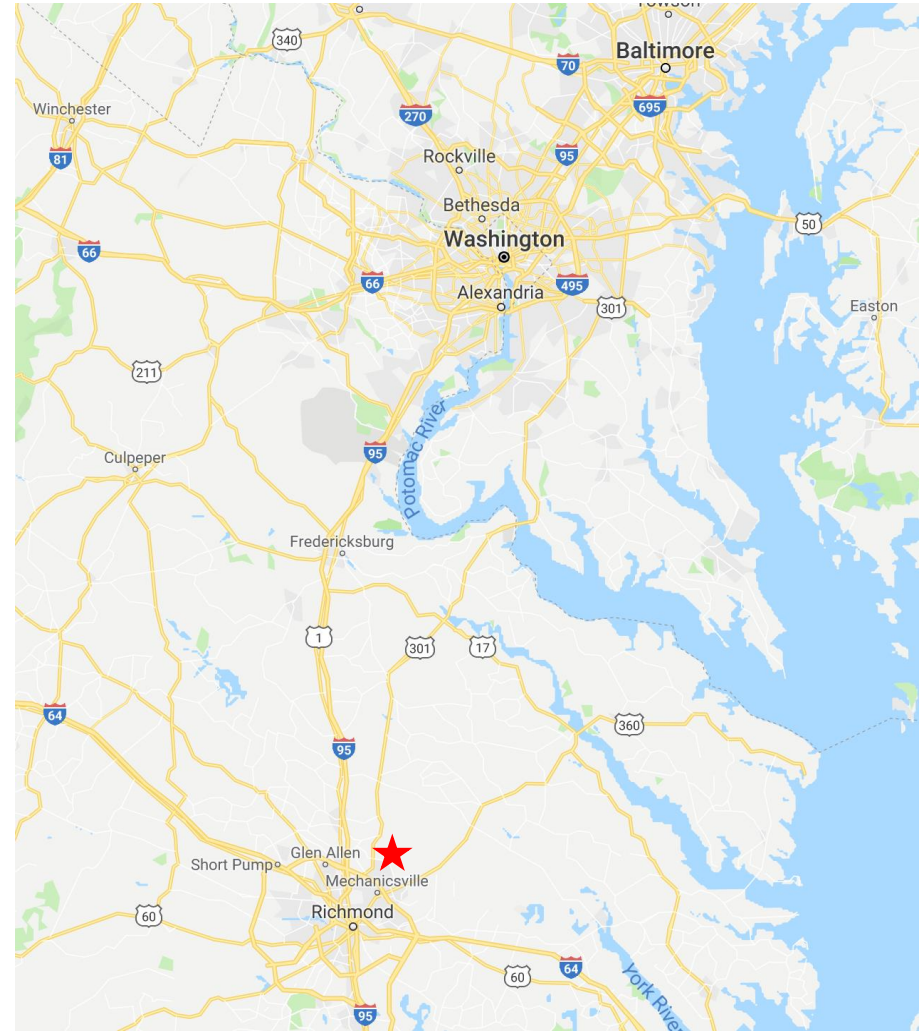
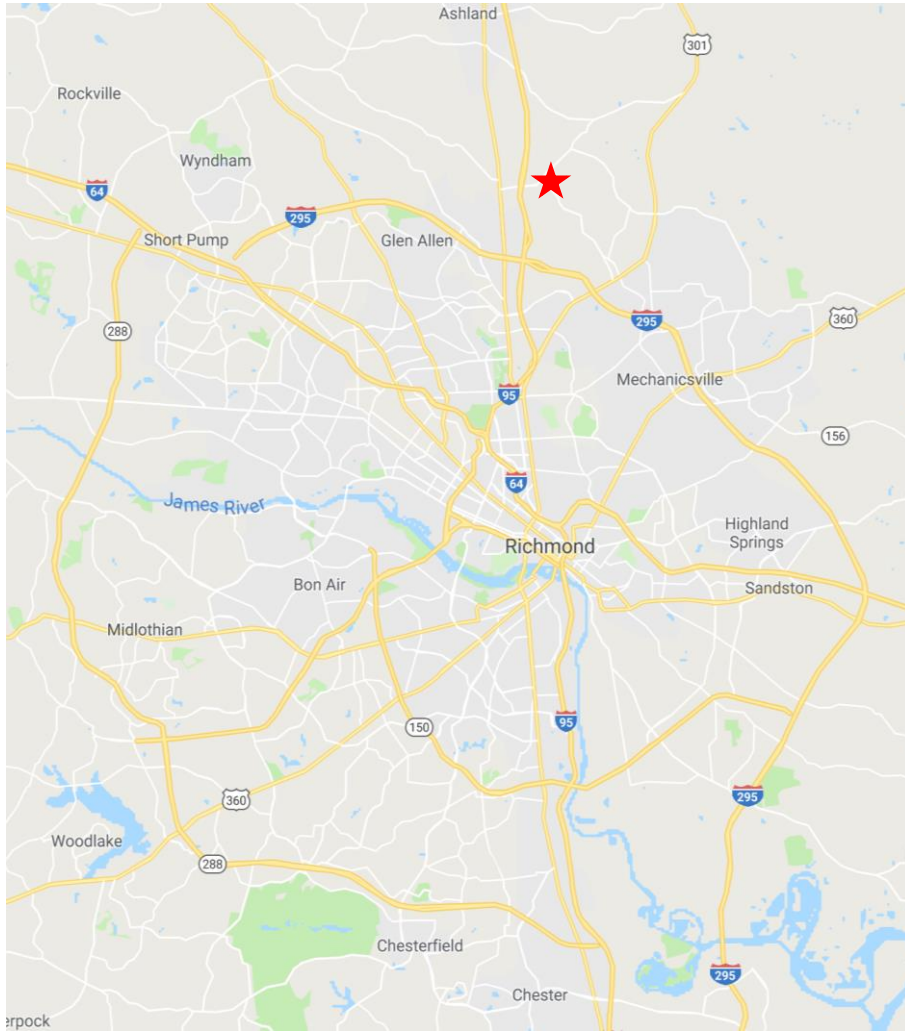


Lease Term	Yearly NOI
<b>New 20-Year Term*</b>	<b>\$208,000</b>
Option 1	\$222,560
Option 2	\$238,139
Option 3	\$254,809
Option 4	\$272,646
Option 5	\$291,731
Option 6	\$312,152
Option 7	\$334,003
Option 8	\$357,383
Option 9	\$382,400
Option 10	\$409,168

\*New 20-Year Term has been approved and will commence at closing

# PROPERTY OVERVIEW

## Location Map





# PROPERTY OVERVIEW

## Aerial





# PROPERTY OVERVIEW

## Traffic Counts









## PROPERTY OVERVIEW

### Tenant Profile



CVS Health, headquartered in Woonsocket, RI, is the largest health care provider in the U.S.. It has over 9,800 retail locations in 49 states, the District of Columbia, Puerto Rico and Brazil. With over 1,100 Minute Clinics in retail locations, CVS Health is able to make health care easy and convenient.

CVS offers a wide assortment of innovative health and beauty products and their pharmacies dispense millions of prescription medications each year. As one of the country's largest employers, CVS plays an important role in providing jobs to more than 290,000 employees.

CVS Health recently acquired Aetna, marking the start of the transformation of the consumer health experience. Combining these companies brings together capabilities of two leading organizations to establish innovative health care.

#### **# of Locations**

9,800+

#### **Credit Rating**

Baa1

#### **Website**

[cvshealth.com](http://cvshealth.com)

# MARKET OVERVIEW

# CVS/pharmacy





# Hanover County – City of Mechanicsville

2.6%

*Unemployment Rate*

\$110,269

*2019 Household Income*

2.5%

*Annual  
Population  
Growth*

111,557

*2019 Total Population*

Hanover County is located in central Virginia about 10 miles North of the state capital, Richmond. The county has prime access to I-95 and 295 which have combined traffic counts of 215,000 VPD. Hanover offers residents a laid-back lifestyle with close proximity to downtown Richmond making it a perfect place for a work life balance. It is one of the fastest growing counties in the state and over sixty percent of the households earn more than the national average each year. With the lowest real estate property tax rate in the Richmond Region, Hanover County makes for a competitive business location. Some of the major businesses that have taken advantage of the tax rate include Bass Pro Shops, Fed Ex Ground and The Vitamin Shoppe. The unemployment rate is low at 2.6% and future job growth over the next ten years is predicted to be 37.7%. Forbes recently rated Hanover County as the #7 “Best Places for Business and Careers” and #10 in “Best Places to Get Ahead.”

Mechanicsville sits in the south east region of Hanover County and is an affluent suburb of Richmond. Richmond is a vibrant and growing community. It is highly regarded as a great place to work and live due to its diverse employment base, easy access to Washington D.C. mountains and low cost of doing business. Mechanicsville has a population of around 37,000, it is known for its relaxed family driven environment, great school system and growing business environment.



3.2%

*Unemployment Rate*

\$52 Billion  
annually

*In Agriculture Industry*

8.47  
Million

*Total Population*

#5 in the  
US

*Long term Fiscal Stability*

The north eastern state of Virginia, sitting south of Maryland, resides along the Atlantic ocean. Richmond, one of Americas oldest cities, sits as the capital of Virginia. The state is home to the world's largest naval base and the Atlantic Fleet. Virginia has a diverse economy including shipbuilding on the southern shore, farming and tobacco-growing of rural areas, seafood harvesting along the Atlantic coast and rivers, apple-growing in the northwest, wineries spreading among the countryside and technology companies of the suburban Washington corridor. With a civilian labor force of 4.3 million, the state's unemployment rate has run below the national average. Over 20 Fortune 500 firms are headquartered in Virginia, the largest of which being Freddie Mac, General Dynamics, Northrop Grumman and Capital One. The state has one of the premier public university systems, including the University of Virginia in Charlottesville, founded by Jefferson, The College of William Mary in Williamsburg and Virginia Tech in Blacksburg.



