



CVS Pharmacy

\$1,571,429 | 7.00% CAP

600 Court St, Fulton, MO 65251

- ✓ **6 Years Left on NN+ Lease** with 5% Rent Increase Set to Hit January 2026
- ✓ **Strong Corporate Guarantee From CVS**
- ✓ **Located Off the Intersection of Market St and E 6th St** (10,536 VPD)
- ✓ **Located Within Minutes of the Westminster College** (840 Students and Staff)
- ✓ **Nearby Tenants Include:** Dollar General, Mattress Store, Family Dollar, O'Reilly Auto Parts, & Many More.

CVS Pharmacy, a subsidiary of CVS Health Corporation, is one of the **largest retail pharmacy** chains in the U.S., with **over 9,900 locations**, including those in Target and Schnucks stores. Founded in **1963** and headquartered in Woonsocket, Rhode Island, it generated \$357.8B in **revenue in 2023** and serves **over 5 million customers daily**.



INVESTMENT OVERVIEW

CVS PHARMACY FULTON, MO



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Bob Moorhead

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MO Broker of Record: Michael Swearngin

License #: 1999072529

\$1,571,429

7.00% CAP

NOI

\$110,000

Building Area

±5,079 SF

Land Area

±0.20 AC

Year Built

1957

Lease Type

NN+*

Occupancy

100%

- ✓ **6 Years Left on NN+ Lease** with 5% Rent Increase Set to Hit January 2026
- ✓ **Strong Corporate Guarantee from CVS**
- ✓ **Located Off the Intersection of Market St and E 6th St,** which sees a traffic count of over 10,536 VPD.
- ✓ **Located Within Minutes of the Westminster College (840 Students and Staff),** which is internationally recognized for being the site of Winston Churchill's historic "Iron Curtain" speech in 1946. The site is also minutes from William Woods University (1,761 students and staff).
- ✓ **Nearby Tenants Include:** Dollar General, Mattress Store, Family Dollar, O'Reilly Auto Parts, AutoZone, Little Caesars, Domino's Pizza, Subway and Ace Hardware
- ✓ **Fulton is Home to the Dollar General Distribution Center,** Which Employs Over 750 People and is Less Than 10 Minutes From This Location
- ✓ **Centralized Location** - Fulton is 30-Miles East of Columbia, 25-Miles North of Jefferson City and Less Than 2 Hours West of St. Louis. It is also almost halfway between Kansas City and St. Louis.
- ✓ **Investment Grade Credit Tenant (S&P: BBB)** - CVS is one of the three largest drugstore chains in the U.S.; The tenant has over 9,900 locations across 49 states and Washington D.C., Puerto Rico, and Brazil with revenues of \$357.8 billion.

*LL Responsible For Roof & Structure

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

CVS PHARMACY FULTON, MO

CVS Pharmacy

CVS Pharmacy, a subsidiary of CVS Health Corporation (NYSE: CVS), is the largest retail pharmacy chain in the United States, with over 9,900 locations nationwide, including pharmacies in Target and Schnucks stores.

REVENUE
\$357.8 B

STOCK TICKER
CVS

CREDIT RATING
**S&P: BBB,
Moody's: Baa2**

LOCATIONS
9,900+

♥ **CVS** pharmacy®

[cvs.com](https://www.cvs.com)

Founded in **1963** and headquartered in **Woonsocket**, Rhode Island, CVS is a leader in **healthcare** and **retail**, generating **\$357.8 billion** in revenue in **2023** and **\$91.2 billion** in **Q2 2024**. It serves over **5 million customers daily**, offering prescription medications, over-the-counter products, and a wide range of health and wellness services. CVS also operates more than **1,100 MinuteClinics** and Diabetes Care Centers, further expanding healthcare accessibility.

CVS has a **strong market position**, consistently outperforming competitors like Walgreens. Its credit rating of **BBB (S&P)** and **Baa2 (Moody's)** reflects its **financial strength** and reliability. The company has continually adapted to market trends, integrating healthcare services into its operations and innovating with new offerings. CVS's properties are often located in **high-traffic**, strategic locations with excellent visibility, making them essential retail destinations. As a pioneer in healthcare, CVS has eliminated tobacco sales and introduced community-focused initiatives. Its diverse operations, including **CVS Caremark** and **CVS Specialty**, extend its impact beyond retail, serving more than **90 million** pharmacy benefit plan members and **one million specialty** pharmacy patients annually. CVS remains a cornerstone of accessible healthcare and a **trusted** community resource.



