

SECURE

NET LEASE

Subject Property



CVS Pharmacy

\$2,859,000 | 6.30% CAP

11022 Highway 49, Gulfport, MS 39503

- ✓ 7 Years Remaining On Absolute NNN Lease With Well-Below Market Rent For CVS
- ✓ Prime Location on Highway 49 (45,809+ VPD) | One of Gulfport's Primary Commercial Corridors Connecting to Interstate 10 (73,306+ VPD)
- ✓ Located in Dense Retail & Healthcare Trade Area | Near Many National Retailers, Singing River Gulfport Hospital (130 Beds & 1,000+ Staff), & More
- ✓ 2 Miles from Gulfport-Biloxi International Airport | 700k+ Travelers Per Year, Supporting Significant Regional Economic Impact
- ✓ Gulfport is a Major Mississippi Gulf Coast Hub | 2nd Largest City in MS | The State Port of Gulfport (5 Miles Away) Provides \$3.8B in Economic Impact

CVS Pharmacy is a **leading pharmacy and retail company** in the United States, dedicated to improving health outcomes through its comprehensive range of services. With over **9,028 locations nationwide**, CVS Pharmacy is at the forefront of the retail pharmacy sector, with a commitment to innovation and community health, serving **5 million customers daily** and ensuring convenience and quality care.



INVESTMENT OVERVIEW

CVS PHARMACY GULFPORT, MS



CONTACT FOR DETAILS

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Kyle Varni

Executive Vice President
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kvarni@securenetlease.com

MS BOR:

Stephen Noyola
License #: B-24229

\$2,849,000

6.30% CAP

NOI

\$179,520

Building Area

±10,908 SF

Land Area

±1.74 AC

Year Built

1999

Lease Type

Absolute NNN Lease

Occupancy

100%

✓ **7 Years Remaining On Absolute NNN Lease** with 5% Rental Increases Every 5 Years in Primary Term & Option Periods, Plus (4), 5-Year Options To Renew

✓ **Prime Location with Exceptional Visibility & Access** - Strategically located along Highway 49 (45,809+ VPD), one of Gulfport's primary commercial corridors, providing excellent frontage, visibility, and daily exposure. Highway 49 serves as a critical connector between Interstate 10 (73,306+ VPD), residential neighborhoods, and regional retail nodes, supporting strong, consistent traffic patterns.

✓ **Located in Dense Retail & Healthcare Trade Area** - Positioned in a high-traffic corridor anchored by national retailers including Walmart, Lowe's, McDonald's, Chick-fil-A, and much more, reinforcing Highway 49 as a dominant retail destination. Directly adjacent to Singing River Gulfport Hospital (130 beds & 1,000+ staff), driving consistent daily traffic from hospital staff, patients, and visitors.

✓ **Proximity to Gulfport-Biloxi International Airport** - Located ~2 miles from the airport, which serves 700,000+ passengers annually and supports a significant regional economic impact through commercial air service, military operations, and related logistics, driving steady traffic from travelers, airport employees, and hospitality demand.

✓ **Essential Retail Use with Recession-Resistant Demand** - Pharmacies serve as daily-needs retail, performing strongly across market cycles due to recurring consumer demand for prescriptions, healthcare, and convenience items. The site's location supports long-term viability for essential retail tenants in a high-traffic corridor.

✓ **Major Mississippi Gulf Coast Hub** - Gulfport is the 2nd largest city in Mississippi and a key economic engine for the Mississippi Gulf Coast, benefiting from port activity, military presence, and regional tourism. The State Port of Gulfport (5 miles from away) is the largest economic driver in the area with \$3.8B+ in economic impact.

✓ **CVS Pharmacy is One of the Largest Retail Pharmacy Chains in the U.S** with over 9,028 locations. Founded in 1963 and headquartered in Woonsocket, Rhode Island, CVS generated \$400B in revenue in 2025 and serves over 5 million customers daily.

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 GULFPORT, MS

CVS Pharmacy

Lessee: MISSISSIPPI CVS PHARMACY, L.L.C

Guarantor: CVS HEALTH CORPORATION

LOCATIONS

9,028+

REVENUE

\$400B

CREDIT RATING

**S&P: BBB,
Moody's: Baa3**

EMPLOYEES

300,000+

CVS  **pharmacy**

cvs.com

CVS Pharmacy, a subsidiary of CVS Health Corporation (NYSE: CVS), is the largest retail pharmacy chain in the United States, with over 9,028 locations nationwide, including pharmacies in Target and Schnucks stores.

