

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



W/ Drive-Thru Pharmacy
(S&P: BBB | NYSE: CVS)

Brand New Construction | 20-Year Lease | Part of Wildlight (24,000-Acre Community)

\$110K+ AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE



100 Kindred Lane

YULEE FLORIDA (JACKSONVILLE MSA)

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





Crossings at Wildlight

Publix

Jersey Mike's

ups

NOTHING Bundt CAKES

AT&T

Baptist Health

HCA+ Healthcare

Wawa

UFHealth UNIVERSITY OF FLORIDA HEALTH

FIRST FEDERAL BANK

FIREHOUSE SUBS

T

COLD STONE CREAMERY

Great Clips IT'S GONNA BE GREAT

♥ CVS pharmacy

New Development

KINDRED LANE

CROSSTOWN BLVD

THE BUCCANER TRAIL

45,500 VPD





Gated 55+ active adult community.
Part of the massive 24,000-acre Wildlight master-planned development.

CROSTOWN BLVD

♥ CVS pharmacy

THE BUCCANEER TRAIL 45,500 VPD

New Development





OFFERING SUMMARY



9,000+

LOCATIONS
NATIONALLY

\$372B

2024 TOTAL
SALES

S&P: BBB

CREDIT
RATING

OFFERING

Pricing	\$10,746,000
Net Operating Income	\$591,051
Cap Rate	5.50%

PROPERTY SPECIFICATIONS

Property Address	100 Kindred Lane, Yulee, FL 32097
Rentable Area	15,523 SF
Land Area	1.5 AC
Year Built	2026 (Under Construction)
Tenant	CVS Pharmacy
Guaranty	Corporate (CVS Health Corporation)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	20 Years
Increases	10% at the beginning of each option
Options	6 (5-Year)
Rent Commencement	TBD

[CLICK HERE FOR A FINANCING QUOTE](#)

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Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
CVS Pharmacy	15,523	TBD	20 Years	Current	-	\$49,254	\$591,051	6 (5-Year)
(Corporate Guaranty)						10% Rental Increases at the Beg. of Each Option		

Brand New 20-Year Lease | Established Brand | Options to Extend | 2026 Construction | Drive-Thru Equipped

- CVS recently executed a brand-new 20-year lease, with 6 (5-year) renewal options, demonstrating their long-term commitment to the site
- The lease features 10% rental increases at the beginning of each option period
- 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
- 2026 construction will feature CVS's latest prototype with modern finishes and an optimized drive-thru layout

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Hard Corner Intersection | Wildlight Community | Crossings At Wildlight | Surrounding Retailers

- CVS is located at the hard corner intersection of The Buccaneer Trail (FL 200) and Crosstown Blvd which combine to average over 45,500 vehicles passing by daily
- The asset is a part of the Wildlight, a 24,000-acre planned community that will have approximately 24,000 residential units and 11 million square feet of commercial space when completed
- Wildlight is expected to be home to over 50,000 residents in the future
- Less than a mile from the Crossings at Wildlight, a Publix anchored center with other tenants including Jersey Mike's Nothing Bundt Cakes, and Chase Bank

Strong Demographics In 5-Mile Trade Area | Affluent Incomes

- The 5-mile subject trade area is supported by more than 27,000 residents and 6,300 daytime employees
- Residents within a 5-mile radius boast an affluent average household income of more than \$120,000
- The site is located less than 30 minutes from downtown Jacksonville

WILDLIGHT

Wildlight is a master-planned community in Yulee, Florida, designed with a “town in nature” philosophy that balances modern living with significant environmental conservation. Spanning thousands of acres in Nassau County, it is located about 20 miles north of Jacksonville and just 15 minutes from the beaches of Amelia Island.



The development emphasizes a “Florida Lowcountry” (FLOCO) architectural style and a wellness-focused lifestyle where daily needs are accessible by foot or bike.