SUBJECT PROPERTY

IN THE NEWS

CVS PHARMACY FULTON, MO

CVS: Growing Digital Reach
Contributes to Revenue Growth

AUGUST 7, 2024 (PYMNTS)

CVS Health grew its revenues by 2.6% in the second quarter, crediting this year-over-year improvement in part to its growing number of digital customers, its offering of biosimilar prescriptions and its closure of underperforming stores.

Another business **highlight for the quarter** is that the company has processed about **100,000 Cordavis biosimilar prescriptions** since April 1, saving its clients and their members nearly **\$400 million**, CVS Health said in an earnings presentation released Wednesday in conjunction with the call.

“We extended our digital reach with nearly 60 million unique digital customers utilizing our platform to schedule health services appointments, fill prescriptions and purchase wellness products — all contributing to the growth in our business,” CVS Health President and CEO Karen S. Lynch said Wednesday (Aug. 7) during the company’s quarterly earnings call.

“**Biosimilars** create a meaningful opportunity to deliver additional pharmacy **savings to our clients**,” Lynch said during the call. “Through Cordavis, we introduced our biosimilar products at a price more than **80% lower than a reference brand**, and we are the only company to move biosimilar share.” In addition, CVS Health is on track to meet its **three-year goal** of closing 900 stores by the end of this year, and substantially all of its remaining **standalone stores** are profitable, according to the presentation. Lynch said during the call that 851 stores have been closed. While CVS Health’s **second-quarter revenues** were up **2.6%** compared to the previous year, the company reported mixed results among its **three business segments**.

EXPLORE ARTICLE

CVS Health Stock Rises After
Company Beats Estimates

BILL MCCOLL, NOVEMBER 06, 2024 (INVESTOPEDIA)

CVS Health (CVS) shares surged after the pharmacy chain and healthcare company posted better-than-expected results and new CEO David Joyner made leadership changes as he moves to shake up the struggling firm.

Despite today’s gains of about **10%**, **shares of CVS Health** have lost about a fifth of their value this year. Revenue was boosted by the Pharmacy & Wellness division, which saw sales up **12% to \$32.4 billion**, aided by **higher prescription volume**, Sales at the Health Care Benefits segment advanced some **25%** to **\$33 billion** on **growth** in Medicare and **commercial product lines**.

On Wednesday, CVS reported third quarter earnings per share (EPS) of \$1.09, with revenue rising 6.3% to \$95.4 billion. Both revenue and EPS exceeded estimates.

CVS Health reported better-than-expected quarterly results, and the new CEO made executive changes. The news lifted the stock Wednesday.

Revenue was lifted by jumps in sales at the firm's Pharmacy & Wellness and **Health Care Benefits segments**.

CVS also shook up its executive lineup, adding former **UnitedHealth Group** executive Steve Nelson to run the Aetna insurance division.

The company said Health Services unit revenue dropped 5.9%, chiefly because of the loss of a large client and continued pharmacy client price improvements. Reuters in January reported that Tyson Foods (TSN) replaced **CVS Health with Rightway to manage** employee drug benefits.

EXPLORE ARTICLE

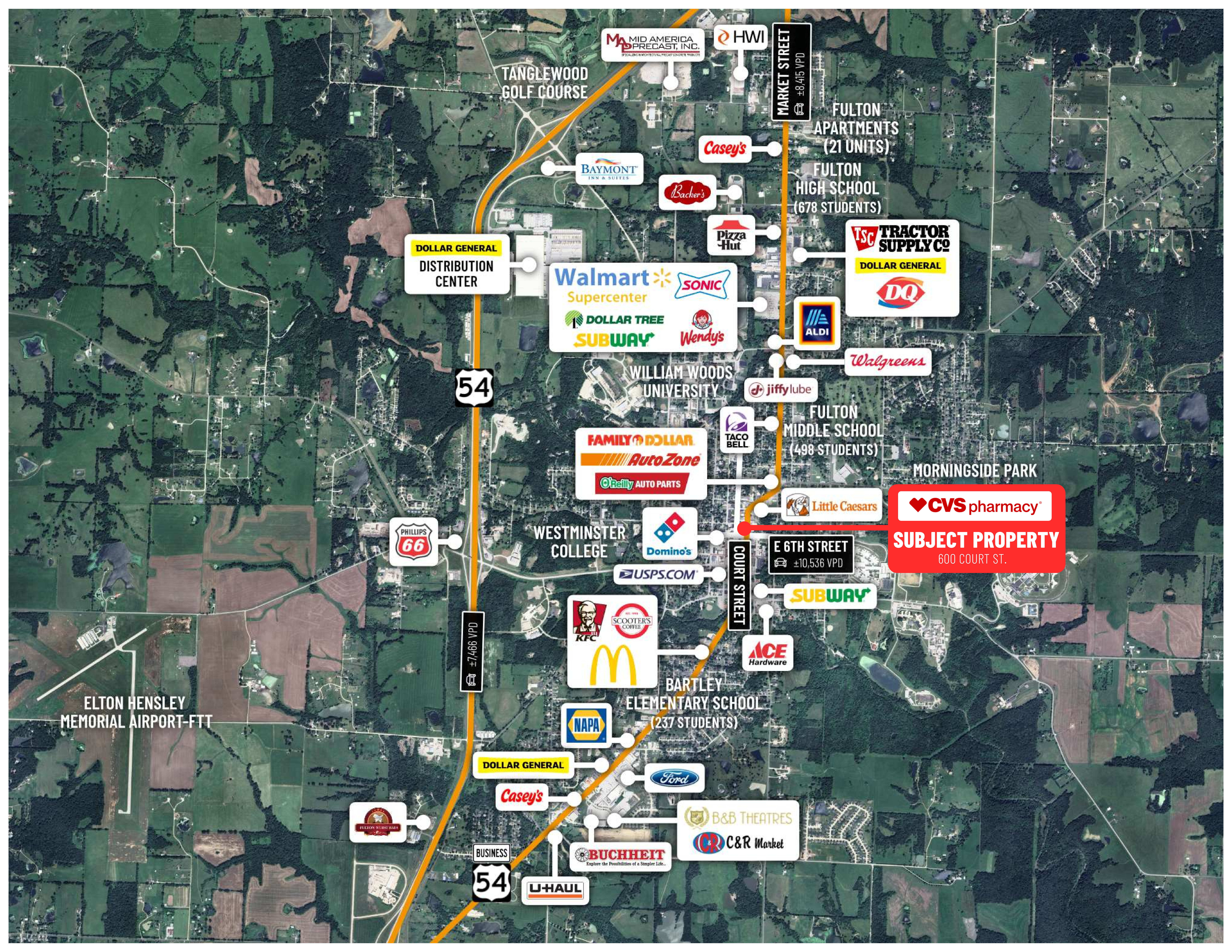
LEASE OVERVIEW

CVS PHARMACY FULTON, MO

Initial Lease Term	6 Years Remaining
Rent Commencement	February 1, 2022
Lease Expiration	January 31, 2031
Lease Type	NN+
Rent Increases	5% Rent Increase Set to Hit January 2026
Yearly Rent	\$110,000
Rent Increase 2026	\$115,000

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





MID AMERICA
PRECAST, INC.

HWI

MARKET STREET
±8,415 VPD

TANGLEWOOD
GOLF COURSE

FULTON
APARTMENTS
(21 UNITS)

FULTON
HIGH SCHOOL
(678 STUDENTS)

BAYMONT
INN & SUITES

Casey's

Baker's

Pizza
Hut

TRACTOR
SUPPLY CO.

DOLLAR GENERAL
DISTRIBUTION
CENTER

Walmart
Supercenter
DOLLAR TREE
SUBWAY

SONIC

Wendy's

DQ

ALDI

Walgreens

54

WILLIAM WOODS
UNIVERSITY

jiffylube

FULTON
MIDDLE SCHOOL
(498 STUDENTS)

FAMILY DOLLAR
AutoZone
O'Reilly AUTO PARTS

TACO
BELL

MORNINGSIDE PARK

PHILLIPS
66

WESTMINSTER
COLLEGE

Domino's

Little Caesars

CVS pharmacy
SUBJECT PROPERTY
600 COURT ST.

E 6TH STREET
±10,536 VPD

USPS.COM

COURT STREET

SUBWAY

KFC
SCOOTER'S COFFEE
McDonald's

ACE
Hardware

BARTLEY
ELEMENTARY SCHOOL
(237 STUDENTS)

