

OFFERING MEMORANDUM

CVS | Lakewood Ranch, FL (St. Petersburg/Sarasota MSA)

Representative Photo



\$189K

Average HH Income within One Mile

TRANSACTION SUMMARY



Purchase Price
\$12,762,626



Cap Rate
5.75%



Annual Rent
\$733,851

Lease Details

Tenant:	CVS / NYSE: CVS
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Lease Term:	20 Years
Rent Increases:	10% in Options
Options to Renew:	6, 5 Year
Est. Rent Commencement:	11/16/2026
Guaranty:	Corporate

Property Specifications

Address:	14430 E SR 64, Bradenton, FL
County:	Manatee
Building Size:	13,111 SF
Land Size:	1.43 Acres
Year Built:	2026

LONG-TERM COMMITMENT: CVS recently executed a brand-new 20-year lease, with 6 (5-year) renewal options, demonstrating their long-term commitment to the site

STRONG CORPORATE GUARANTEE: CVS Pharmacy, the retail division of CVS Health (NYSE: CVS), is America's leading retail pharmacy with 9,000 retail locations, more than 1,000 walk-in and primary care medical clinics

ZERO LANDLORD RESPONSIBILITIES: Tenant operates under an absolute NNN lease structure, ensuring true passive ownership for investors. All expenses—including taxes, insurance, maintenance, and repairs—are fully covered by the tenant, providing stable income throughout the lease term.

#1 MASTER-PLANNED COMMUNITY IN AMERICA: Lakewood Ranch has been ranked the nation's top-selling multigenerational master-planned community for eight consecutive years, with 2,085 new-home sales in 2025 ranking it #2 among all U.S. master-planned communities.

RENTAL INCREASES: The lease features 10% rental increases at the beginning of each option period

AFFLUENT SURROUNDING DEMOGRAPHICS: Located in the growing Lakewood Ranch community within the Sarasota–Bradenton MSA, the property is anchored by a prosperous customer base, with average household incomes exceeding \$189,000 within a 1-mile radius.

SITUATED ON A HIGH-VISIBILITY HARD CORNER: Positioned on the hard corner at the southwest corner of State Road 64 and Lorraine Road, the property offers outstanding frontage and visibility at a prominent roundabout intersection. Located along State Road 64 — the primary east-west corridor connecting Lakewood Ranch to I-75 and downtown Bradenton — the site benefits from traffic counts exceeding 62,000 (combined) vehicles per day, providing excellent accessibility and exposure within one of the area's main commuter routes.

ROBUST & EXPANDING MSA: The property sits within the North Port–Sarasota–Bradenton MSA, one of Florida's fastest-growing metros, with a population approaching 950,000 and real GDP projected to surpass \$51 billion by 2028



LAKEWOOD RANCH™



Lakewood Ranch continues to rank among the **nation's most successful master-planned communities**, with more than 80,000 residents across 40+ villages as of March 2026, underscoring the scale and continued residential growth of the community.



Residential demand remains exceptionally strong, with Lakewood Ranch recording 2,085 home sales in 2025, ranking it as the #2 top-selling master-planned community in the U.S. and **the #1 nation's top-selling multigenerational community for the eighth consecutive year.**



