

FOR SALE:
CVS
(store #11649)

CVS | 125 W Washington St. Chambersburg, PA 17201



PRICE: \$3,600,000

CAP RATE: 5.02%

Assumable Fixed Rate Mortgage 4%,
Original 10-year term (9 years left)

Prepared By:

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PROPERTY INFO

CVS
CHAMBERSBURG, PA



PROPERTY INFO

PRICE: \$3,600,000

CAP RATE: 5.02%

Assumable Fixed rate Mortgage- 4%
10-year Balloon in 2034 (9 years remaining)

PERIOD	ANNUAL RENT
Current: 6/1/2022- 5/31/2027	176,662.08
Current: 6/1/2027- 5/31/2032	\$189,911.04
Option 1: 6/1/2032-5/31/2037	\$208,902.12
Option 2: 6/1/2037-5/31/2042	\$229,792.32
**Seller to provide pledge fund to bring NOI up to \$180,670	



Lease Type: NN

Landlord Obligations: Roof and Structure-
**Roof Replaced in 2026!

Parcel Size: .81 +/- AC

Tenant: CVS

Lease Expiration: 05/31/2032

Term Remaining on Lease: 6.5 Years

Building Size: 10,125 +/- SF

Parking Spaces: 52+

Year Built: 1999

Renewal Options: 2 x 5 Years

**Landlord leases a neighboring parking lot from the Borough of Chambersburg for a monthly expense of \$770.18. This is deducted from CVS rent for an NOI of \$167,420. There are no landlord responsibilities with this lot and it expires on 3/24/2029, CPI increases every 3 years.

TENANT OVERVIEW

CVS
CHAMBERSBURG, PA



TENANT OVERVIEW

CVS Health Corporation is an American healthcare company that owns CVS Pharmacy, a retail pharmacy chain. The company is one of the world's largest healthcare companies with a headquarters in Woonsocket, RI. The Company was ranked 64th top company in 2024. Forbes has also names CVS a Most Valuable Brand.

CVS is the largest pharmacy chain in the United States with 9,135 locations. CVS boasts a higher credit rating than Walgreens and is considered investment grade, which boosts the value and marketability of corporate guaranteed net lease properties. CVS fills more than one of every five prescriptions in the United States.

Historic CVS Leases featured a flat rate structure but recently high demand prime locations have been able to structure rental increases in option periods, making these properties very appealing to net lease investors. Why? Most likely because of stability, profitability, and location!

CVS also provides healthcare services through its more than 1,100 Minuteclinic medical clinics as well as their Diabetes Care Centers. MinuteClinics are staffed by nurse practitioners and physician assistants who specialize in family health care, and are trained to diagnose, treat, and write prescriptions for minor acute illnesses such as strep throat and ear, eye, sinus, bladder, skin and lung infections. Vaccinations are available at all locations as well.



CVS CORPORATE OVERVIEW

Tenant Trade Name:	CVS
Tenant Ownership Status:	Public
Board/Symbol:	NYSE: CVS
Locations:	+/- 9,135 (US-2024)
Credit Rating:	BBB
Agency:	Standard & Poor's
Corporate Headquarters:	Woonsocket, RI

FINANCIAL ANALYSIS

CVS CHAMBERSBURG, PA



FINANCIAL ANALYSIS

INVESTMENT OVERVIEW

*Subject property is located at 125 W Washington St in Chambersburg, PA. The site is a CVS retail building and has operated at the site since 1999. CVS has a NN lease, Landlord is responsible for the roof and structure. *Seller replaced the roof in December 2025! There are 6 years left on the current term. CVS has (2) 5 year renewal options. Each renewal option has 7.5% rent escalations! The property also comes with a parking lot lease with the Borough of Chambersburg, which rent (\$770.18) is deducted from the CVS rent for a NOI of \$167,420. The parking lot lease expires 3/24/2029.*

***Seller agrees to pledge \$13,250 to bring the NOI up to \$180,670.*

Assumable first mortgage fixed rate at 4%, amortized over 25 years with 10 year balloon payment in 2034. There are 9 years remaining on the term with a current mortgage balance of \$1,364,510.49. Loan is non-recourse.

*The retail building is 10,125 +/- sf on .81+/- AC of land. The building was built in 1999 and renovated in 2017. There are **52+** parking spaces on the CVS parcel with additional parking with the Borough of Chambersburg parking lease. The site is located just off Interstate-395. CVS only national Drug Store in town!*

*Chambersburg is a borough and the county seat of Franklin County Pennsylvania. According to the Pennsylvania Department of Community and Economic Development, Chambersburg Borough is **the 13th largest municipality in Pennsylvania** and the largest Borough as measured by fiscal size as of 2016. The subject property is parallel to both Lincoln Highway and W Loudon Street, attracting a large number of vehicles a day. The property benefits from a well-positioned location in an extremely dense retail corridor consisting of national and local tenants. Additionally, the site is located in front of a massive medical redevelopment project. Keystone Health aims to open in 2025. The project includes senior housing, retail center, improved rail trail, town homes, starter homes, and a park along with Keystone Health site.*

Surrounding businesses include Big Lots, Family Dollar, Dominos, Rite Aid, Travelodge, Hardees, Taco Bell, Advance Auto Parts, McDonalds, Burger King, Days Inn, Sleep Inn, Dicks, Petco, TJ Maxx, Popeyes, KFC, Kohls, Target, Chipotle, Subway, Staples, Starbucks, Giant, Jersey Mikes, Best Western, LaQuinta Inn & Suites, Tru by Hilton, and more!

CVS Rent Schedule:		(Annually)
Current: 6/1/2022-5/31/2027		\$176,662.08
Current: 6/1/2027- 5/31/2032	\$189,911.04	
Option 1: 6/1/2032-5/31/2037	\$208,902.12	
Option 2: 6/1/2037-5/31/2042	\$229,792.32	

Store's Pharmacy Hours:

Monday-Friday – 9AM-1:30PM, 2-7PM
Saturday - 10AM-1:30PM, 2-6PM
Sunday- 11AM-1:30PM, 2-5PM

FINANCIAL ANALYSIS

SALE PRICE:
\$3,600,000

CAP RATE:
5.02%

Mortgage:
4% fixed
10-year Balloon

PROPERTY HIGHLIGHTS

- Subject property is a CVS located in Chambersburg, PA
- 10,125+/- SF building, built in 1999 on .81 +/- AC.
- CVS has an S&P rating of BBB.
- Population is 51,635, in a 5-mile radius.
- The medium income is 71,410, in a 5-mile radius.
- Traffic counts are 8,341 cars a day!
- Located in a highly dense retail corridor and across the street from major new development to include housing, parks, and Keystone health.
- 52 parking spaces on CVS lot with additional borough lot parking spaces!
- CVS has 6 years left on current term with (2) 5-year renewal options, each with 7.5% rent escalators.
- New roof in late 2025!

PROPERTY SUMMARY

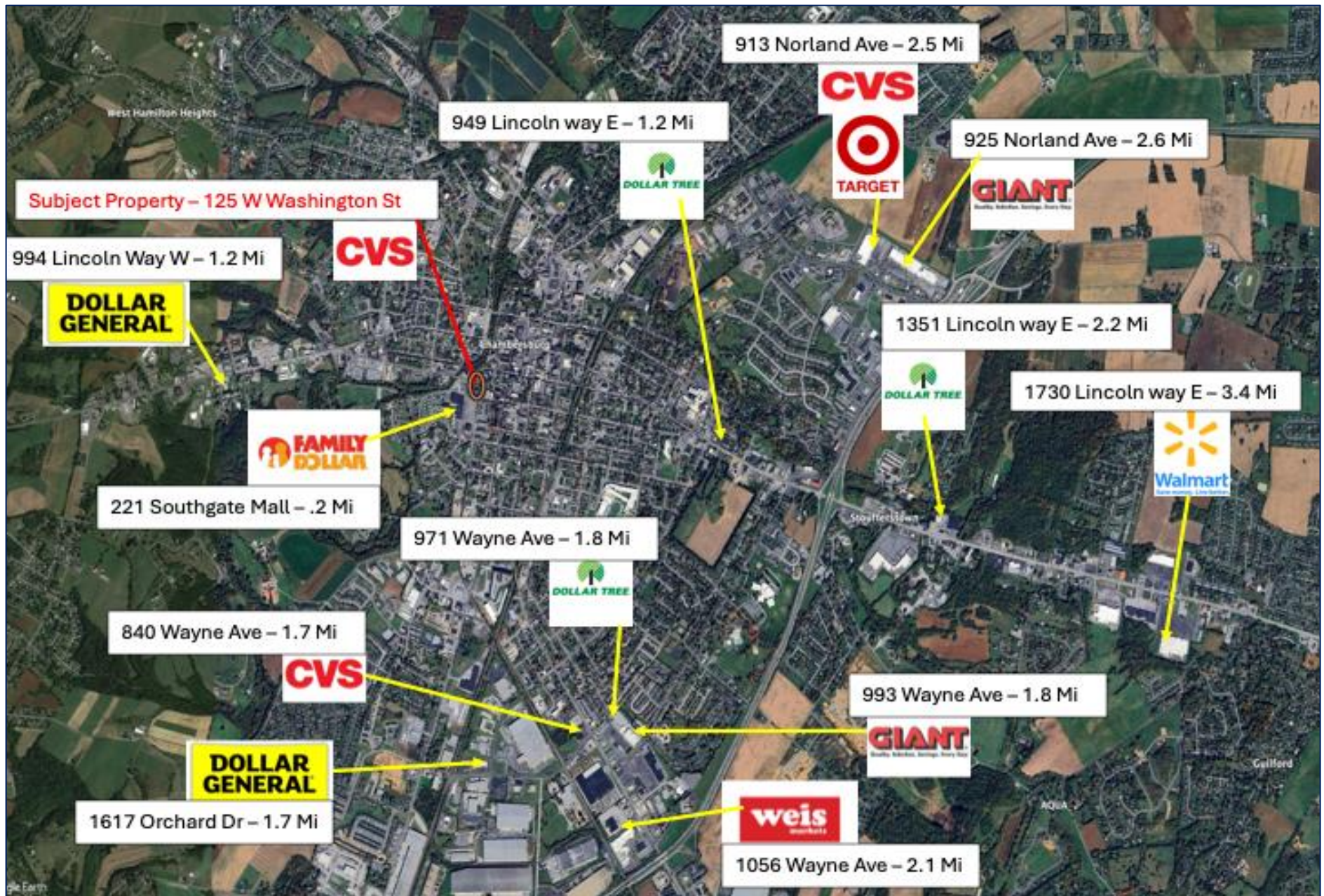
CVS
CHAMBERSBURG, PA



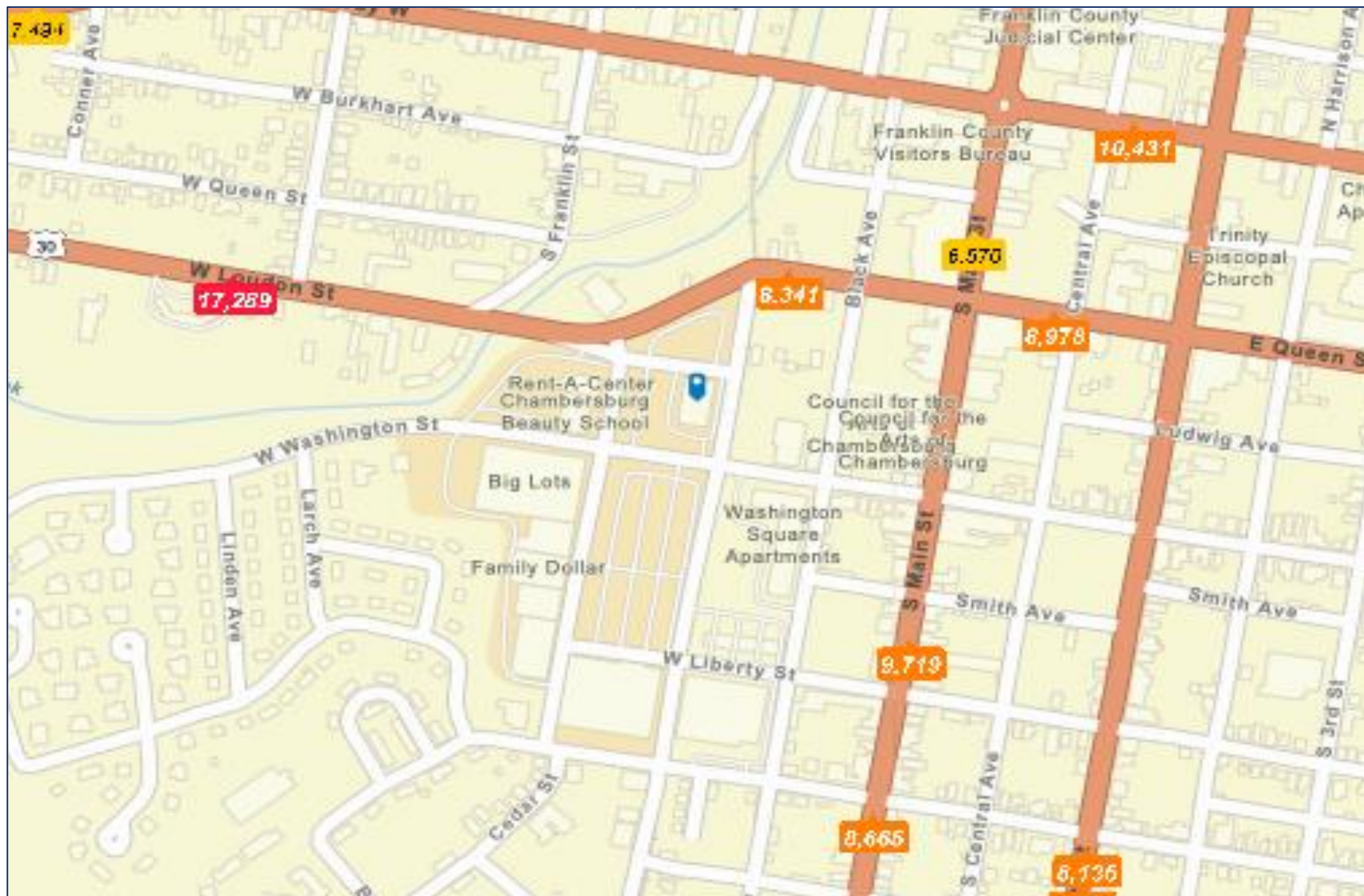
PROPERTY PHOTOS



COMPETITION MAP



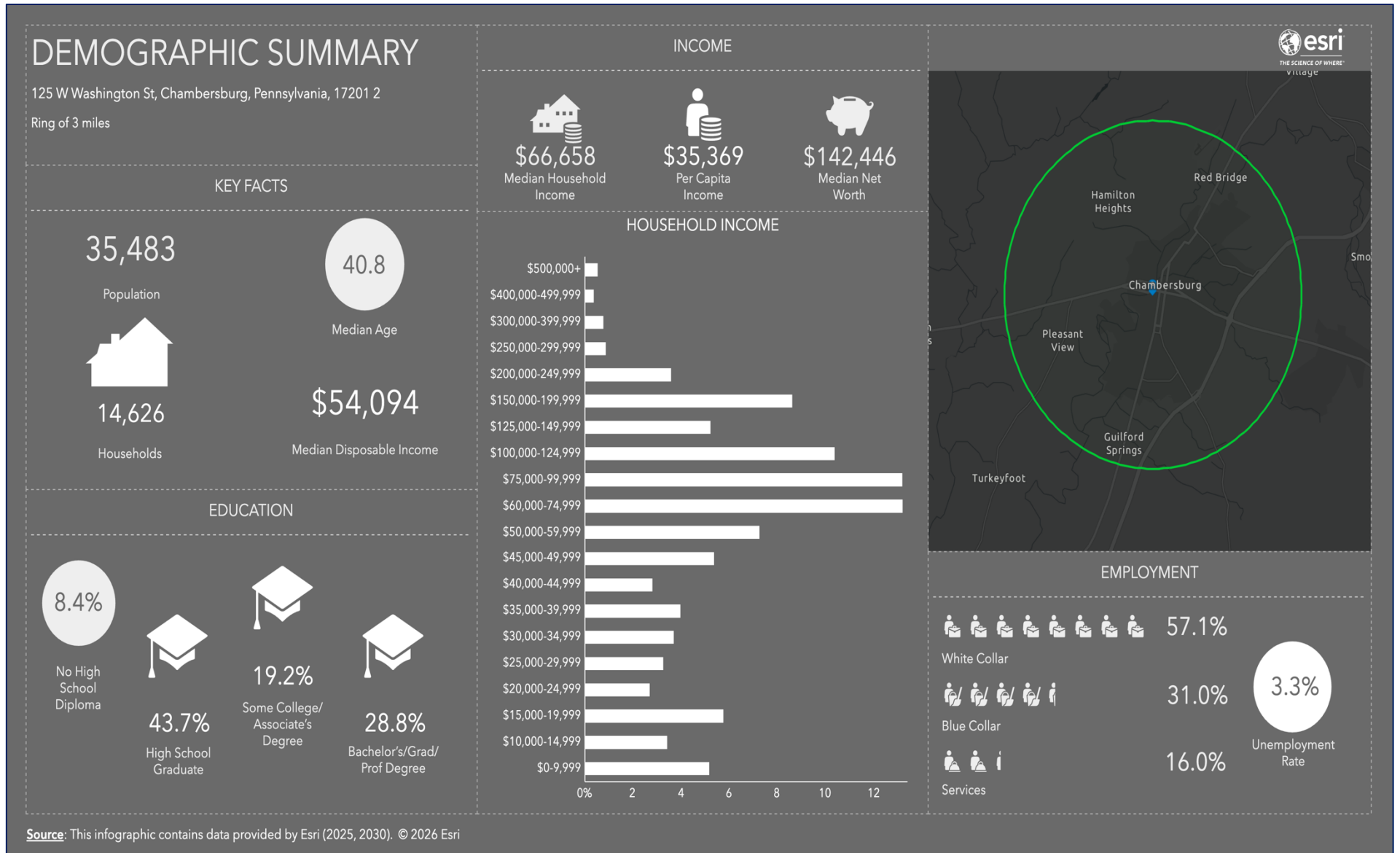
TRAFFIC COUNT MAP



DEMOGRAPHICS

CVS
CHAMBERSBURG, PA





DEMOGRAPHICS – MILE 5

DEMOGRAPHIC SUMMARY