NAPA

DOLLAR GENERAL

Ford

Casey's

B&B THEATRES

C&R Market

BUCHHEIT

U-HAUL

BUSINESS
54

ELTON HENSLEY
MEMORIAL AIRPORT-FTT

SITE OVERVIEW

CVS PHARMACY FULTON, MO

 Year Built | 1957

 Building Area | ±5,079 SF

 Land Area | ±0.20 AC

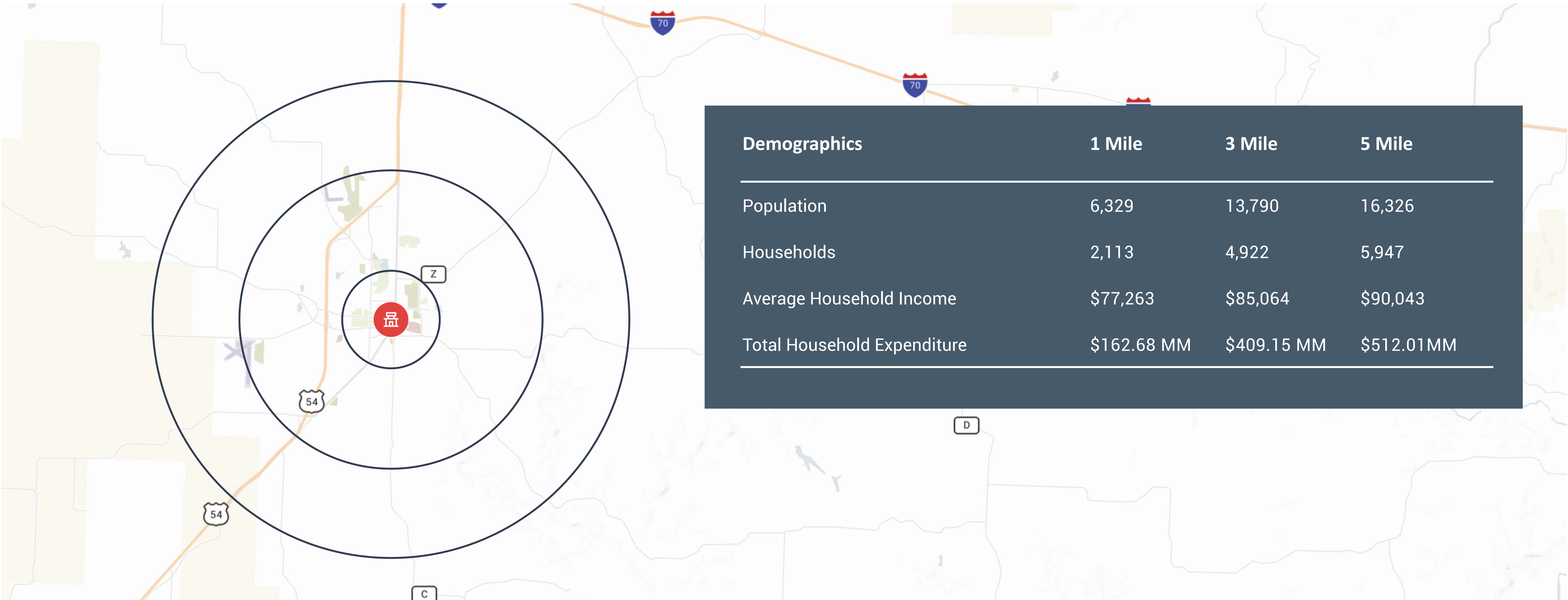
NEIGHBORING RETAILERS

- Walmart Supercenter
- Tractor Supply & Co
- Dollar General
- Family Dollar
- Dollar Tree
- Auto Zone Auto Parts
- O'Reilly Auto Parts
- U-Haul
- Wendy
- KFC



LOCATION OVERVIEW

CVS PHARMACY FULTON, MO



MISSOURI ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

State of Missouri (51,000+)
2.

Wal-Mart Associates, Inc. (40,000+)
3.

Mercy Health Systems (25,000 – 30,000)
4.

University of Missouri (20,000 – 25,000)
5.

Washington University (20,000 – 25,000)
6.

U.S. Post Office (15,000 – 20,000)
7.

Boeing Corporation (10,000 – 15,000)
8.

Cerner Corporation (10,000 – 15,000)
9.

Barnes-Jewish Hospitals (7,500 – 10,000)
10.

Amazon (7,500 – 10,000)
11.

Lester E. Cox Medical Center (7,500 – 10,000)

LOCATION OVERVIEW

CVS PHARMACY FULTON, MO



Fulton
Missouri



12,473

Population



\$59,544

Median Household Income

Fulton is Located Almost
Halfway Between Kansas City &
St. Louis

HALFWAY

Fulton is the County Seat of
Callaway County and Plays a
Central Role in its
Administration and Culture

COUNTY SEAT

Fulton is the largest city in and the county seat of Callaway County, Missouri.

Located about 22 miles northeast of Jefferson City and the Missouri River and 20 miles east of Columbia, the city is part of the Jefferson City, Missouri, Metropolitan Statistical Area.

Fulton is located about 22 miles northeast of Jefferson City and the Missouri River and 20 miles east of Columbia.

The population was 12,473 in the 2023 estimate census. The city is home to two universities, Westminster College and William Woods University; the Missouri School for the Deaf; the Fulton State Hospital; and the Fulton Reception and Diagnostic Center state prison.

Due to the city's close proximity, Jefferson City's economy affects Fulton's. Jefferson City's economy is driven by its residents, citizens of surrounding communities, and tourists. Jefferson City's economy is based on the government, health care, manufacturing, retail, education, and tourism industries. In 2019, Jefferson City's gross metropolitan product was \$7. 366 billion and Missouri's real total gross domestic product was \$260. 309 billion, making Jefferson City's economy 2. 829% of the total gross state product of Missouri. Central Bancompany, Hawthorn Bancshares, Capital Region Medical Center, and Arris Pizza all have their headquarters in Jefferson City. Jefferson City is also known for Central Dairy, whose products are shipped statewide. Fulton is only a 25 minute drive to Jefferson City, making it the perfect city to visit for the day. The State Capitol is located in Jefferson City where people can visit. A striking complement to the Capitol Complex, the Carnahan Memorial Garden, located next to the Governor's Mansion, was constructed in the late 1930s. The site is filled with flowers, pools, and walkways. Within the walls of the Cole County Historical Museum, the romantic history of Missouri unfolds. The building is filled with treasures of historical significance dating from the era of the Louisiana Territory. Spacious rooms are filled with antique chandeliers, rosewood and mahogany chests and settees, French mirrors and fine paintings.

IN THE NEWS

CVS PHARMACY FULTON, MO

HWI plans \$13.9M expansion in Fulton with new jobs and technology

OCTOBER 31, 2024 (KTTN)

HarbisonWalker International (HWI), a leading supplier of refractory products and services in the United States and a member of the Calderys Group, has announced plans for expansion in Fulton.

The **\$13.9 million** investment is expected to create **11 new jobs**, boosting local employment and contributing to the **area’s economic growth**. Governor Mike Parson expressed his support for the expansion, stating, “We’re excited to see an **innovative** and **world-class** company like **HWI continuing to invest in Fulton**.

This facility will enhance production capacity by approximately 60 percent and improve product availability.

From day one, our administration remained committed to **improving infrastructure** and **strengthening** our workforce to ensure a **thriving economy**. As a result, more and more **quality employers** like **HWI** are growing and improving the lives of **Missourians** and their **families**.”

The expansion will involve the construction of a **state-of-the-art**, lightweight monolithic refractories manufacturing facility. This facility will enhance production capacity by approximately **60 percent** and **improve product availability**.

It will incorporate cutting-edge technology and process automation advancements, including a new furnace and robotic systems for packaging and material handling. HWI currently employs over **70 individuals** at its existing location in Fulton.

Ross Wilkin, Senior Vice President of Americas for Calderys Group, expressed the company’s enthusiasm for the expansion, saying, “We’re proud of our company’s more than **100-year legacy** in the Callaway County community, and we are thrilled to further **expand operations here**.

EXPLORE ARTICLE

Missouri is outpacing its neighbors in tech job growth, report finds

BRIAN MOLINE, JANUARY 09, 2024 (STLPR)

A new report released by the Missouri Chamber of Commerce and Industry on Monday finds the state’s technology jobs are increasing at a faster pace than all of its neighboring states.

The Technology**2030** report was compiled by **North Carolina-based Economic Leadership** for the chamber and shows the state’s tech job force **grew by 10.5%** between **2017 and 2022**.That ranks just **30th in the nation** but is **higher than all neighboring states** including Illinois, which ranks **37th**.

Population growth is a big reason for Missouri’s comparatively high ranking, said report co-author Ted Abernathy during a video call Monday.

“For the first time in a while, the last **two years** has been a time where in-migration, people moving from other states, is more than people **moving out of Missouri**,” Abernathy said.The report says Missouri had negative net migration between **2012 and 2019**, but that abruptly changed to a **net positive in 2020 and 2021**.The St. Louis region is also faring well in technology jobs, according to the report.St. Louis, St. Louis County and St. Charles County all have more than **5%** of their jobs in the technology sector. Only **eight other counties** in Missouri can make that claim. “In places like St. Louis you have the depth that your **higher education** can provide you in research. You have more venture capital. You have more **concentration of young people**,” said Abernathy. “Those are going to be areas where you have **real opportunity**.”

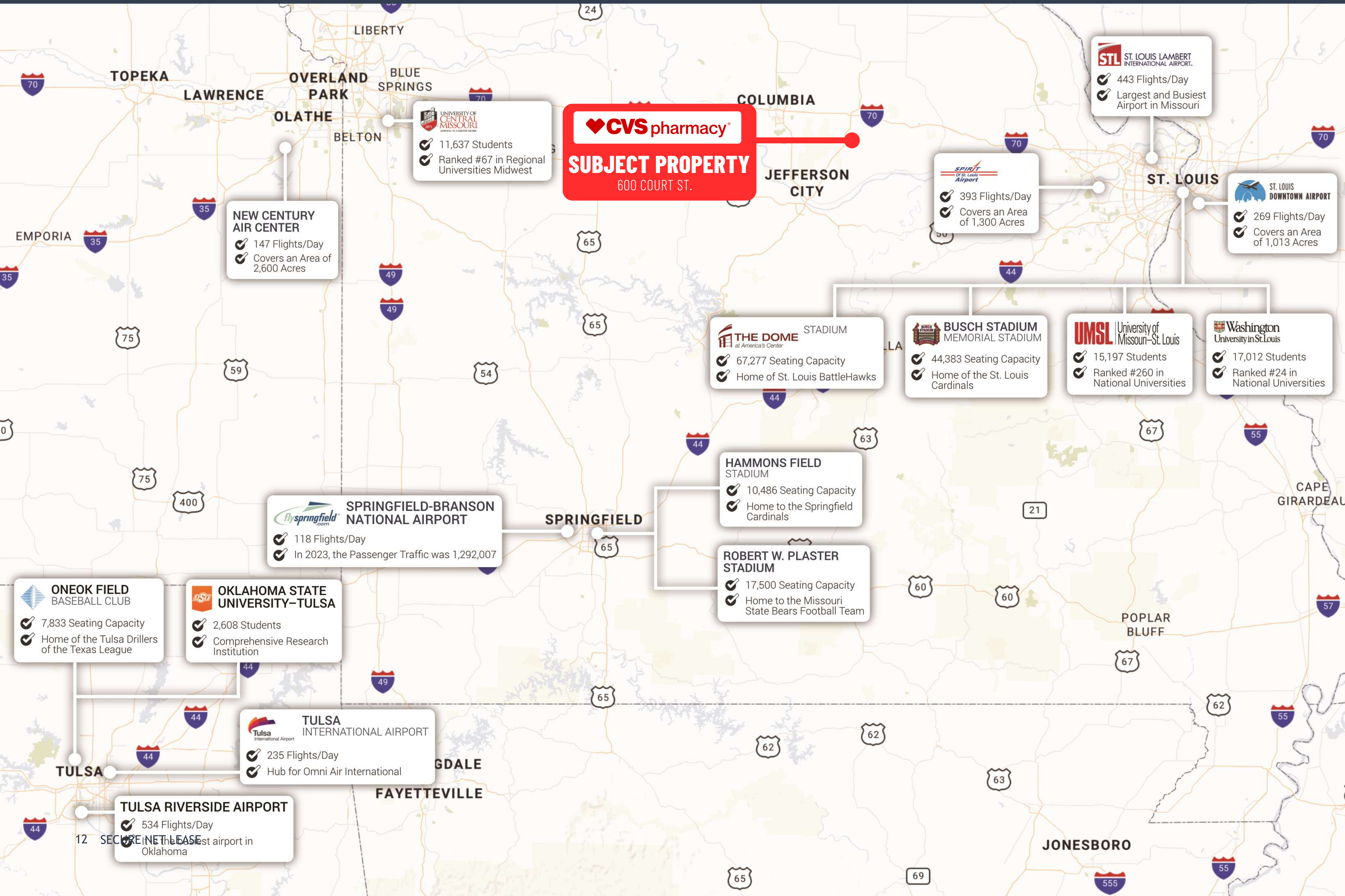
The St. Louis region has invested in technology sectors like geospatial, agtech and advanced manufacturing over the past several years.

Abernathy said more rural parts of the state have **opportunities** to grow in areas like tech manufacturing, as long as they’re close enough to airports or major highways.

EXPLORE ARTICLE

METRO AREA

CVS PHARMACY FULTON, MO



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Bob Moorhead

Managing Partner
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