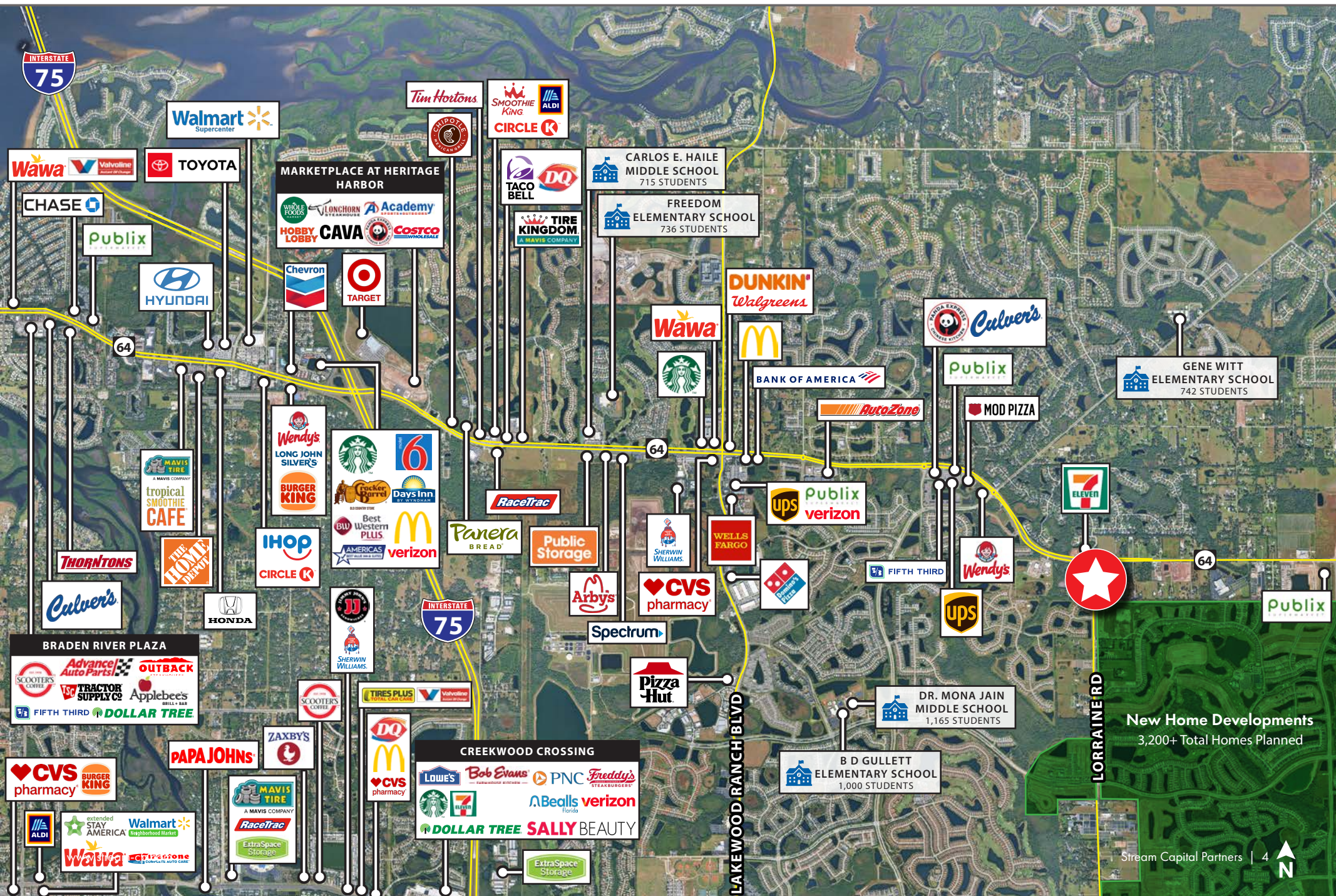
Commercial growth has expanded alongside rooftops, with Lakewood Ranch now **home to 2,645 businesses, more than 22,246 jobs, and 6.6 million square feet of non-residential development**



Lakewood Ranch is a true master-planned live-work-play community rather than a purely residential suburb, encompassing 36+ villages, 20 commercial centers, 150+ miles of trails, and 15,000+ acres of green space/open land across a 35,000-acre footprint.



AREA MAP



AERIAL IMAGE



Palm Grove

Planned for a total of 900 ~ Townhomes, Paired Villas, and Single-Family Homes

Star Farms

Planned for a total of 2,800 ~ Townhomes, Paired Villas, and Single-Family Homes

Esplanade at Azario

Planned for a total of 1,474 ~ Single-Family Homes, detached Villas, Twin Villas

Publix

Alton LakeHouse

Apartment Community | 350 units

U-HAUL

7-ELEVEN



EAST CRESS
Dental Care

LINDER
Turf & Tractor

Partners
Animal Hospital
Lakewood Ranch



Marlowe Lake Manatee

Apartment Community | 232 units

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

Lorraine Road ~ 17,800 cpd

64

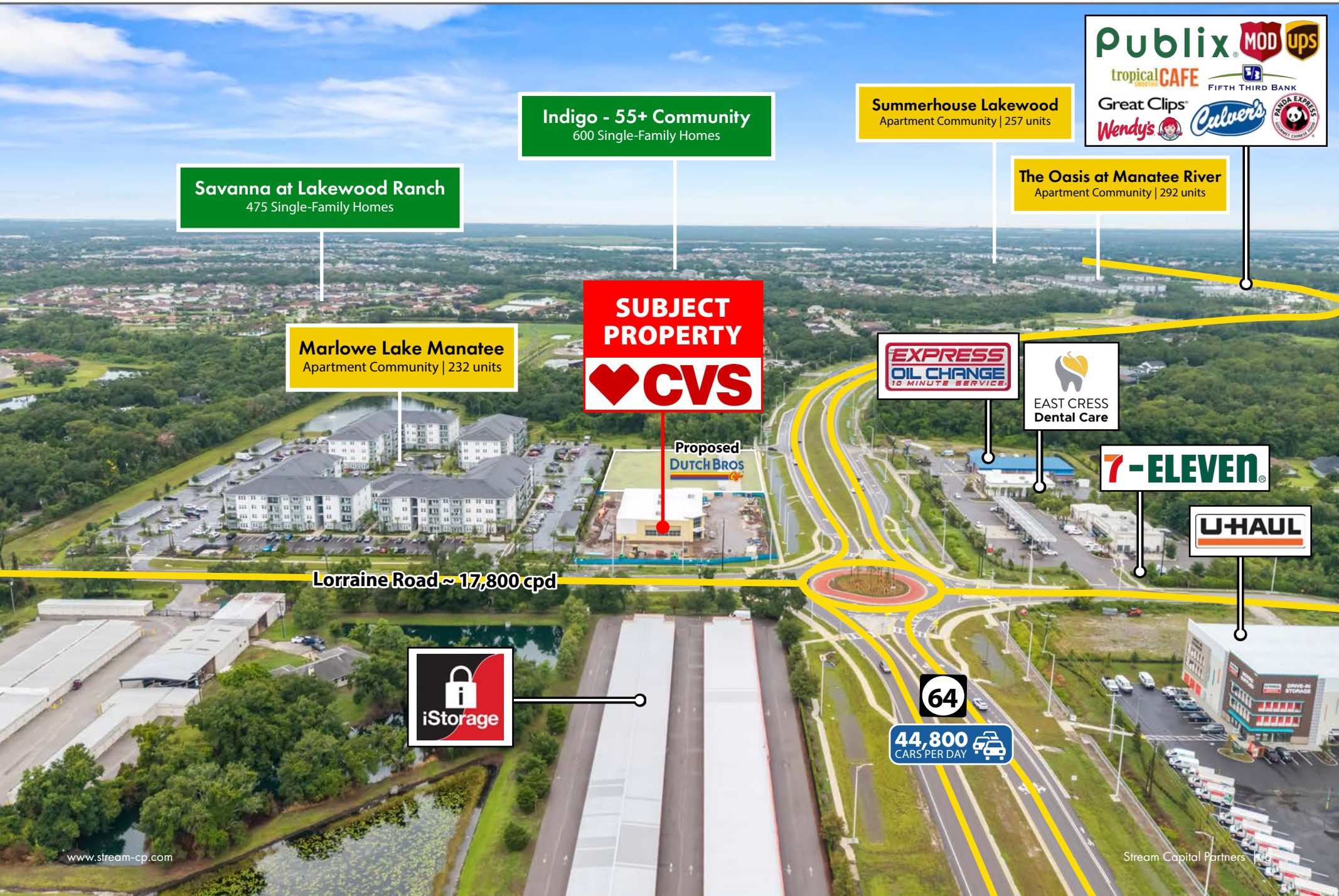
44,800
CARS PER DAY

Proposed
DUTCHBROS
Coffee

SUBJECT
PROPERTY

CVS

AERIAL IMAGE



Savanna at Lakewood Ranch
475 Single-Family Homes

Indigo - 55+ Community
600 Single-Family Homes

Summerhouse Lakewood
Apartment Community | 257 units

Publix **MOD ups**
tropical CAFE
Great Clips
Wendy's
Culver's
FIFTH THIRD BANK
PANDA EXPRESS