# MARKET OVERVIEW

## Demographics

2019 Summary	1 Mile	3 Miles	5 Miles
Population	5,566	26,889	70,805
Households	1,841	9,787	27,220
Families	1,559	7,469	19,370
Average Household Size	3.02	2.74	2.59
Owner Occupied Housing Units	1,546	7,789	21,608
Renter Occupied Housing Units	295	1,989	5,612
Median Age	39.2	40.0	42.3
Median Household Income	\$110,735	\$101,379	\$86,369
Average Household Income	\$133,832	\$123,129	\$106,729

2024 Summary	1 Mile	3 Miles	5 Miles
Population	5,876	28,483	74,491
Households	1,943	10,354	28,596
Families	1,639	7,891	20,317
Average Household Size	3.02	2.75	2.59
Owner Occupied Housing Units	1,641	8,326	22,966
Renter Occupied Housing Units	302	2,028	5,630
Median Age	40.0	41.1	43.1
Median Household Income	\$115,194	\$106,946	\$94,591
Average Household Income	\$145,050	\$135,715	\$119,217

Trends: 2019-2024 Annual Rate	1 Mile	3 Miles	5 Miles
Population	1.09%	1.16%	1.02%
Households	1.08%	1.13%	0.99%
Families	1.01%	1.11%	0.96%
Owner Households	1.20%	1.32%	1.23%
Median Household Income	0.79%	1.07%	1.84%

# MARKET OVERVIEW

## Demographics

2019 Households by Income	1 Mile		3 Miles		5 Miles	
<\$15,000	33	1.8%	318	3.2%	1,244	4.6%
\$15,000-\$24,999	28	1.5%	451	4.6%	1,292	4.7%
\$25,000-\$34,999	69	3.7%	453	4.6%	1,488	5.5%
\$35,000-\$49,999	100	5.4%	681	7.0%	2,583	9.5%
\$50,000-\$74,999	230	12.5%	1,348	13.8%	4,541	16.7%
\$75,000-\$99,999	293	15.9%	1,536	15.7%	4,619	17.0%
\$100,000-\$149,999	527	28.6%	2,357	24.1%	5,977	22.0%
\$150,000-\$199,999	309	16.8%	1,425	14.6%	3,182	11.7%
\$200,000+	251	13.6%	1,218	12.6%	2,293	8.4%
Median Household Income	\$110,735		\$101,379		\$86,369	
Average Household Income	\$133,832		\$123,129		\$106,729	
Per Capita Income	\$44,628		\$44,462		\$41,472	

2024 Households by Income	1 Mile		3 Miles		5 Miles	
<\$15,000	39	2.0%	306	3.0%	1,121	3.9%
\$15,000-\$24,999	27	1.4%	402	3.9%	1,116	3.9%
\$25,000-\$34,999	66	3.4%	410	4.0%	1,303	4.6%
\$35,000-\$49,999	93	4.8%	614	5.9%	2,301	8.0%
\$50,000-\$74,999	221	11.4%	1,304	12.6%	4,383	15.3%
\$75,000-\$99,999	297	15.3%	1,612	15.6%	4,907	17.2%
\$100,000-\$149,999	544	28.0%	2,535	24.5%	6,712	23.5%
\$150,000-\$199,999	358	18.4%	1,713	16.5%	3,955	13.8%
\$200,000+	297	15.3%	1,458	14.1%	2,797	9.8%
Median Household Income	\$115,194		\$106,946		\$94,591	
Average Household Income	\$145,050		\$135,715		\$119,217	
Per Capita Income	\$48,387		\$48,956		\$46,277	





NET LEASE

— *Realty* —

*Ali Chambers*

**ACHAMBERS@DALLASNETLEASE.COM**

**214-412-7626**

**DALLASNETLEASE.COM**



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Dallas Net Lease</b>	<b>9007409</b>	<b>achambers@dallasnetlease.com</b>	<b>214-412-7626</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Thomas Paul Harmon</b>	<b>417104</b>	<b>paul@dropyourbroker.com</b>	<b>806-438-1761</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Thomas Paul Harmon</b>	<b>417104</b>	<b>paul@dropyourbroker.com</b>	<b>806-438-1761</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Ali Chambers</b>	<b>656845</b>	<b>achambers@dallasnetlease.com</b>	<b>214-412-7626</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date