

CVS

9220 EVAN WAY | BLUFFTON, SC

OFFERED FOR SALE
$11,703,000
6.00% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

SOUTH AERIAL



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale a brand new CVS Pharmacy located at 9220 Evan Way in Bluffton, South Carolina, an 11,286-square-foot pharmacy built in 2026 and positioned at the intersection of Okatie Highway and May River Road. The asset is structured as an Absolute NNN lease with zero landlord responsibilities, backed by a full corporate guaranty from CVS Health Corporation (NYSE: CVS) — one of America's largest healthcare companies with $373 billion in 2024 revenue and S&P "BBB" / Moody's "Baa3" investment-grade ratings. The lease delivers a full 20-year term from a 2026 construction date with 6 x 5-year renewal options extending optionality through 2073 and current annual rent of $702,154.

Bluffton has grown 41.42% since the 2020 Census — currently at 40,057 residents and growing at 5.13% annually — ranking among the fastest-growing municipalities in the Southeast and drawing sustained domestic migration from high-cost markets attracted by its coastal lifestyle and proximity to Hilton Head Island, just 8 miles away. The immediate trade area delivers $121,614 AHHI within 1 mile, holding consistently above $111,000 through the 5-mile ring, with Okatie Highway carrying 30,000 vehicles per day directly past the subject property.

RENT SCHEDULE	TERM	RENT
Current Term	1-20	$702,154
1st Option	21-25	$772,369
2nd Option	26-30	$849,606
3rd Option	31-35	$934,567
4th Option	36-40	$1,028,024
5th Option	41-45	$1,130,826
6th Option	46-50	$1,243,909

NOI	$702,154
CAP	6.00%
PRICE	$11,703,000

ASSET SNAPSHOT

Tenant Name	CVS Pharmacy
Address	9220 Evan Way, Bluffton, SC 29910
Building Size (GLA)	11,286 SF
Land Size	1.91 Acres
Year Built	2026
Signatory/Guarantor	CVS Health Corporation (Corporate)
Rent Type	ABS. NNN
Landlord Responsibilities	None
Commencement Date	12/1/2026 (Estimated)
Lease Expiration Date	12/1/2046 (Estimated)
Remaining Term	20 Years
Rental Increases	10% Increases in Option Periods
NOI	$702,154



47,592 PEOPLE IN 5 MILE RADIUS

$135,160 AHHI IN 3 MILE RADIUS

30,000 VPD ON OKATIE HWY

INVESTMENT HIGHLIGHTS

NEW 20-YEAR ABSOLUTE NNN LEASE
Brand-new 2026 construction featuring a full 20-year lease term with six 5-year renewal options and zero landlord responsibilities.

INVESTMENT-GRADE CORPORATE GUARANTOR (S&P: BBB)
Backed by CVS Health, an investment-grade tenant with approximately 9,000 locations nationwide and $372 billion in annual revenue.

STRATEGIC CVS INVESTMENT
Purpose-built location reflects CVS's continued expansion into high-growth, high-income markets.

EXPLOSIVE POPULATION GROWTH
Bluffton's population has grown more than 41% since 2020, ranking among the fastest-growing communities in the Southeast.

AFFLUENT TRADE AREA & TOURISM DEMAND
Average household income exceeds $121,000 within one mile, further supported by proximity to Hilton Head Island and its 2.5 million annual visitors.

PRIME TRAFFIC CORRIDOR LOCATION
Positioned on Bluffton's primary commercial arteries with more than 47,000 combined vehicles per day.