The Oasis at Manatee River
Apartment Community | 292 units

Marlowe Lake Manatee
Apartment Community | 232 units

SUBJECT PROPERTY
CVS

Proposed
DUTCH BROS

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

EAST CRESS
Dental Care

7-ELEVEN

U-HAUL

Lorraine Road ~ 17,800 cpd

iStorage

64

44,800
CARS PER DAY

AERIAL IMAGE



Lorraine Lake

Planned for a total of 1,500+ ~

Ryan Homes at Avalon Wood

217 Single-Family Homes and
122 Town Homes

Savanna at Lakewood Ranch

475 Single-Family Homes

Esplanade at Azario

Planned for a total of 1,474 ~
Single-Family Homes, detached
Villas, Twin Villas

Aurora at Lakewood Ranch

247 Townhomes and Single-Family

Esplanade Golf and Country Club

1,250 Total Units

Marlowe Lake Manatee

Apartment Community | 232 units

**SUBJECT
PROPERTY**



Proposed
DUTCHBROS

64

44,800

CARS PER DAY



7-ELEVEN



EAST CRESS
Dental Care



CONSTRUCTION PHOTOS

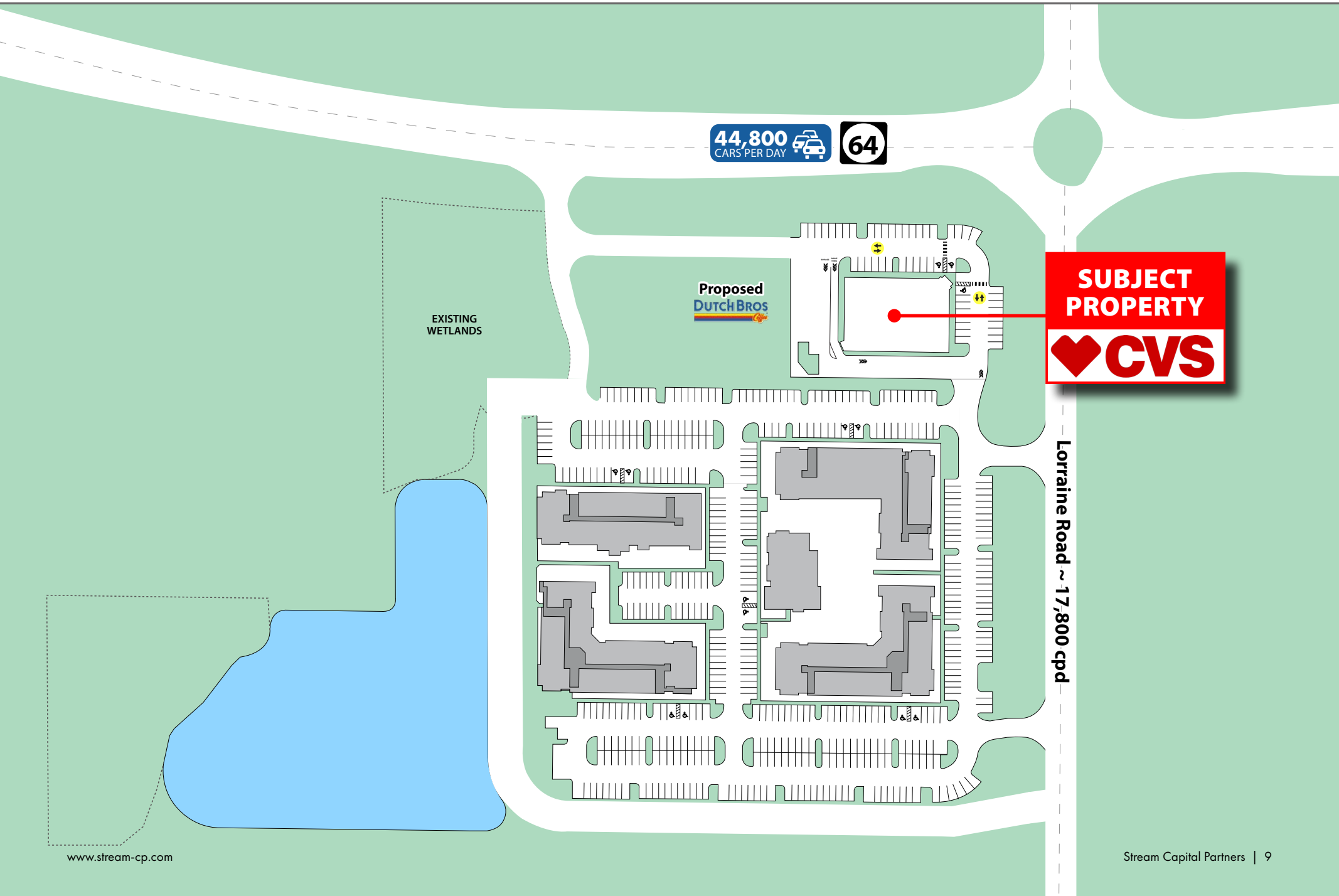
Pictures taken July 7, 2026



New Construction - 20 Year Lease - Commencing Nov 2026



SITE PLAN



ELEVATIONS



EXTERIOR SITE PERSPECTIVE



EXTERIOR PERSPECTIVE - ENTRY



EXTERIOR PERSPECTIVE - SIDE



REGIONAL MAP

3-MILE RADIUS DEMOGRAPHICS

31,599

Area Population

12,154

Total Households

\$131,180

Average Household Income

5-MILE RADIUS DEMOGRAPHICS

72,113

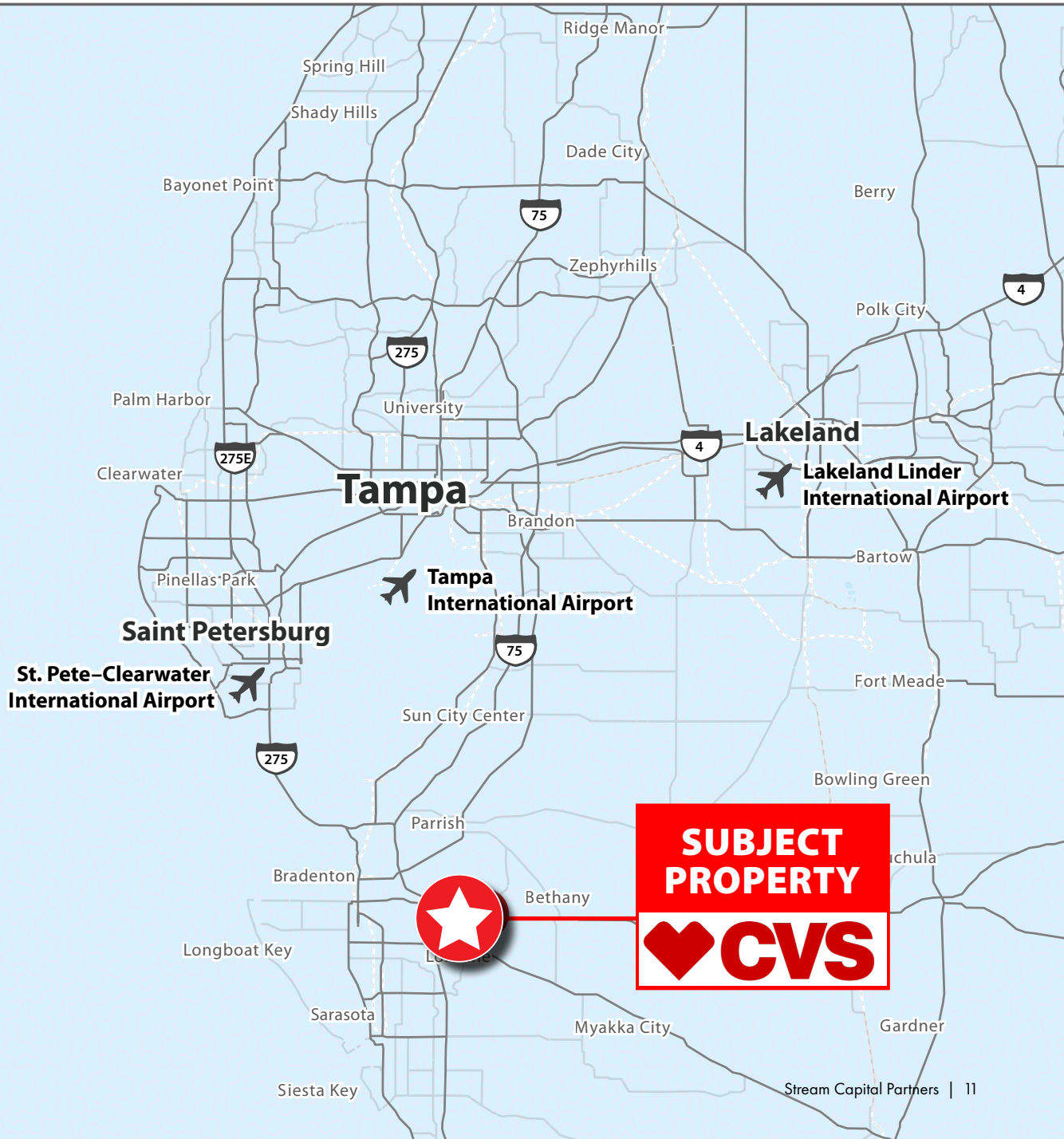
Area Population

29,271

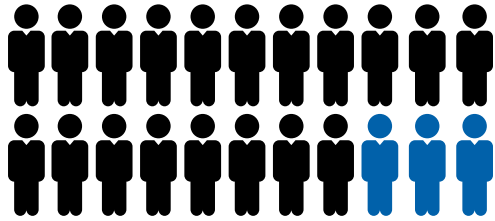
Total Households

\$134,569

Average Household Income



MARKET SNAPSHOT



910,000+

The North Port–Bradenton–Sarasota Metropolitan Statistical Area (MSA) in Florida had an estimated population of 910,108 in 2023. **Sarasota ranks among the Top 10 U.S. cities for millennial population growth, experiencing an annual growth rate of 11.1%.**

