



150 Main Street | Wayland, MA 01778

**Retail
Investment Opportunity**
Offering Memorandum



Prime Retail Corridor | Strong Daily Traffic Counts | Pharmacy-Driven Foot Traffic

MATTHEWS™

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EXCLUSIVELY LISTED BY



Nikolai Novak
Associate

(617) 977-4362
nikolai.novak@matthews.com
License No. SL3595610 (FL)



Daniel Gonzalez
First Vice President & Associate Director

(305) 395-6972
daniel.gonzalez@matthews.com
License No. SL3463209 (FL)

Kyle Matthews
Broker of Record
Broker Lic. No.: 1000083-RE-RB (MA)

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PROPERTY OVERVIEW



PROPERTY OVERVIEW

±12,210

Total GLA (SF)

±2.09

Lot Size (AC)

\$400,000

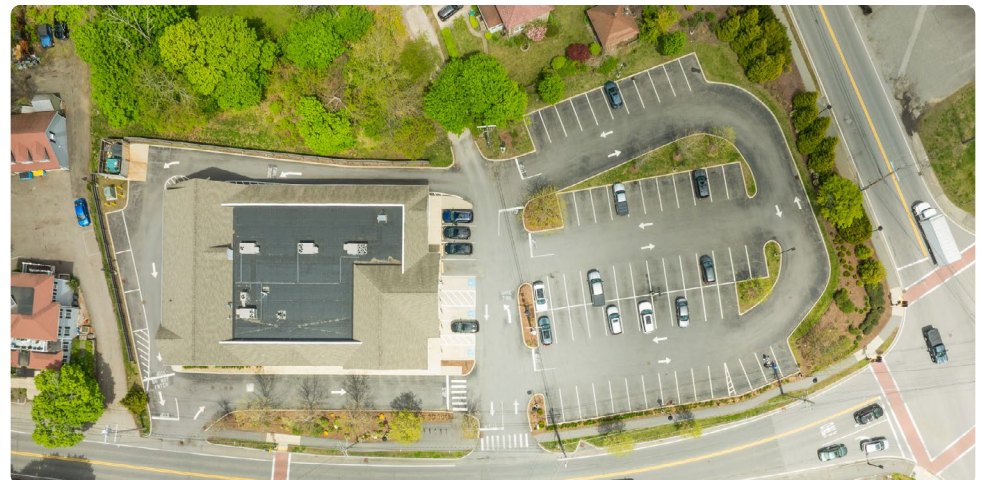
NOI

2017

Year Built

Investment Highlights

- Absolute NNN Lease — Zero Landlord Responsibilities
- ±17 Years Remaining on Base Term
- Corporate Guaranteed by CVS Health
- Investment Grade Credit Tenant (BBB Rated)
- Rare Ground Lease Structure
- Located in One of Boston's Most Affluent Suburbs
- \$224K Median Household Income
- Limited Retail Supply & High Barriers to Entry
- Newer Construction (2017 Build)
- Drive-Thru Prototype Location
- Strong Residual Real Estate Value ("Good Dirt" Real Estate)
- Recession & E-Commerce Resistant Essential-Service Tenant
- \$10 Million in Annual Store Sales (\$30 Average Transaction)





Boston
±18 Miles Away

Chochituate Village
Shopping Center



 **Wayland Middle School**
±667 Students

Wayland Fire Station #2
Fire Station



ASSET STRATEGY
Helping You Create, Manage, Protect, & Distribute Wealth®



Wayland
MASSACHUSETTS

14,000 224,000
Total Population Median HH Income

Subject Property

Main St

W Plain St



| SITE PLAN



FINANCIAL OVERVIEW

\$6,670,000

List Price

6.00%

Cap Rate

\$400,000

NOI

Property Address	150 Main St, Wayland, MA 01778
List Price	\$6,670,000
NOI	\$400,000
Yr Built	2017
SF	±12,210
Acreage	±2.09
Lease Expiration	1/31/43
Lease Term Remaining	±16.8 Years
Guarantor	CVS Health
Options	5 x 5 Year Extension Options
Increases	5% Increases in Each Extension
Final Expiration Date	1/31/68
Drive-Thru	Yes
Lease Type	Ground Lease
Lease	Absolute NNN

Rent Schedule

Start Date	Rent Period	Annual Rent	PSF	Monthly Rent	% Increase
2/1/43	1st Renewal	\$420,000	\$34.40	\$35,000	5.00%
2/1/48	2nd Renewal	\$441,000	\$36.12	\$36,750	5.00%
2/1/53	3rd Renewal	\$463,050	\$37.92	\$38,588	5.00%
2/1/58	4th Renewal	\$486,203	\$39.82	\$40,517	5.00%
2/1/63	5th Renewal	\$510,513	\$41.81	\$42,543	5.00%