- **Walkability:** Designed as a traditional neighborhood, many homes are just a short stroll from schools, shops, and a brand-new Publix supermarket.
- **Nature Conservation:** Nearly half of the total acreage is dedicated to parks, wetlands, and open spaces, including the 10,500-acre Wildlight Greenway.
- **Health and Wellness:** The community features an on-site UF Health medical center and a 25,000-square-foot YMCA with fitness equipment and group classes.



Wildlight is divided into distinct districts, each offering different types of housing ranging from townhomes to estate-style single-family residences.

- **Town District:** This area serves as the community’s “downtown,” featuring the main retail hub, restaurants like Bohemian Bull and Grumpy’s, and the first residential neighborhoods like Founder’s Park and Forest Park.
- **Garden District:** A new nature-immersed phase launching in 2026, it will feature up to 4,100 homes and a 19-mile trail system connecting to the Green Ribbon linear park along the St. Marys River.
- **Del Webb Wildlight:** A gated 55+ active adult community that includes a private 16,000-square-foot clubhouse, resort-style pools, and dedicated courts for pickleball and tennis.

The community continues to expand its recreational and civic infrastructure to support its growing population.

- **Waterbug Park:** A residents-only aquatic center that hosts community events like movie nights in the pool.
- **Suncatch Park:** A new amenity area scheduled to open in summer 2026, featuring a family-sized pool and six lap lanes.
- **Education:** The community is home to Wildlight Elementary School and includes sites for future educational facilities.



1 EXTERIOR PERSPECTIVE - CROSSSTOWN AVENUE



2 EXTERIOR PERSPECTIVE - STATE ROAD 200

CONSTRUCTION PROGRESS PHOTOS - 2/4/2026



CONSTRUCTION PROGRESS PHOTOS - 2/4/2026



CONSTRUCTION PROGRESS PHOTOS - 2/4/2026



BRAND PROFILE



CVS

cv.com

Company Type: Subsidiary

Locations: 9,000+

2024 Employees: 219,000

2024 Revenue: \$372.81 Billion

2024 Net Income: \$4.61 Billion

2024 Assets: \$253.22 Billion

2024 Equity: \$75.56 Billion

Credit Rating: S&P: BBB

CVS Health is a leading health solutions company building a world of health around every consumer, wherever they are. As of September 30, 2025, the Company had approximately 9,000 retail pharmacy locations, more than 1,000 walk-in and primary care medical clinics and a leading pharmacy benefits manager with approximately 87 million plan members. The Company also serves an estimated more than 37 million people through traditional, voluntary and consumer-directed health insurance products and related services, including highly rated Medicare Advantage offerings and a leading standalone Medicare Part D prescription drug plan. The Company's integrated model uses personalized, technology driven services to connect people to simply better health, increasing access to quality care, delivering better outcomes, and lowering overall costs.

Source: investors.cvshealth.com, finance.yahoo.com

PROPERTY OVERVIEW

LOCATION



Yulee, Florida
Nassau County
Jacksonville MSA

PARKING



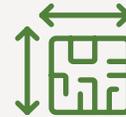
There are approximately 45 parking spaces on the owned parcel.
The parking ratio is approximately 2.90 stalls per 1,000 SF of leasable area.

ACCESS



Crosstown Boulevard: 2 Access Points

PARCEL



Parcel Number: TBD
Acres: 1.5
Square Feet: 65,340

TRAFFIC COUNTS



The Buccaneer Trail/State Highway 200: 45,500 VPD
Interstate 95: 56,500 VPD

CONSTRUCTION



Year Built: 2026

IMPROVEMENTS



There is approximately 15,523 SF of existing building area

ZONING



PD - ENCPA

LOCATION MAP

♥CVS pharmacy

JACKSONVILLE
22 miles

2025 Estimated Population

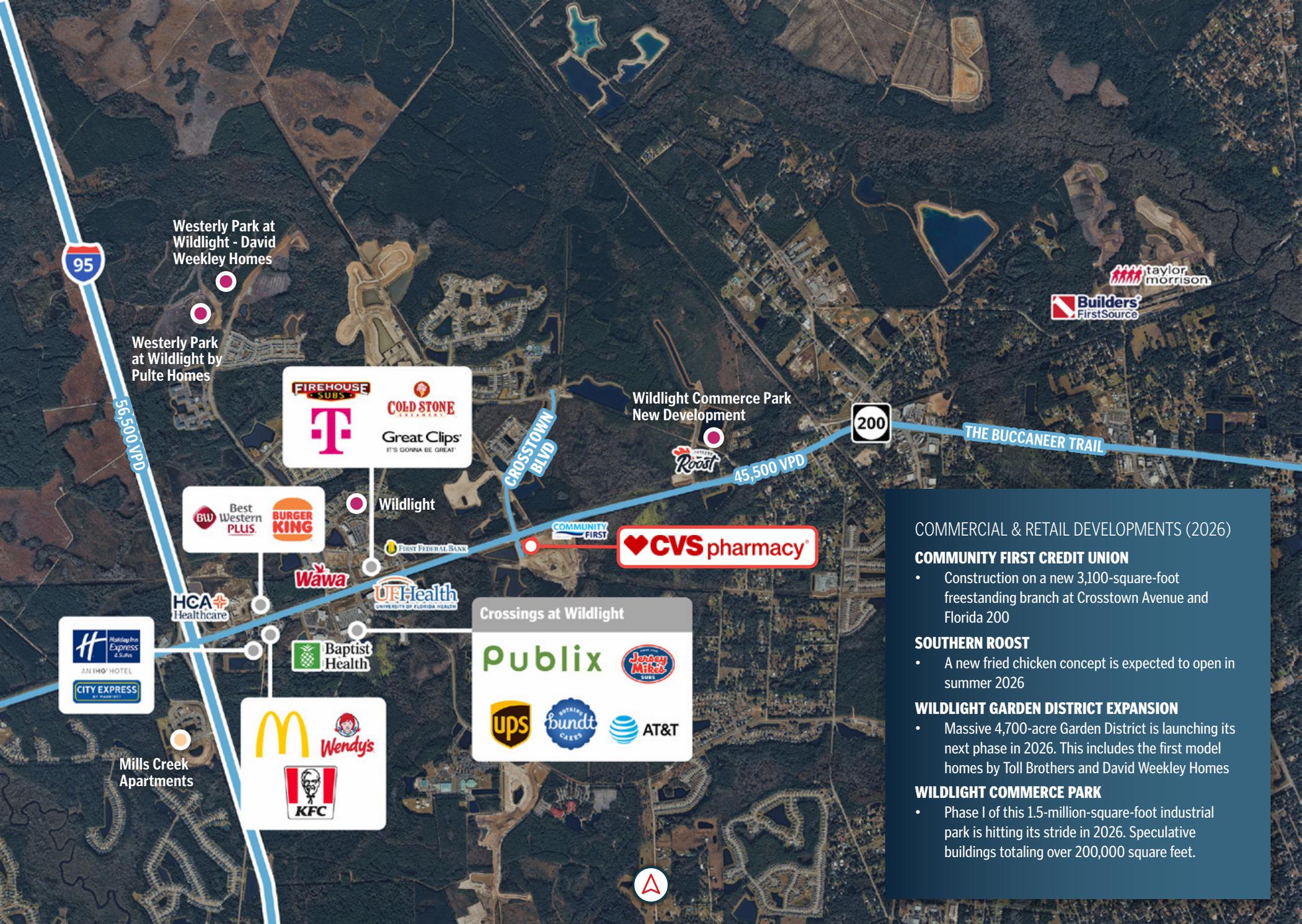
1 Mile	2,241
3 Miles	12,798
5 Miles	27,084

2025 Average Household Income

1 Mile	\$110,835
3 Miles	\$114,187
5 Miles	\$120,131

2025 Estimated Total Employees

1 Mile	1,046
3 Miles	3,716
5 Miles	6,386



COMMERCIAL & RETAIL DEVELOPMENTS (2026)

COMMUNITY FIRST CREDIT UNION

- Construction on a new 3,100-square-foot freestanding branch at Crosstown Avenue and Florida 200

SOUTHERN ROOST

- A new fried chicken concept is expected to open in summer 2026

WILDLIGHT GARDEN DISTRICT EXPANSION

- Massive 4,700-acre Garden District is launching its next phase in 2026. This includes the first model homes by Toll Brothers and David Weekley Homes

WILDLIGHT COMMERCE PARK

- Phase I of this 1.5-million-square-foot industrial park is hitting its stride in 2026. Speculative buildings totaling over 200,000 square feet.



THE BUCCANEER TRAIL 45,500 VPD

Pylon Sign

♥ CVS pharmacy

CROSTOWN BLVD

Drive Thru

KINDRED LANE



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	2,241	12,798	27,084
2030 Projected Population	3,110	17,144	34,399
2025 Median Age	39.6	38.7	39.7
Households & Growth			
2025 Estimated Households	848	4,662	10,098
2030 Projected Households	1,210	6,364	12,955
Income			
2025 Estimated Average Household Income	\$110,835	\$114,187	\$120,131
2025 Estimated Median Household Income	\$105,290	\$101,541	\$99,743
Businesses & Employees			
2025 Estimated Total Businesses	73	385	699
2025 Estimated Total Employees	1,046	3,716	6,386



YULEE, FLORIDA

Yulee is a rapidly growing community located in Nassau County, northeastern Florida, just north of Jacksonville and a short drive from the Georgia border. Known for its expanding residential developments and convenient suburban setting, Yulee offers a blend of small-town atmosphere with easy access to urban amenities. Its location along Interstate 95 and U.S. Highway 17 makes it a strategic residential and commercial area within the Jacksonville metropolitan region.

Yulee's economy is supported by retail, construction, logistics, healthcare services, and small businesses, with many residents commuting to Jacksonville for employment in finance, healthcare, military, port operations, and professional services. Commercial growth is concentrated around the State Road 200/A1A corridor, where shopping centers, grocery stores, and restaurants continue to expand. Ongoing residential and mixed-use development has strengthened the local economy and increased demand for services and infrastructure.

Yulee offers access to a variety of outdoor and coastal attractions. The community is near the Amelia Island area, providing quick access to beaches, golf courses, and waterfront recreation. Local parks and recreation areas support family activities, sports, and walking trails. Nearby destinations include Fort Clinch State Park, Fernandina Beach Historic District, and nature preserves throughout Nassau County. Residents also enjoy proximity to shopping, dining, and entertainment options in Jacksonville.

12TH MOST POPULOUS UNITED STATES CITY

POPULATION (AS OF 2024)
1MIL

#1 BEST STATE TO START A BUSINESS

#3 CITY BEST U.S. CITY FOR JOB SEEKERS

872,000+ WORKING AGE ADULTS

1.22% POPULATION GROWTH RATE

15% LOWER CONSTRUCTION COSTS THAN THE U.S. AVERAGE

#1 SCHOOL DISTRICT IN FLORIDA
St. Johns County ranked as top school district in Florida for over a decade!

#4 JACKSONVILLE
Fastest Growing City in the United States

Jacksonville is Home to Fortune 500 headquarters, thriving businesses and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #1 Best City for U.S. Job Seekers by MoneyGeek.

JAXUSA.ORG

20 MAJOR BANKS, INSURANCE & INVESTMENT SERVICES FIRMS ON THE FORTUNE GLOBAL 500 LIST HAVE OPERATIONS IN JACKSONVILLE



2023 GDP JACKSONVILLE MSA

\$129BIL

TOP EMPLOYERS IN THE JACKSONVILLE REGION

Hottest Job Market

#2



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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