

Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA
GROUP

CVS

2801 EGYPT ROAD, AUDUBON, PA 19403

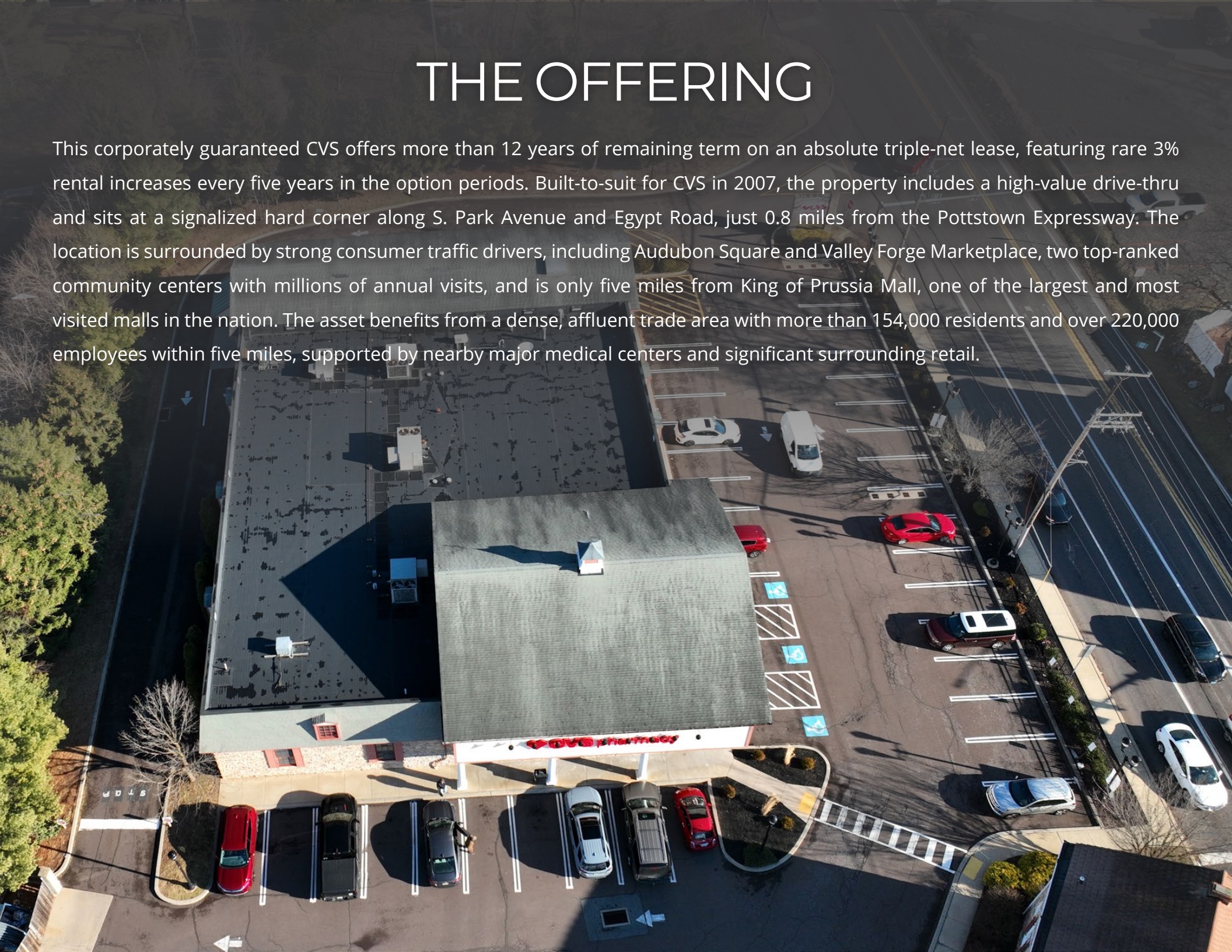
TRUE NNN LEASE WITH 12+ YEARS REMAINING

11.79% CASH-ON-CASH



THE OFFERING

This corporately guaranteed CVS offers more than 12 years of remaining term on an absolute triple-net lease, featuring rare 3% rental increases every five years in the option periods. Built-to-suit for CVS in 2007, the property includes a high-value drive-thru and sits at a signalized hard corner along S. Park Avenue and Egypt Road, just 0.8 miles from the Pottstown Expressway. The location is surrounded by strong consumer traffic drivers, including Audubon Square and Valley Forge Marketplace, two top-ranked community centers with millions of annual visits, and is only five miles from King of Prussia Mall, one of the largest and most visited malls in the nation. The asset benefits from a dense, affluent trade area with more than 154,000 residents and over 220,000 employees within five miles, supported by nearby major medical centers and significant surrounding retail.





\$6,700,000

LIST PRICE



7.50%

CAP RATE



\$582.86

PRICE / SF



\$502,439

NET OPERATING INCOME



 **CVS**
pharmacy
drive-thru pharmacy



Valley Forge Marketplace
5.1M Visits | Top 9% for Visits in the Nation for Community Shopping Centers



1.7 Miles West

1.4 Miles West

Audubon Square
4.8M Visits | Top 11% for Visits in the Nation for Community Shopping Centers



Audubon Village Shopping Center
1.3M Visits



Station Square

2.8M Visits



1.1 Miles East

1.4 Miles East

422 Business Center
5.1M Visits



Arnold's - One of the largest indoor fun centers in America



Park Ave
13,054 VPD

ebru coffee



Egypt Rd
21,663 VPD

SUBJECT PROPERTY





CVS TRUE NNN LEASE | 12+ YEARS REMAINING

2801 Egypt Rd, Audubon, PA 19403

FINANCIAL SUMMARY

PRICE	\$6,700,000
CAP RATE	7.50%
NOI	\$502,439
PRICE/SF	\$582.86
Cash-on-Cash	11.79%
Gross Leasable Area	11,495 SF
Year Built	2007
Lot Size	1.78 Acres +/-
Parcel Numbers	13-00-10015-004 43-00-03658-007
Type of Ownership	Fee Simple
Parking	61 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$502,439	\$43.71
Option 1	9/21/2038	\$517,463	\$45.02
Option 2	9/21/2043	\$533,024	\$46.37
Option 3	9/21/2048	\$549,063	\$47.77
Option 4	9/21/2053	\$565,580	\$49.20

LEASE SUMMARY

Lease Type	Absolute NNN
Lease Guarantor	CVS Health Corporation
Lease Term Remaining	12.7 Years
Rent Commencement	12/20/2007
Lease Expiration	9/20/2038
Options	10, 5-Year

ASSUMABLE DEBT

Down Payment	\$2,700,000
Balance	\$4,000,000
Interest Rate	4.6%
Interest	Interest only except for the last month of the loan
Total Annual Payment	\$183,999
Originated	4/1/2019
Maturity Date	3/01/2029
Cash-on-Cash	11.79%



CVSHEALTH.COM

Stock Symbol:

CVS | NYSE

Market Cap (1/13/2026)

\$102.01 Billion

Enterprise Value (1/13/2026)

\$172.53 Billion

Revenue (FY 2024)

\$372.80 Billion

Net Income (FY 2024)

\$4.61 Billion

Standard & Poor's Credit Rating

BBB

- » The leading health solutions company
- » Over 9,000 retail locations in 50 states, Washington, D.C., and Puerto Rico
- » 1,000 walk-in clinic locations
- » Revenue of \$372.80 billion (2024) | 4.2% increase from 2023
- » More than 55 million unique digital customers
- » Over 6.5 million CarePass members
- » Around 85% of Americans live within five miles of a CVS Pharmacy
- » More than 300,000 employees including over 40,000 physicians, nurses, and nurse practitioners
- » Ranked number six on the Fortune 500 | 30 consecutive years on the list
- » Acquired Oak Street Health in a \$10.6 billion deal (2023)



9,000+ Locations



6.5 Million CarePass Members

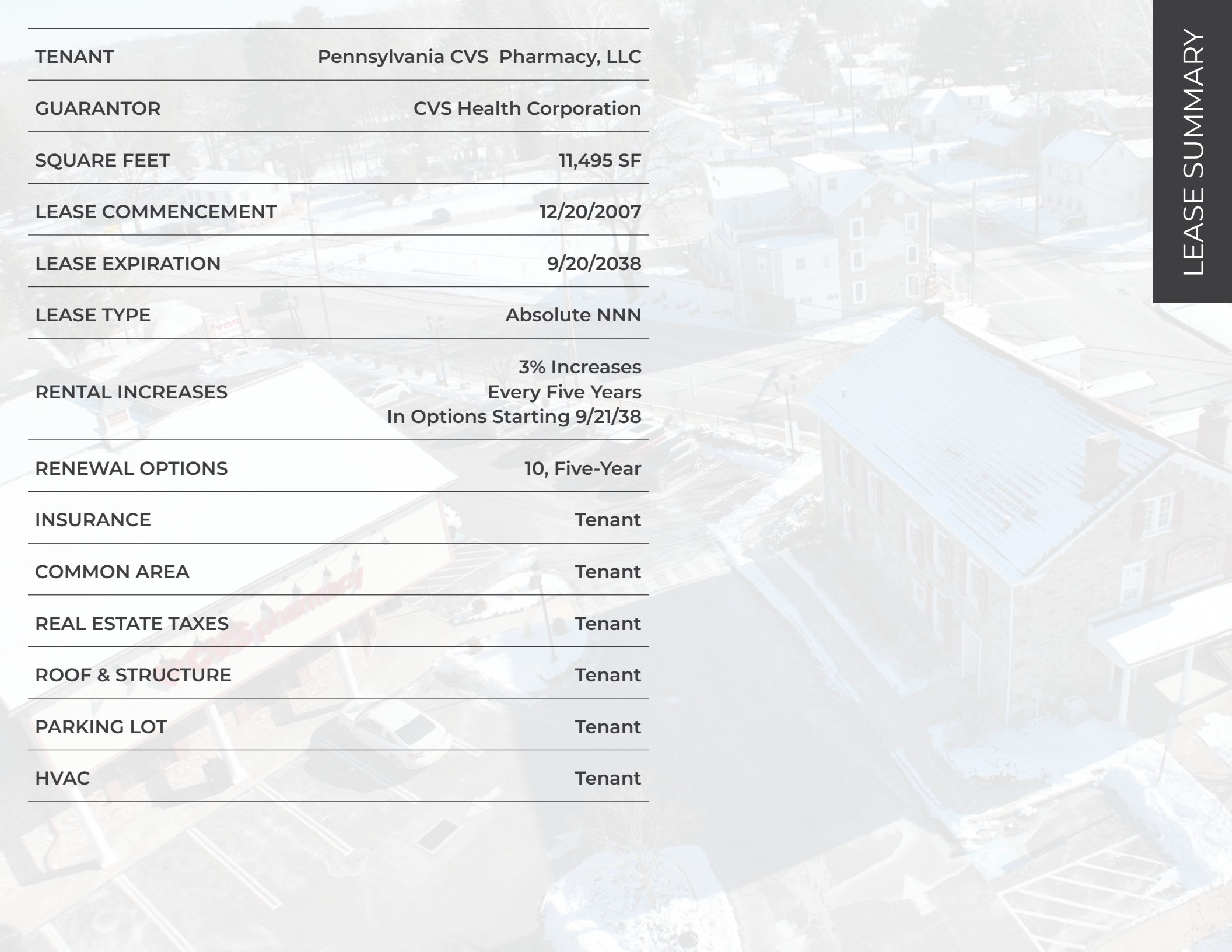


\$372.80 Billion Revenue 2024

500

Fortune 500 Company





TENANT	Pennsylvania CVS Pharmacy, LLC
GUARANTOR	CVS Health Corporation
SQUARE FEET	11,495 SF
LEASE COMMENCEMENT	12/20/2007
LEASE EXPIRATION	9/20/2038
LEASE TYPE	Absolute NNN
RENTAL INCREASES	3% Increases Every Five Years In Options Starting 9/21/38
RENEWAL OPTIONS	10, Five-Year
INSURANCE	Tenant
COMMON AREA	Tenant
REAL ESTATE TAXES	Tenant
ROOF & STRUCTURE	Tenant
PARKING LOT	Tenant
HVAC	Tenant

NATIONAL TENANT CVS | TRIPLE NET LEASE WITH 12+ YEARS REMAINING

- Corporately guaranteed by CVS Health Corporation
- Ten, five-year options with rare 3% rental increases every five years

ATTRACTIVE REAL ESTATE

- Build-to-suit construction for CVS
- Long-term occupancy — tenant since 2007
- Drive-thru enhances value, convenience, and future leasing flexibility
- Signalized hard corner at S. Park Avenue (13,054 VPD) & Egypt Road (21,663 VPD)
- Only 0.8 miles from the Pottstown Expressway (37,822 VPD)

PROXIMITY TO MAJOR MEDICAL FACILITIES

- 5.2 miles to Phoenixville Hospital | 144-bed facility
- 5.8 miles to Jefferson Einstein Medical Center Montgomery | 195-bed regional medical center

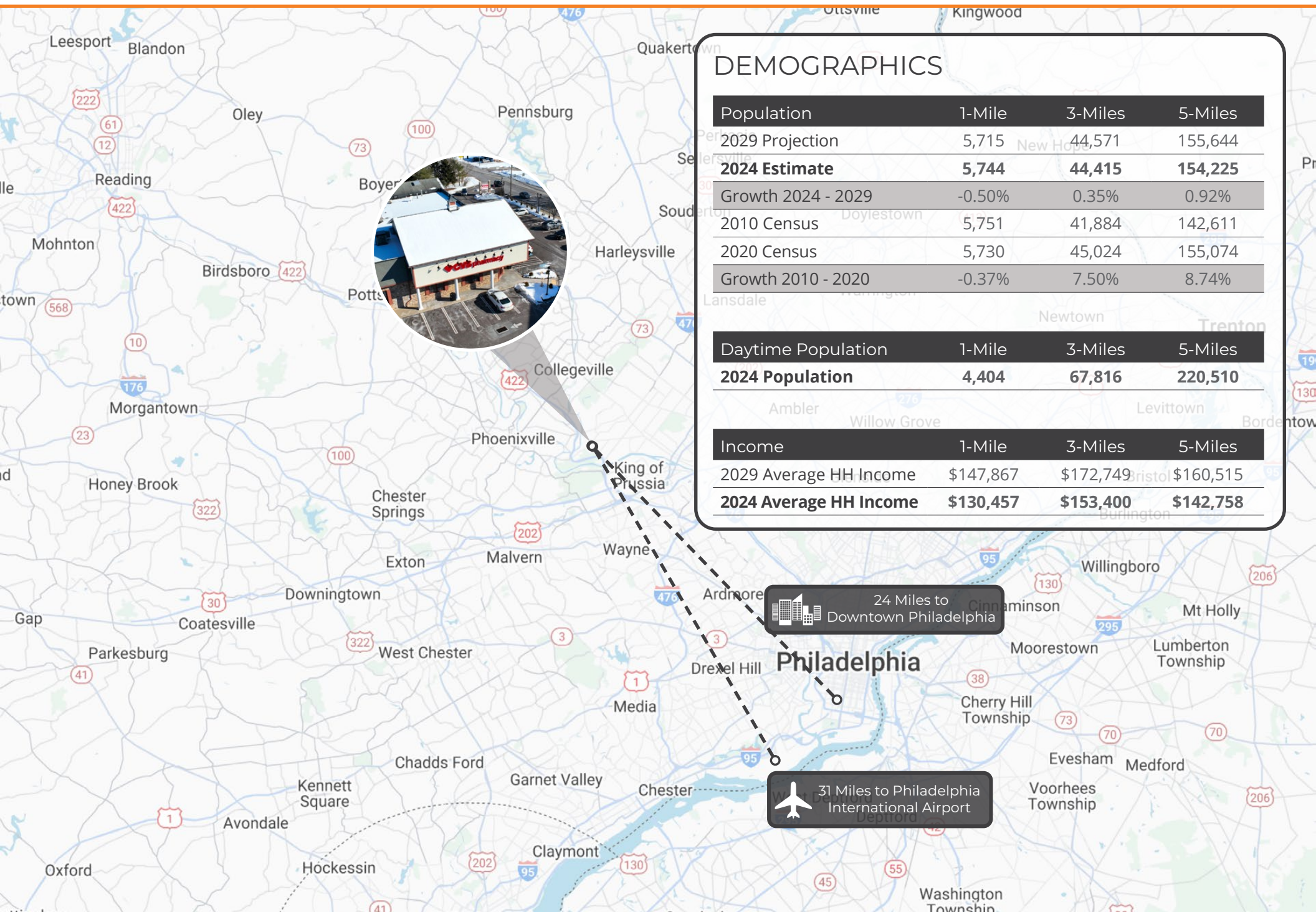
SURROUNDED BY MAJOR RETAIL & NEAR THE THIRD LARGEST MALL IN THE U.S.

- 0.2 miles to Audubon Village Shopping Center | Grocery anchored
 - › Major tenants: Redner's Fresh Market, Dollar Tree, The UPS Store, USPS, PNC Bank, Bruster's Real Ice Cream, and more
- 1.7 miles from two top-ranked community shopping centers:
 - › Audubon Square — 4.8M annual visits | Top 11% nationally
 - › Valley Forge Marketplace — 5.1M annual visits | Top 9% nationally
- 5.1 miles to King of Prussia Mall — third largest mall in the U.S.
 - › 450 stores, boutiques & restaurants | 2.9M SF | 22M annual visitors
- 0.9 miles to the John James Audubon Center — 175+ bird-species, five hiking trails, and the Audubon Museum
- 2 miles to the Greater Philadelphia Expo Center & Fairgrounds — one of the largest expo centers on the East Coast

DENSE, AFFLUENT TRADE AREA WITHIN PHILADELPHIA MSA

- 154,225 residents and 220,510 employees within five miles
- Average household income of \$153,400 within three miles

REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	5,715	44,571	155,644
2024 Estimate	5,744	44,415	154,225
Growth 2024 - 2029	-0.50%	0.35%	0.92%
2010 Census	5,751	41,884	142,611
2020 Census	5,730	45,024	155,074
Growth 2010 - 2020	-0.37%	7.50%	8.74%

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	4,404	67,816	220,510

Income	1-Mile	3-Miles	5-Miles
2029 Average HH Income	\$147,867	\$172,749	\$160,515
2024 Average HH Income	\$130,457	\$153,400	\$142,758

24 Miles to Downtown Philadelphia

Philadelphia

31 Miles to Philadelphia International Airport

AERIAL

Station Square
2.8M Visits

US 422

Park Ave
13,054 VPD

Valley Forge Marketplace
5.1M Visits | Top 9% for Visits in the Nation for Community Shopping Centers

SUBJECT PROPERTY

422 Business Center
5.1M Visits

Arnold's - One of the largest indoor fun centers in America

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Audubon Village Shopping Center
1.3M Visits

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37,822 VPD


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DRIVE THRU

 Park Ave
13,054 VPD

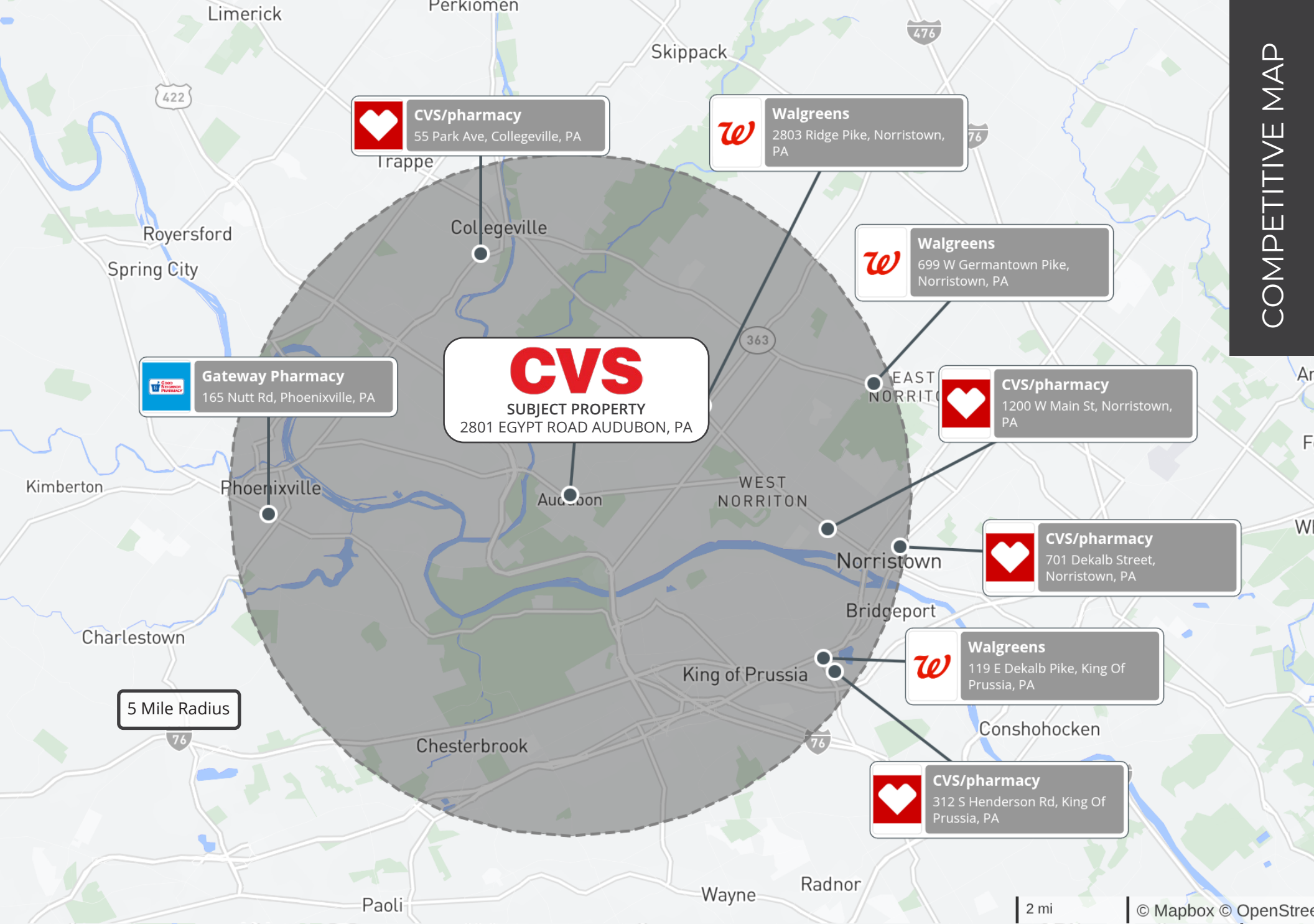
 Egypt Rd
21,663 VPD

Not Included



FUREY & BALDASSARI, P.C.





Jan 1, 2025 - Dec 31, 2025. Ranking listed in callouts are based on Category - State.
Data provided by Placer Labs Inc. (www.placer.ai)

PENNSYLVANIA'S LARGEST CITY

- Most populous city in Pennsylvania
- Sixth-most populous city in the United States
- Part of the Philadelphia MSA, the ninth largest metropolitan area in the nation

LEADING CENTER FOR HIGHER EDUCATION

- One of the major educational hubs of the East Coast
- Home to top-ranked universities such as:
 - › University of Pennsylvania: Ranked among the top Ivy League universities
 - › Temple University & Drexel University

EASILY ACCESSIBLE

- Philadelphia International Airport | 21st-busiest U.S. airport, serving 30.8 million passengers in 2024
- Port of Philadelphia (PhilaPort) | Among the top U.S. ports, achieving record container volume in 2024
- Philadelphia's 30th Street Station | Third-busiest Amtrak hub in the U.S., serving over 5 million passengers in 2024
- Served by major highways including I-95, I-76, I-676, I-476, U.S. 1, and U.S. 30, with multiple Delaware River bridges linking the city to New Jersey

OVER \$1.2 BILLION IN REAL ESTATE DEVELOPMENT

- Across 66 major projects in Center City, Philadelphia's downtown core, in 2025

EXPANSIVE PARK SYSTEM

- Philadelphia has 11,211 acres (17.5 sq mi) of total park space across municipal, state, and federal parks
- Fairmount Park (2,052 acres) and Wissahickon Valley Park (2,042 acres) together form one of the largest contiguous urban park areas in the U.S.
 - › Fairmount Park also includes the Philadelphia Zoo

9 PHILADELPHIA AREA COMPANIES ARE LISTED ON FORTUNE 500 LIST IN 2025

- Two Fortune 500 companies are headquartered in Philadelphia: Comcast and Aramark
 - › Comcast ranks number 35 with \$123.7 billion in revenue
 - › Aramark ranks number 239 with \$17.4 billion in revenue

HOSTING MAJOR EVENTS IN 2026

- U.S. Semiquincentennial Celebration | The nation's 250th anniversary will be marked with citywide and regional events commemorating America's founding
- FIFA World Cup | The city will host World Cup matches, including championship games, at Lincoln Financial Field
- MLB All-Star Game | The city will host the 2026 MLB All-Star Game
- NCAA Men's March Madness | Hosting rounds of the NCAA Division I Men's Basketball Tournament at premier sports venues
- PGA Championship | Site of the 108th PGA Championship

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EXCLUSIVELY LISTED BY

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