125 W Washington St, Chambersburg, Pennsylvania, 17201 2

Ring of 5 miles

KEY FACTS

51,364

Population



20,763

Households

41.6

Median Age

\$58,697

Median Disposable Income

EDUCATION

7.9%

No High School Diploma



42.0%

High School Graduate



20.9%

Some College/
Associate's
Degree



29.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$72,707

Median Household
Income



\$38,089

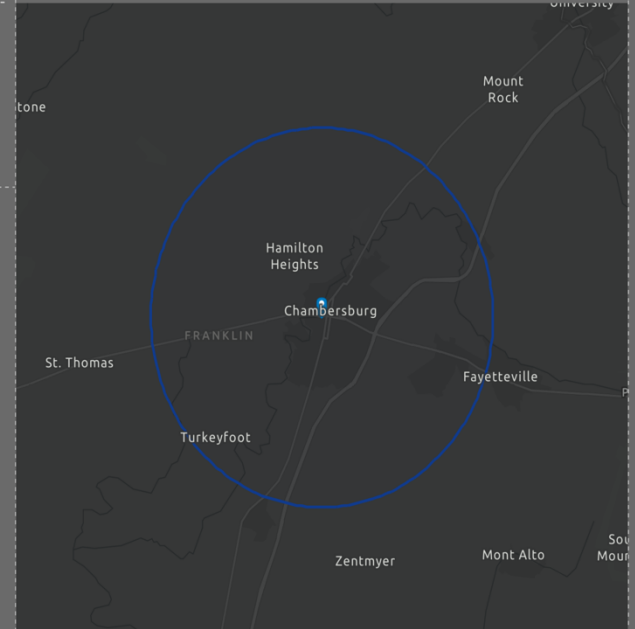
Per Capita
Income



\$198,834

Median Net
Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

58.2%



Blue Collar

30.5%



Services

15.4%

3.1%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri