



Building Type:	Retail
Available SF:	13,384
Total SF:	13,384
Sale Price:	\$2,770,000
Last Updated:	Jun 25, 2025

Realtor/Owner Contact

Kevin O'Hanlon
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Property and Area Description

Marcus & Millichap is pleased to exclusively present for sale an outstanding Leasehold portfolio of 9 absolute NNN CVS properties spanning six key states: Nevada, New York, New Hampshire, Connecticut, North Carolina, and Florida. This diversified portfolio spans approximately 122,245 square feet of gross leasable area, providing investors with diversification and robust risk mitigation throughout dynamic markets. Strategically situated in markets with an impressive average household income of \$102,162 within a one-mile radius, these properties benefit from strong local demographics. With over 8 years of weighted average lease term (WALT) remaining, the portfolio promises long-term, predictable cash flow under absolute NNN leases with no landlord responsibilities. Each location is drive-thru equipped, providing superior convenience and contributing to higher average sales performance. Notably, two properties also feature Minute Clinics, further enhancing the revenue profile. CVS Health Corporation, the tenant, is a leading American healthcare company headquartered in Woonsocket, Rhode Island. The company operates CVS Pharmacy, CVS Caremark, and Aetna, employing over 300,000 people and generating \$357 billion in annual revenue. This portfolio is ideally suited for passive investors seeking a stable, income-producing investment with significant diversification and minimal management oversight.

Population

	583,108 10 Mile Radius	1,979,626 20 Mile Radius	2,366,947 30 Mile Radius
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Source: ESRI®, 2024

Households

	222,470 10 Mile Radius	747,235 20 Mile Radius	894,840 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown