



**CVS PHARMACY**  
600 W Maple Street  
Hartville, OH 44632



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**DISCLAIMER  
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.





**EXECUTIVE  
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased CVS Pharmacy located in Hartville, Ohio. This CVS Pharmacy property is strategically positioned at the hard corner of a signalized intersection in a retail corridor. CVS Pharmacy has operated at this location since 1999 and has more than 5 years remaining on their primary lease term. The lease features ten 5-year renewal option periods. CVS Pharmacy is an investment grade rated company (S&P: BBB+) and publicly traded on the New York Stock Exchange using symbol “CVS”.

The 10,640 square foot CVS Pharmacy is strategically positioned at the signalized intersection of Maple Street and Kent Avenue. Maple Street is the primary east-west thoroughfare in the trade area. The property is benefitted by its location in the primary retail corridor in the area. Retailers located in the immediate area include Big Lots, Goodwill, Giant Eagle, AutoZone, PNC Bank, Chase Bank and a number of quick service restaurants. The average annual household income within a three mile radius of the property is in excess of \$82,000.

The CVS Pharmacy lease has more than 5 years remaining in the primary term that expire in January 2023. The lease features ten 5-year renewal option periods. CVS Pharmacy is the nation’s second-largest drugstore chain operating more than 9,700 locations in 49 states, the District of Columbia, Puerto Rico and Brazil.



**INVESTMENT  
HIGHLIGHTS:**

- Drive-thru pharmacy
- Investment grade rated tenant (S&P: BBB+)
- Absolute NNN lease with zero landlord responsibilities
- Ten 5-year renewal option periods
- Positioned at the corner of a signalized intersection along the primary east-west thoroughfare
- Retailers located in the immediate area include Big Lots, Goodwill, Giant Eagle, Dollar General, AutoZone, PNC Bank, Chase Bank and a number of quick service restaurants
- Average household income of approximately \$82,000 annually within 3 miles of the property





**PROPERTY OVERVIEW:**

Price:	\$2,748,000
Cap Rate:	6.75%
Net Operating Income:	\$185,512
Lease Commencement Date:	July 14, 1999
Lease Expiration Date:	January 31, 2023
Renewal Options:	Ten 5-Year at \$176,236
Tenant:	CVS Pharmacy
Credit Rating:	Investment Grade (S&P: BBB+)
Year Built:	1998
Lease Type:	NNN
Building Size:	10,640 SF
Land Size:	1.00 Acres

























**DEMOGRAPHIC REPORT:**

<b>Population</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
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Total Population	2,954	15,909	45,029
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Total Households	1,221	5,715	16,589
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<b>Income</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
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Average Household Income	\$80,581	\$82,290	\$81,495
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**MARKET  
OVERVIEW:**

**Hartville, Ohio**

Hartville is a village in Stark County, Ohio with a population of roughly 3,000 people. Hartville lies halfway between Akron and Canton, at the intersection of two main roads, State Routes 43 and 619. Hartville is a thriving small community, with outstanding schools, excellent safety forces and a variety of recreational opportunities. The greater Hartville community boasts several parks, restaurants and shops.



[www.hartvilleoh.com](http://www.hartvilleoh.com)

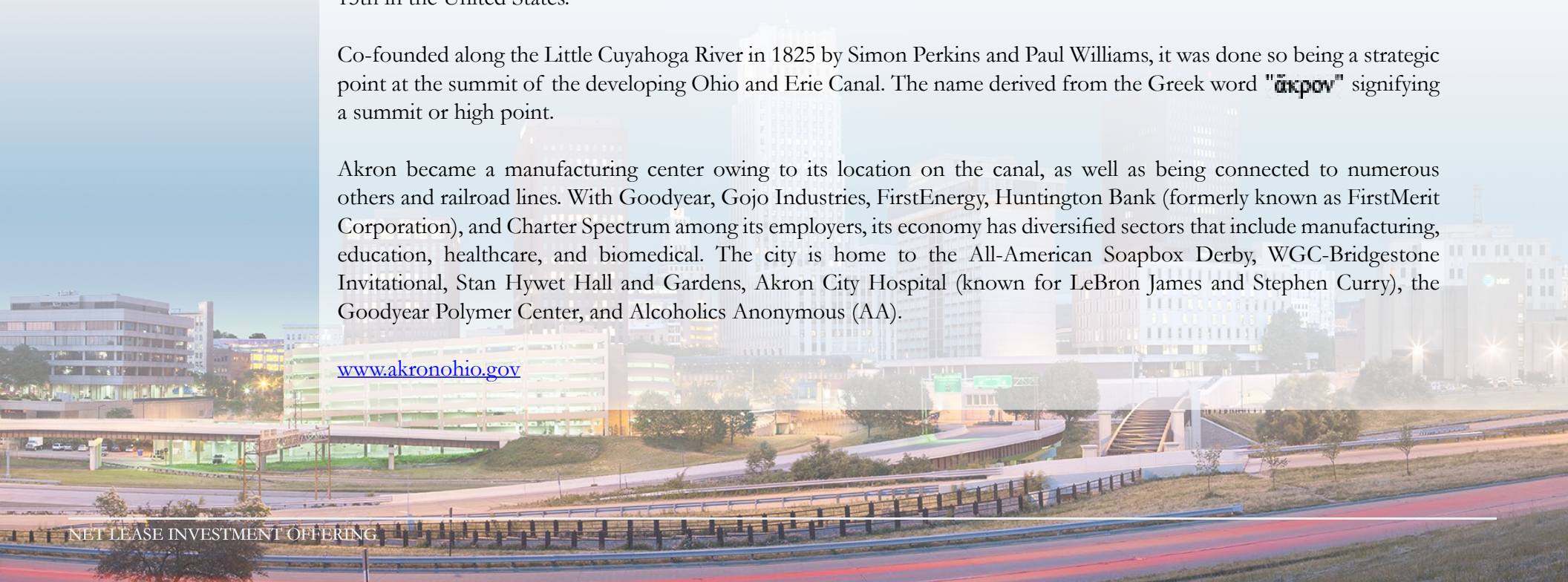
**Akron, Ohio**

Akron is the fifth-largest city in Ohio and is the county seat of Summit County. It is located on the western edge of the Glaciated Allegheny Plateau, approximately 39 miles south of Lake Erie. The city proper had a total population of more than 197,500 people, making it the 119th largest city in the United States. The Akron, OH Metropolitan Statistical Area (MSA) covers Summit and Portage counties, has a population of more than 703,00 people. It is also part of the larger Cleveland-Akron-Canton Combined Statistical Area, which has a population of more than 3,500,000 people, ranking 15th in the United States.

Co-founded along the Little Cuyahoga River in 1825 by Simon Perkins and Paul Williams, it was done so being a strategic point at the summit of the developing Ohio and Erie Canal. The name derived from the Greek word "ἄκρον" signifying a summit or high point.

Akron became a manufacturing center owing to its location on the canal, as well as being connected to numerous others and railroad lines. With Goodyear, Gojo Industries, FirstEnergy, Huntington Bank (formerly known as FirstMerit Corporation), and Charter Spectrum among its employers, its economy has diversified sectors that include manufacturing, education, healthcare, and biomedical. The city is home to the All-American Soapbox Derby, WGC-Bridgestone Invitational, Stan Hywet Hall and Gardens, Akron City Hospital (known for LeBron James and Stephen Curry), the Goodyear Polymer Center, and Alcoholics Anonymous (AA).

[www.akronohio.gov](http://www.akronohio.gov)





**TENANT  
OVERVIEW:**

**CVS Pharmacy**

CVS Pharmacy is engaged in the retail drugstore business. The Company operates 9,700 locations in 49 states, the District of Columbia, Puerto Rico and Brazil. CVS Pharmacy is the nation's second-largest drugstore chain and the third-largest pharmacy benefits manager. As a retail division of CVS Caremark, CVS Pharmacy retail locations sell prescription drugs and a wide variety of general merchandise including over-the-counter medication, beauty products and cosmetics, film and photo finishing services, seasonal merchandise and convenience foods. CVS Pharmacy also offers healthcare services through their MinuteClinic locations, most of which are located within their stores. CVS is headquartered in Woonsocket, Rhode Island and was founded in 1963.

CVS Pharmacy is a publicly traded company on the New York Stock Exchange (Symbol: CVS) with a market capitalization in excess of \$86.5 billion. CVS is an investment grade rated tenant with a Standard & Poor's rating of BBB+.

Website:	<a href="http://www.cvs.com">www.cvs.com</a>
Number of Locations:	9,700
Stock Symbol:	CVS (New York Stock Exchange)
Standard & Poor's Rating:	Investment Grade -- BBB+
Market Capitalization:	\$86.5 billion
Employees:	130,000

**CVS/pharmacy®**







**Randy Blankstein**  
President  
847.562.0003  
[randy@bouldergroup.com](mailto:randy@bouldergroup.com)

**Jimmy Goodman**  
Partner  
847.562.8500  
[jimmy@bouldergroup.com](mailto:jimmy@bouldergroup.com)

666 Dundee Road, Suite 1801  
Northbrook, IL 60062

[www.bouldergroup.com](http://www.bouldergroup.com)

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**GROUP**