TENANT OVERVIEW

Year Founded
1963

Headquarters
Woonsocket, RI

Publicly Traded
NYSE: CVS

Employees
300,000+

Locations
9,000+



Tenant Overview

CVS Health Corporation is one of the largest and most integrated healthcare companies in the United States, operating at the intersection of retail pharmacy, health services, and insurance. With a nationally recognized brand and expansive footprint, CVS has established itself as a critical component of the U.S. healthcare ecosystem, offering accessible pharmacy services, clinical care, and health management solutions. Its vertically integrated model—combining retail pharmacies, pharmacy benefit management (PBM), and insurance through Aetna—positions the company as a market leader with strong competitive advantages and long-term relevance.

Founded in 1963 and headquartered in Woonsocket, Rhode Island, CVS Health is a publicly traded company listed on the New York Stock Exchange (NYSE: CVS). The company maintains investment-grade credit ratings of BBB (S&P) and Baa2 (Moody's). CVS operates more than 9,000 retail pharmacy locations across the United States, along with a growing network of MinuteClinic locations and healthcare service offerings. Through its Caremark PBM and Aetna insurance platform, CVS serves tens of millions of customers annually. The company continues to expand its healthcare delivery model, including acquisitions and investments in primary care and value-based care services. CVS consistently ranks among the Fortune 10 companies by revenue, reflecting its scale, stability, and essential role in healthcare delivery.

MARKET OVERVIEW



WAYLAND, MA

Market Demographics

14,000

Total Population

\$224,000

Median HH Income

5,000

of Households

\$860,000

Median Home Value

"Top Tier Affluent Suburb in MetroWest Boston"

-U.S. Census Bureau

Local Market Overview

Wayland is an affluent suburban community within Greater Boston characterized by high household incomes, strong residential stability, and a limited but high-spending consumer base. The town functions primarily as an upper-income bedroom community, where retail demand is driven by established homeowners with significant disposable income rather than transient or commuter populations. This creates a retail environment centered on convenience-oriented, service-based, and premium necessity retail rather than high-volume destination shopping.

The market benefits from a highly educated and financially secure population that consistently supports strong spending on dining, personal services, wellness, specialty grocery, and boutique retail concepts. With limited commercial density and minimal competing retail corridors within the immediate trade area, existing retail nodes capture a concentrated share of local demand. However, strict zoning and low population density limit large-scale retail expansion, reinforcing a stable but constrained tenant environment. As a result, retail in Wayland performs best in curated, necessity-driven formats that align with affluent suburban consumption patterns rather than traditional high-traffic commercial centers.

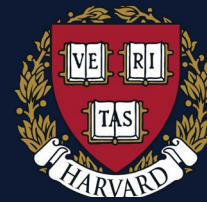
Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	58,499	149,239	526,176
2025 Population	60,332	158,057	555,309
2030 Population Projection	62,428	164,367	576,742
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	22,449	54,544	196,863
2025 Households	23,046	57,778	207,703
2030 Household Projections	23,861	60,177	216,069
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$174,892	\$166,111	\$174,120

The Boston-Cambridge-Newton Metropolitan Statistical Area is one of the nation's most established and economically significant regions, providing a strong environment for retail, healthcare, professional office, and service-oriented commercial uses. Anchored by leading industries including healthcare, biotechnology, higher education, finance, and technology, the region benefits from a highly educated workforce, employment stability, and strong economic output. These fundamentals support sustained consumer spending and long-term demand within affluent suburban communities such as Wayland, where strong household incomes and stable residential demographics continue to support neighborhood-serving retail.

BOSTON, MA MSA

Wayland benefits from its location within Boston's western suburban corridor, offering convenient access to major employment centers throughout MetroWest and Greater Boston. The town's affluent residential base, strong school systems, and limited commercial inventory contribute to long-term real estate stability and tenant retention, while the region's concentration of institutional employers and high-income households continues to support demand for well-located retail, dining, medical, and professional service tenants.



World-Class Education Hub

The Boston MSA is home to some of the most prestigious universities in the world, including Harvard University, MIT, and Boston University. Harvard alone brings significant global recognition, research funding, and a constant influx of students, faculty, and visitors—driving sustained economic activity and housing demand throughout the region.