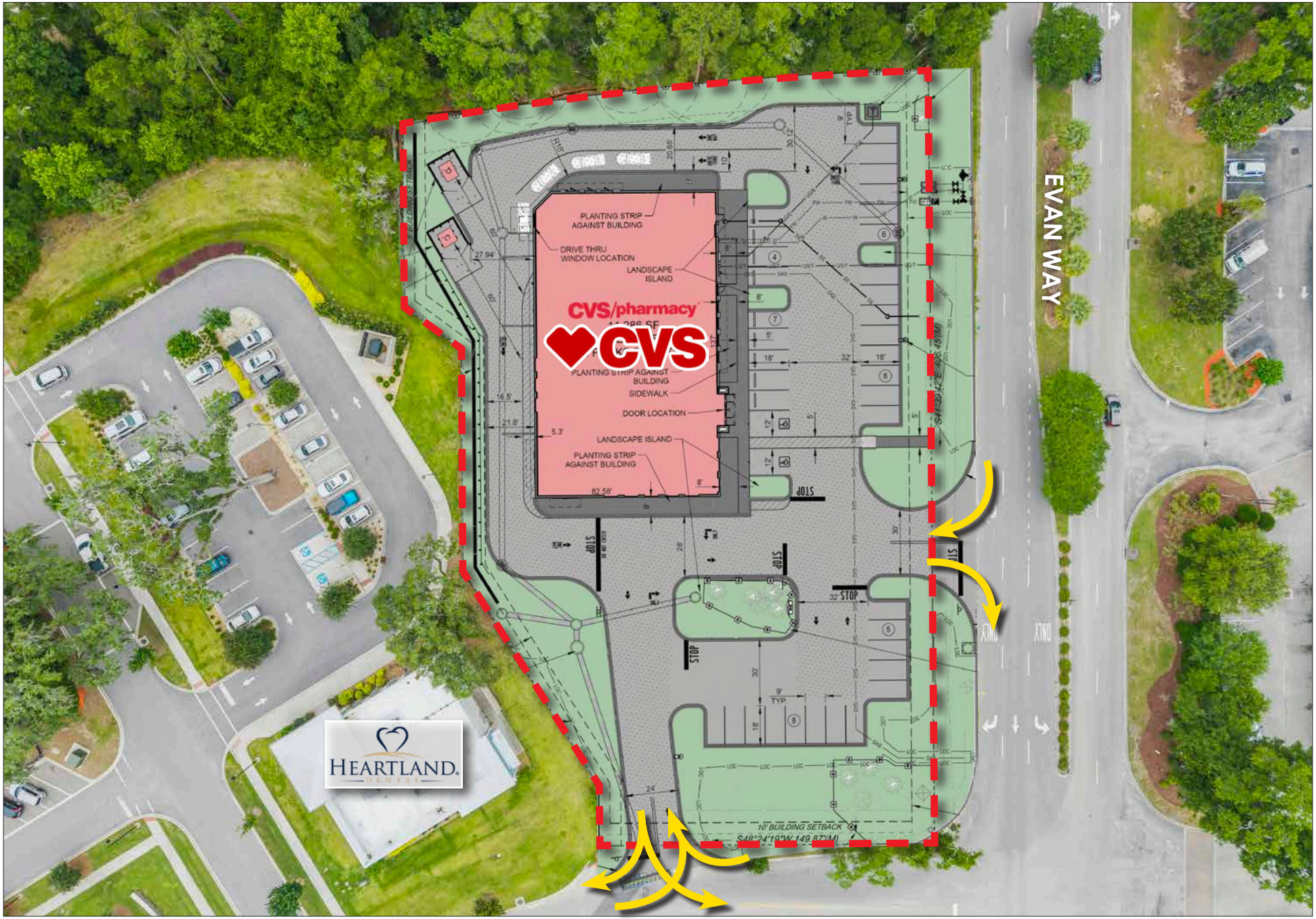
Atlantic CAPITAL PARTNERS™

PROPERTY PHOTOS

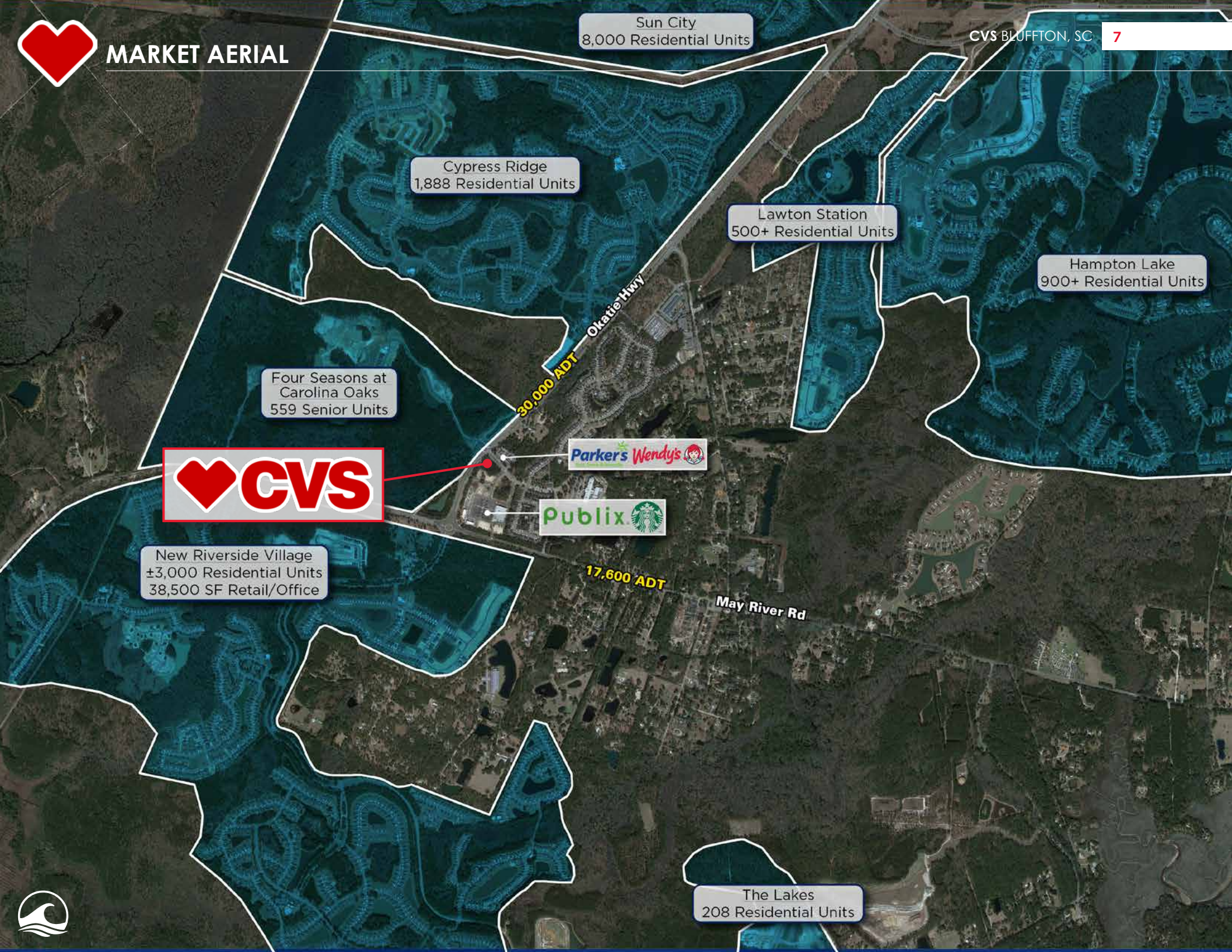




SITE PLAN


EVAN WAY
PLANTING STRIP AGAINST BUILDING
DRIVE THRU WINDOW LOCATION
LANDSCAPE ISLAND
CVS/pharmacy
CVS
PLANTING STRIP AGAINST BUILDING
SIDEWALK
DOOR LOCATION
LANDSCAPE ISLAND
PLANTING STRIP AGAINST BUILDING
STOP
HEARTLAND
10' BUILDING SETBACK

MARKET AERIAL



LOCATION OVERVIEW



Palmetto Bluff (30 Min Drive) is a 20,000-acre master-planned community in the heart of South Carolina's Lowcountry. One of the largest luxury residential communities on the East Coast.



Hilton Head (25 Min Drive) offers a unique combination of affluent demographics, tourism, limited land availability, and strong barriers to development, creating an environment for stable cash flow, tenant demand, and long-term appreciation.

COLUMBIA
120 MILES
2:30 DRIVE

FLORENCE

MYRTLE BEACH
150 MILES
3:50 DRIVE

CHARLESTON
65 MILES
2:00 DRIVE

BLUFFTON

SAVANNAH
20 MILES
0:36 DRIVE

HILTON HEAD

1 MILES
1,728 PEOPLE
$123,073 AHHI
119 TOTAL EMPLOYEES

3 MILES
22,016 PEOPLE
$135,160 AHHI
1,070 TOTAL EMPLOYEES

5 MILES
47,592 PEOPLE
$128,962 AHHI
8,333 TOTAL EMPLOYEES

The Bluffton–Hilton Head Island MSA is one of the fastest-growing regions in South Carolina, benefiting from strong population growth, affluent demographics, and a diverse economy driven by tourism, healthcare, and residential development. Anchored by the nationally recognized destination of Hilton Head Island and the rapidly expanding town of Bluffton, the market continues to attract residents, businesses, and investment while benefiting from its proximity to Savannah and strategic location along the I-95 corridor.

TENANT SUMMARY

CVS Health Corporation (NYSE: CVS) is one of the largest integrated healthcare companies in the United States, operating CVS Pharmacy retail stores, CVS Caremark (the nation's largest pharmacy benefits manager), and Aetna (a leading health insurer). The company operates more than 9,000 retail pharmacy locations across the U.S., serves more than 110 million members through its PBM, and reported FY2024 revenue of approximately $373 billion. CVS Health Corporation is rated investment grade by all major rating agencies (S&P: BBB, Moody's: Baa2, Fitch: BBB) and has an enterprise value in excess of $130 billion. The retail pharmacy footprint serves more than 5 million customers per day across the United States, with approximately 85% of the U.S. population living within ten miles of a CVS location.



CVS QUICK FACTS	
Founded:	1963
Ownership:	Public (NYSE: CVS)
Credit Rating:	S&P: BBB
# of Locations:	9,000+
Headquarters:	Woonsocket, RI
Guaranty:	Corporate

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Exclusively Offered By

Atlantic CAPITAL PARTNERS

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