Founded in 1963 and headquartered in Woonsocket, Rhode Island, CVS is a leader in healthcare and retail, generating **\$400 billion** in revenue in 2025. 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 **820 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.



IN THE NEWS

CVS PHARMACY GULFPORT, MS

CVS's stock rallies as health giant signals stronger-than-expected results in 2025

DOW JONES, DECEMBER 10, 2025 (MORNINGSTAR)

The health-insurance and retail giant now expects \$400 billion in revenue this year. CVS Health has put out new guidance for 2025, saying it now expects higher revenue than previously outlined.

The healthcare giant, which operates a network of retail pharmacies as well as primary-care groups like **Oak Street Health** and the health insurer **Aetna**, issued the update ahead of its annual investor day.

CVS Health's stock rose more than 2% on Tuesday after the company boosted its revenue and profit guidance for the year and detailed its full-year expectations for 2026.

CVS (CVS) now expects **\$400 billion** in revenue in 2025, up from previous guidance of \$397.3 billion that it outlined in October and higher than the FactSet estimate of **\$398.5 billion**. It also raised its guidance for adjusted earnings per share to a range of **\$6.60 to \$6.70**, up from a range of \$6.55 to \$6.65. That's against a FactSet consensus of **\$6.63**.

The company attributed the year's performance to Aetna returning **to "target margins," to "winning and retaining"** new business in its pharmacy-benefit business, and to "sustained" earnings for its pharmacies. The company also detailed its guidance for 2026, saying it expects to have revenue of **\$400 billion** and adjusted EPS between \$7 and **\$7.20**. The FactSet consensus is for revenue of **\$420.4 billion** and adjusted EPS of **\$7.17**.

CVS has had a strong year, with its stock gaining about **78%** since Jan. 1. In October, when the company reported its **third-quarter results**, Mizuho Securities analyst Ann Hynes described the "solid performance" in both its benefits and retail businesses. CVS updated its **2025** guidance at that time, as well.

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CVS Health forecasts double-digit earnings growth for 2026

AMINA NIASSE AND MARIAM E SUNNY, OCTOBER 29, 2025 (REUTERS)

CVS Health projected double-digit earnings growth for 2026 on Wednesday after raising its 2025 profit forecast for the third time, showing steady progress in its turnaround efforts.

CVS said it foresees mid-teens percentage profit growth versus **2025**. It said it will announce a more detailed outlook in December.

CVS also recorded a **\$5.73 billion** writedown tied to its healthcare delivery businesses, including in-pharmacy **MinuteClinics**, Oak Street Health, and Signify Health.

While we are encouraged by our progress, we maintain a disciplined and cautious outlook as we position our business for another year of strong performance in 2026," Joyner said during a conference call to discuss results.

The charge reflects both a restructuring of Oak Street, which provides primary care, and diminished value of Signify Health, which **offers home-based services**. Both focus on **government-backed** Medicare programs for older adults and people with disabilities.

In his first year as CEO, David Joyner has spearheaded a much-needed turnaround for CVS, laying out **elaborate cost-cut plans**, exiting underperforming markets and strengthening top management to revive **investor confidence**.

Shares of CVS, which operates one of the **largest U.S. pharmacy chains**, Aetna insurance and the CVS Caremark pharmacy benefit manager, rose as much as **3.6%** before paring the gains.

For full-year 2025, CVS now expects to record a profit of **\$6.55 to \$6.65 per share**, up from its prior view of \$6.30 to \$6.40 per share, and well ahead of Wall Street estimates of **\$6.38**, compiled by LSEG.

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LEASE OVERVIEW

CVS PHARMACY GULFPORT, MS

Initial Lease Term	10-Years, Plus (4), 5-Year Options To Renew
Rent Commencement	November 2022
Lease Expiration	November 2032
Lease Type	Absolute NNN Lease
Rent Increases	5% Every 5 Years, In the Options
Annual Rent YRS 1-10	\$179,520.00
Option 1	\$188,496.00
Option 2	\$197,920.80
Option 3	\$207,816.84
Option 4	\$218,207.64