The healthcare sector is a major driver of the greater Sarasota MSA economy, employing over 27,500 people and contributing roughly \$4 billion annually in economic impact.

Sarasota Memorial Health Care System, the region's largest employer with more than 10,000 staff, anchors the industry alongside other major providers like Doctors Hospital. Investments in hospital infrastructure, specialized care, and community health initiatives not only support jobs but also bolster the region's overall economic stability, fueled in part by Sarasota's large retiree population.

The North Port–Bradenton–Sarasota MSA has a civilian labor force of about 402,800 people, with roughly 386,800 employed and an unemployment rate near 4.8%



Tourism

Over **3 million people** flock to the beaches of Sarasota each year. Less than an hour away is the St. Petersburg and Clearwater area which attracts over **6.5 million** visitors each year generating more than \$10.b billion dollars from local visitors.

3.2M

Annual Visitors to
Sarasota County

\$4.47B

Annual Economic Impact
to the Sarasota Area

The greater Sarasota region features a diverse higher-education network with more than 11,000 students across institutions like New College of Florida, Ringling College of Art & Design, and State College of Florida, Manatee–Sarasota. Beyond academics, these schools are major economic drivers — SCF alone generates about \$432 million in annual economic impact, while the USF system—including its Sarasota-Manatee campus—contributes over \$6 billion statewide, supporting local jobs, workforce development, and innovation.



CVS Health is one of the largest healthcare companies in the United States and a leading provider of integrated pharmacy, health benefits, and care delivery services. Through its nationwide CVS Pharmacy platform, pharmacy benefit management business, and healthcare services offerings, the company plays a central role in making care more accessible, affordable, and convenient for consumers. As of year-end 2025, CVS Health operated approximately 9,000 retail pharmacy locations and more than 1,000 walk-in and primary care medical clinics nationwide, while employing roughly 300,000 people across its enterprise. The company also serves millions of consumers through its pharmacy services and health insurance platforms, positioning CVS as a critical component of the U.S. healthcare infrastructure.

CVS Health's integrated model connects retail pharmacy, primary care, chronic disease management, and health benefits under one platform, allowing the company to deliver more seamless and cost-effective healthcare solutions to individuals, employers, and communities. In addition to prescription drugs and pharmacy services, CVS Pharmacy stores offer a wide assortment of over-the-counter medications, beauty and personal care products, seasonal merchandise, convenience foods, and other everyday essentials. By combining large-scale pharmacy operations with expanded care delivery and health services capabilities, CVS Health continues to strengthen its position as a leading national healthcare provider focused on improving outcomes and lowering the overall cost of care.



#5
on Fortune 500
list

www.stream-cp.com



~9,000
local touchpoints



~185 million
consumers served across
CVS Health



>1,000
walk-in and primary
care medical clinics



~85%
of Americans live
within 10 miles of a
CVS Pharmacy® location

Stream Capital Partners | 13

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