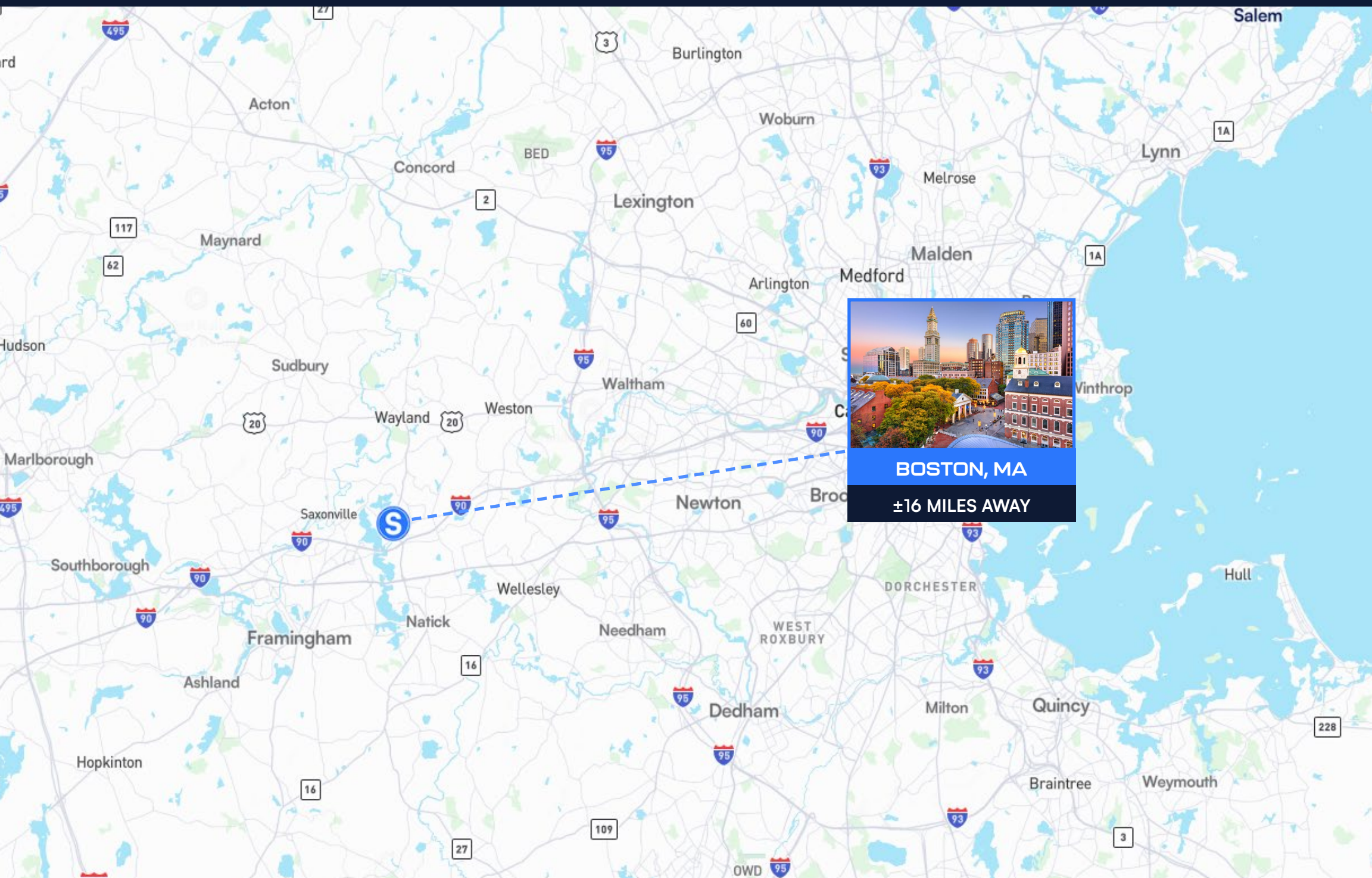
Major League Sports Market

Boston is one of the most prominent sports cities in the U.S., home to championship franchises including the New England Patriots (NFL), Boston Red Sox (MLB), Boston Celtics (NBA), and Boston Bruins (NHL). These teams generate strong regional pride, consistent game-day traffic, and year-round visitor activity.

Innovation-Driven Economy

Boston's economy is powered by leading industries such as biotechnology, healthcare, finance, and technology. The region is a global leader in life sciences and venture capital investment, with a dense concentration of startups and Fortune 500 companies. This economic diversity supports high employment levels and strong consumer spending across the metro.

REGIONAL MAP



| DISCLAIMER & CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **150 Main St | Wayland MA, 01778** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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