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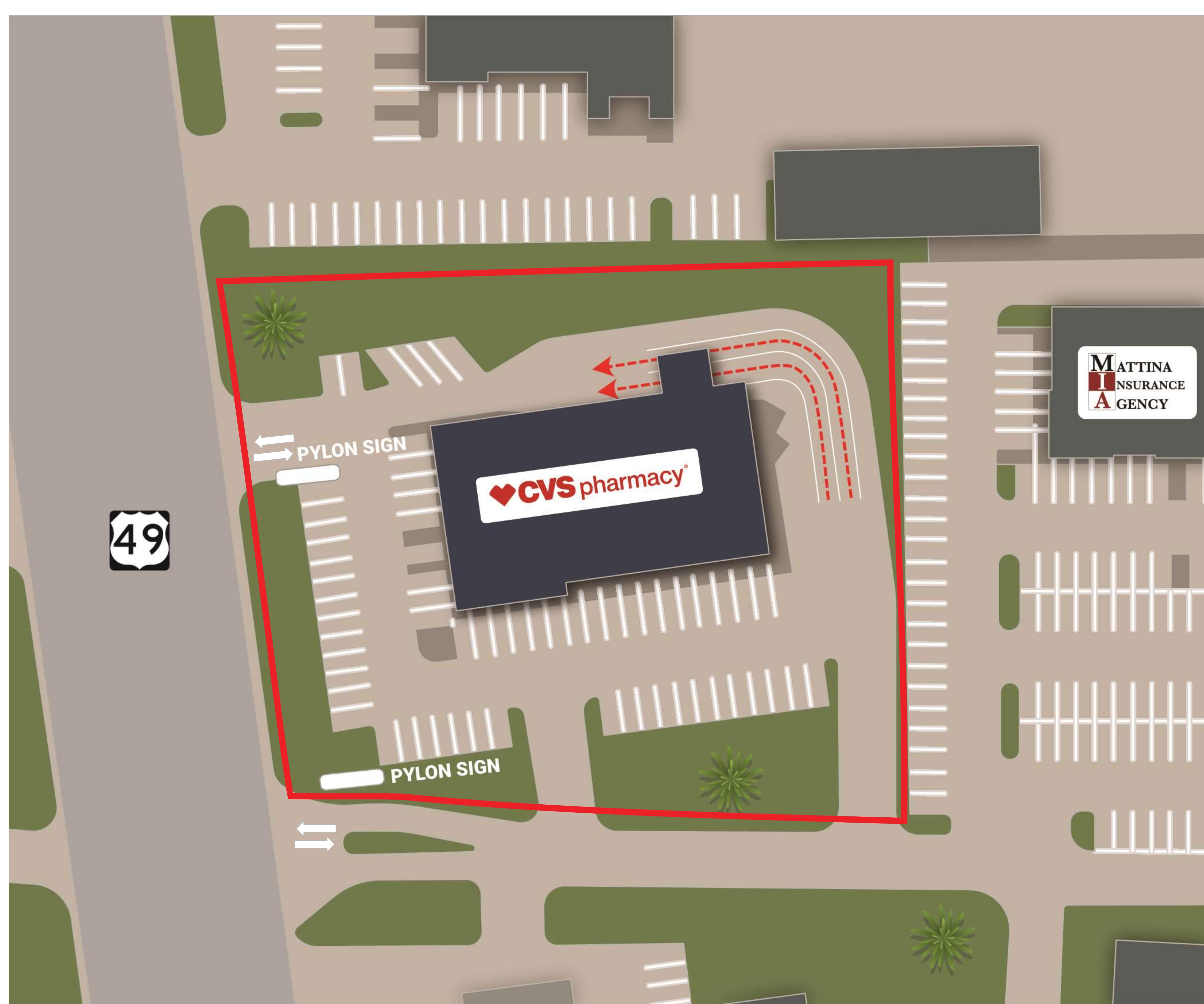
SITE OVERVIEW

CVS PHARMACY GULFPORT, MS

 Year Built	1999
 Building Area	±10,908 SF
 Land Area	±1.74 AC

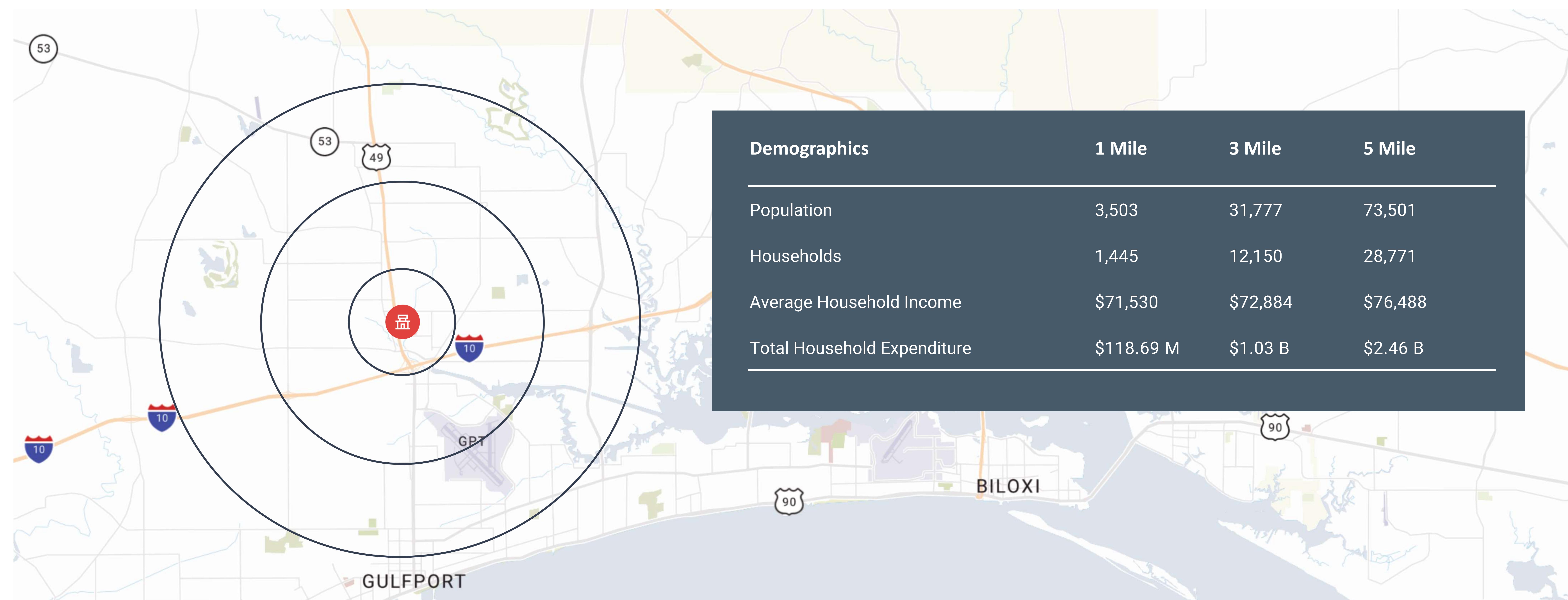
NEIGHBORING RETAILERS

- Circle K
- Hardee's
- Chick-fil-A
- NTB-National Tire & Battery
- Best Buy
- Sam's Club
- Academy Sports + Outdoors
- Belk
- Smoothie King
- Office Depot
- Ross Dress for Less



LOCATION OVERVIEW

CVS PHARMACY GULFPORT, MS



State of Mississippi Economic Drivers (Employees)

1. Government (232,800)
2. Manufacturing (147,900)
3. Retail Trade (138,900)
4. Health Care and Social Assistance (131,500)
5. Accommodation and Food Services (123,200)
6. Professional and Business Services (117,900)
7. Transportation and Warehousing (61,500)
8. Construction (46,200)
9. Other Services (39,300)
10. Wholesale Trade (35,200)

LOCATION OVERVIEW

CVS PHARMACY GULFPORT, MS



Gulfport-Biloxi MSA Mississippi

 **416,000+**
Population

 **\$60,114+**
Median Household Income

Gulfport is the 2nd Largest City in Mississippi

2ND

The State Port of Gulfport is the Largest Economic Driver in the Area

\$3.8B

Gulfport, Mississippi is a dynamic coastal city on the Gulf of Mexico, strategically positioned about 80 miles east of New Orleans, 150 miles south of Jackson, and roughly 60 miles west of Mobile, Alabama.

With an estimated population of approximately 74,600 residents, Gulfport is the second-largest city in Mississippi and serves as a key anchor for the fast-growing Gulf Coast region.

The State Port of Gulfport is a major economic engine and deep-water international gateway for cargo, logistics, manufacturing, and blue-economy activity. Its regional impact is estimated at about \$3.8 billion, supporting thousands of jobs and driving private investment along the Mississippi Gulf Coast.

The city combines year-round tourism, a strong maritime presence, and a resilient local workforce, creating an attractive environment for both residents and investors.

The State Port of Gulfport is one of the city's most powerful economic engines, functioning as a deep-water international gateway that supports cargo, logistics, manufacturing, and blue-economy innovation. A recent strategic study estimated the Port's regional economic impact at about \$3.8 billion, supporting thousands of direct and indirect jobs and helping drive continued private investment along the Mississippi Gulf Coast. Complementing the port are major sectors such as healthcare, education, retail, hospitality, and gaming, with Gulfport's beaches, casinos, and the Island View Casino Resort drawing visitors from across the Southeast.

Gulfport is known for its attractive waterfront lifestyle, modern infrastructure improvements, and growing reputation as a hub for "blue economy" industries that leverage the Gulf's maritime, research, and tourism assets. The city offers a mix of family-friendly attractions, including the Mississippi Aquarium and a revitalized downtown, which help sustain strong visitor traffic and support local businesses year-round. This combination of coastal amenities, regional connectivity, and diverse economic drivers positions Gulfport as a compelling location for commercial real estate investment.

IN THE NEWS

CVS PHARMACY GULFPORT, MS

Port of Gulfport Restoration - Massive rebuilding project has created a huge economic impact in the area

BECKY GILLETTE, DECEMBER 3, 2025 (MSBUSINESSJOURNAL)

The Mississippi State Port Authority at Gulfport has progressed from the devastation of Hurricane Katrina 20 years ago to turning the corner from a massive rebuilding made possible with nearly \$600 million in restoration funds from the federal government facilitated by then Gov. Haley Barbour.

“While we have been around more than 100 years, we are really a different port,” said **Jon Nass, CEO and Executive Director of the Port of Gulfport**. “We are going out and telling potential users that. You can’t just sit back and wait for business to come to you. More and more people are finding out about us, and see our potential.

Today, it is a totally modernized, storm-resistant facility with an estimated \$3.8-billion annual economic impact.

An economic study done as part of the port’s master plan revealed that there are **3,600 people** employed in and around the port.

“All the economic activity has increased hours for our longshoremen and those are great jobs paying more than **\$40 an hour** for crane operators,” said Nass. “There are a host of ancillary jobs ranging all the way from high-tech manufacturing to mechanical work.

Nass noted they are blessed with a beautiful facility after restoration, so modern that it still has “a new car smell” to it.

“Taken as a whole, the improvements over the past **20 years** have made the Port infinitely more marketable,” said Nass. “I love getting potential tenants to **the Gulf Coast** to sell the port. Once you get people on that property, a lot are realizing the potential. It is easy to be enthusiastic about the port. I believe in our product. I believe in our team. All day long we are selling it. We are very fortunate to be stewards of this facility and are in a good position to attract private investment.”

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Up and to the right goes Mississippi’s economy

RUSS LATINO, MAY 21, 2025 (MAGNOLIATRIBUNE)

The Bureau of Labor Statistics numbers released Tuesday show Mississippi with nearly 1.25 million workers. By itself, the figure may not mean much, but looking back, it demonstrates positive growth in a state that historically struggles to get people off the sidelines and into jobs.

Since 2015, the state added **78,626 jobs**. That’s 7% more Mississippians contributing to their families, their communities, and their state.

To put the growth in perspective, the entire city of Gulfport is slightly smaller in number. It’s as if we created another city the size of our second most populous one and put every man, woman and child to work. That’s the impact.

Much of this growth has occurred in the past five years, with the state above its pre-Covid number of workers by nearly **50,000**. Indeed, since the Covid trough, Mississippi’s labor force participation rate — the measure of how many people over the age of 16 in an economy are working — has grown at a notably faster rate (5.9%) versus the national average (4.2%).

This is not a “mission accomplished” moment. The state has competed for decades with West Virginia for the lowest labor force participation rate. It’s now firmly better than “The Mountain State.” **3.1 percentage** points better and now competing with a new set of states.

“Big deal,” you say. Noteworthy progress, says I. Progress that is reflected in our larger economy. In real terms (adjusted for inflation), Mississippi’s **economy has grown** roughly **10 percent** since its pre-COVID high. Up and to the right.

Many people are quick to write off the state’s performance as a byproduct of federal Covid spending. It is certainly true that federal spending impacts GDP, but the data do not back up federal spending as the sole or even sustaining driver of our growth. For instance, wages saw a spike after big relief bills were passed by Congress, but then normalized. Comparatively, overall **economic growth remained consistent**.

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METRO AREA

CVS PHARMACY GULFPORT, MS



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