



CVS

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This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of Tri-Oak Consulting Group ("the Owner") or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Tri-Oak Consulting Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Tri-Oak Consulting Group, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived. By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Tri-Oak Consulting Group. Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Tri-Oak Consulting Group. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



4 | INVESTMENT HIGHLIGHTS



- **High-Traffic Location** - High sales and foot traffic data at this location
- **Strategically Positioned** - Medical tenants surrounding this site providing synergy within the immediate corridor
- **Columbus, OH MSA** - 204,630 Residents with an AVG HHI of \$122,793 within a 5-mile radius
- **Ground Lease** - Offers passive income with zero Landlord responsibilities
- **Below Replacement Cost** - Could not buy the land and build the building for cheaper than the list price
- **Strong Traffic Counts** - Combined 29,000+ VPD passing the property
- **Large Acreage** - Allows the site to be repositioned easily if CVS ever leaves
- **No Rent Holiday** - Most CVS properties on the market have rent holiday's
- **Investment Grade Tenant** - Corporately Guaranteed Lease (S&P Rating: BBB)

5 | OFFERING SUMMARY

LIST PRICE:	\$3,695,000
CAP RATE:	6.77%

NOI:	\$250,000
LEASE START:	01/01/2005
LEASE END:	12/31/2029
TERM REMAINING:	4 Years
LEASE TYPE:	Ground Lease
RENTAL INCREASES:	5% in Each Option
OPTIONS:	Eight, 5-Year Options
BUILDING SIZE:	10,443 Square Feet
LOT SIZE:	1.34 Acres
YEAR BUILT:	2005
GUARANTOR:	Corporate
TENANCY:	Single-Tenant







Company:	CVS Health Corporation
Year Founded:	1963
Locations:	9,000+
Annual Sales (2023):	\$\$357.8 Billion
Website:	www.cvshealth.com
Headquarters:	Woonsocket, Rhode Island
Guarantor:	Corporate

CVS Health is a leading health solutions company and operator of one of the largest pharmacy chains in the United States. Founded in 1963, CVS has evolved beyond retail to become a fully integrated healthcare provider, offering prescription services, walk-in clinics, health insurance (via Aetna), and pharmacy benefit management. Its retail locations provide everyday consumer health and wellness products along with in-store MinuteClinic® services, further strengthening its role in community-based care.

With over 9,000 retail pharmacy locations across 50 states, CVS plays a critical role in delivering accessible and affordable healthcare to millions of Americans. The company’s ongoing investments in innovation and technology position it at the forefront of retail healthcare delivery.

Learn more about CVS at <https://www.cvshealth.com/>.

LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	8,783	74,459	204,630
2030 Projection	8,619	75,374	209,031
Annual Growth 2020-2025	-0.24%	0.94%	0.97%
Annual Growth 2025-2030	-0.38%	0.24%	0.43%
HOUSEHOLDS			
2025 Households	3,595	30,692	83,753
2030 Projection	3,539	31,129	86,083
INCOME			
AVG. Household Income	\$191,770	\$141,166	\$122,793



19,000+ VPD
along N Hamilton Rd

 **FRESENIUS
MEDICAL CARE**

Darimar Martial Arts

Berkowitz Orthodontics

Northeast Dermatology

**Ohio State Out Patient
Care Gahanna**





 **N Hamilton Rd - 19,000+ VPD**

**SUBJECT
PROPERTY**

 **E Johnstown Rd - 10,000+ VPD**

10 | LOCATION OVERVIEW - Gahanna, OH



Gahanna is a thriving suburban city with a population of approximately 35,700 residents. It has developed a robust local economy underpinned by several key sectors. Health care and social assistance employ the most people (around 2,589), followed by educational services (about 2,193), and finance & insurance (roughly 2,172). The city’s median household income is solid, measured at \$106,004 in 2023—well above the national median—placing Gahanna among the top-earning mid-sized cities in Ohio. Low unemployment—just 1.5% in 2022—underscores the strong economic stability of the area. Additionally, strategic economic development efforts—including downtown redevelopment, small business promotion, and industry partnerships—have further invigorated Gahanna’s growth.

A prominent contributor to the city’s vitality is the mixed-use Creekside Gahanna development in Olde Gahanna, blending residential units, commercial spaces, and public amenities along Big Walnut Creek, and fostering both economic activity and tourism. Major employers in the region span diverse sectors, from Fortune-size names like Nationwide, Big Lots, L Brands, DSW, and Abercrombie & Fitch, to education institutions such as Ohio State University–Newark and Ohio State University–Lancaster. Further fueling economic momentum are the city’s redevelopment projects, including a recent mixed-use initiative along Tech Center Drive aimed at realizing a live-work-play environment and spurring job creation. In 2024 alone, over \$100 million was invested into local businesses, resulting in more than 500 new jobs—a clear signal of the city's business-friendly, forward-looking economic landscape.



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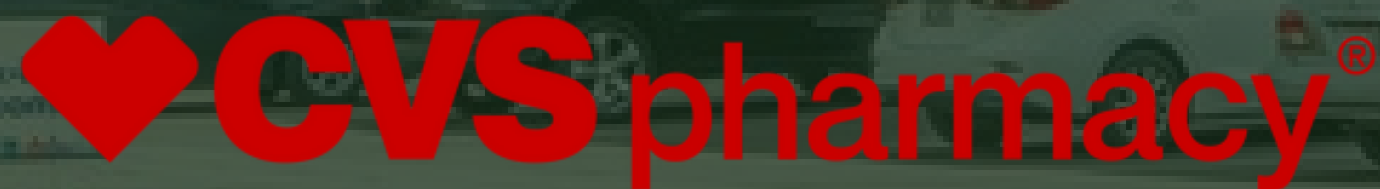
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