MATTHEWS™

Retail Investment Opportunity
Offering Memorandum

Actual Location

±11.5 Years Remaining | Investment Grade Guarantor (BBB) | 5-Mile Population of 205,326 | Fundamentally Low Base Rent of $19.37 PSF

CVS

202 Grayson Highway

Lawrenceville, GA 30046

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Exclusively Listed By

Jared Kaye
Senior Vice President & Senior Director
(404) 897-0452
jared.kaye@matthews.com
License No. 348701 (GA)

Sonny Molloy
Executive Vice President
(404) 868-4892
sonny.molloy@matthews.com
License No. 249161 (GA)

Grant Morgan
Associate
(205) 610-8670
grant.morgan@matthews.com
License No. 430218 (GA)

Maxx Bauman
Broker of Record
Broker Lic. No. 440007 (GA)
Firm Lic. No. 80041 (GA)

Investment Highlights

Strong Real Estate Fundamentals

- Fundamentally located on the hard corner of a **4-way signalized intersection**
- Highly trafficked intersection with **±32,100 VPD** along Clayton St and **±24,100 VPD** along Hwy 124
- Flat topography with **strong visibility in all directions**
- **Dense and affluent** trade area
- Population: 9,643 (±1-mi); 81,862 (±3-mi), 205,326 (±5-mi)
- Avg. Household Income: $68,179 (±1-mi); $92,973 (±3-mi); $108,931 (±5-mi)
- Lawrenceville is the county seat of Gwinnett County, **one of the fastest growing counties in Georgia**

Industry-Leading Tenant

- CVS is the **largest drugstore chain in the US** by revenue
- **Corporately guaranteed** with investment grade bond rating of **'BBB'** (Standard & Poor's)
- CVS Health is ranked **#10 on Fortune 500 list**
- **Total revenue of $386.6 B** (TTM) with a **market cap of $95.87B**

Desirable Unit-Level Indicators

- CVS has successfully operated at this location since 1998
- **20-year extension** was executed in 2017
- Minimal landlord responsibilities
- New roof was installed in 2019
- ±14 years remain on **premium NDL system warranty**

Investment Highlights

Atlanta, GA MSA Advantages

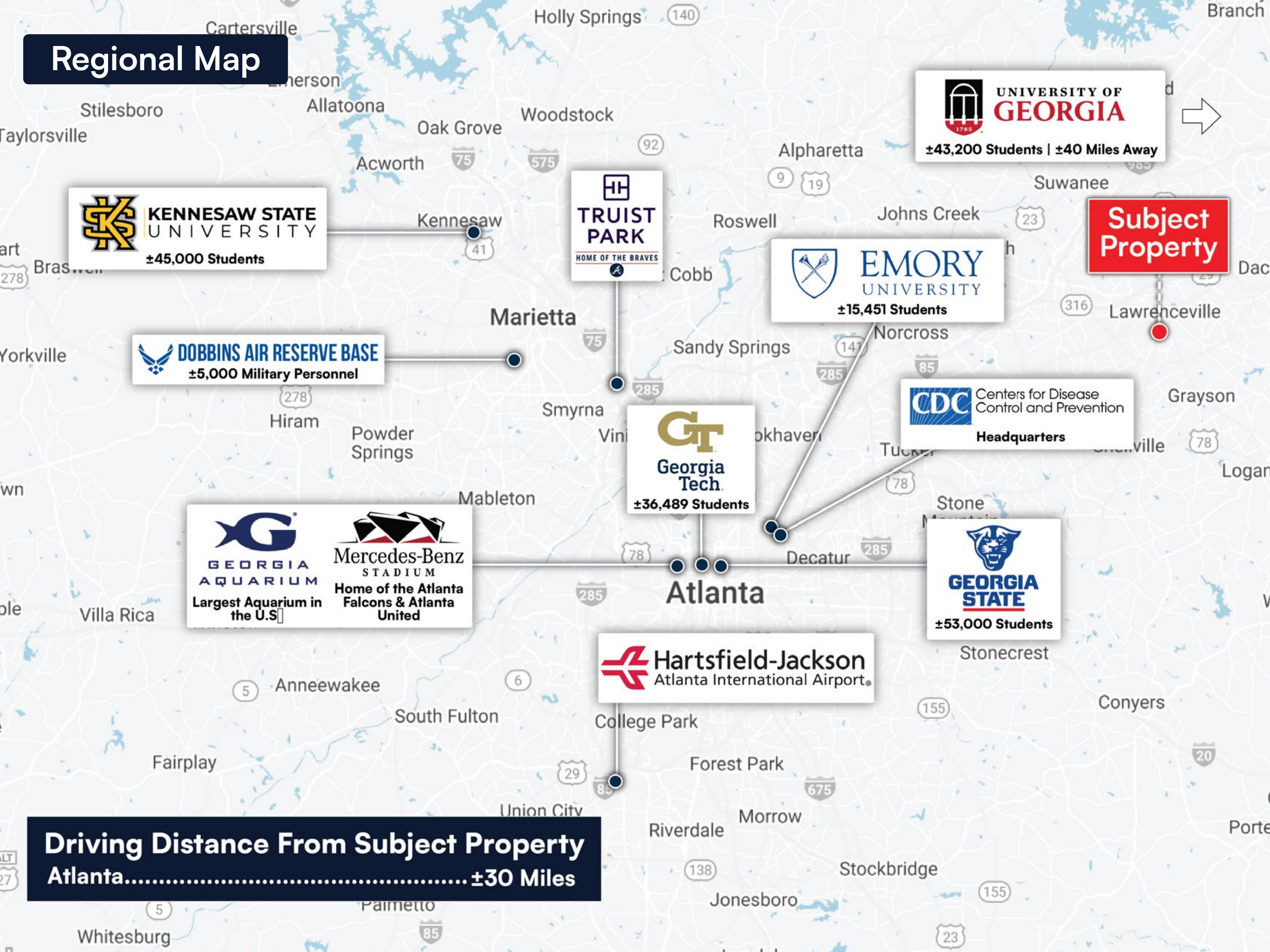
- Atlanta Metro has the **5th largest population in the US** with 5.9+ Million residents
- **30 companies** with HQ in metro Atlanta are among the 2020 Fortune 1000
- 16 ranked in the **elite Fortune 500**
- Georgia has been named the **#1 state for business climate and for doing business** for the last 6 years (Site Selection & Area Development)
- For the last 5 years, Atlanta has been among the **top 5** metro areas in the nation for **most net migration**
- Major industries include financial services, technology and telecommunications
- **Forbes Rankings:**

  - **#13** Best Places for Business and Careers

  - **#34** in Job Growth

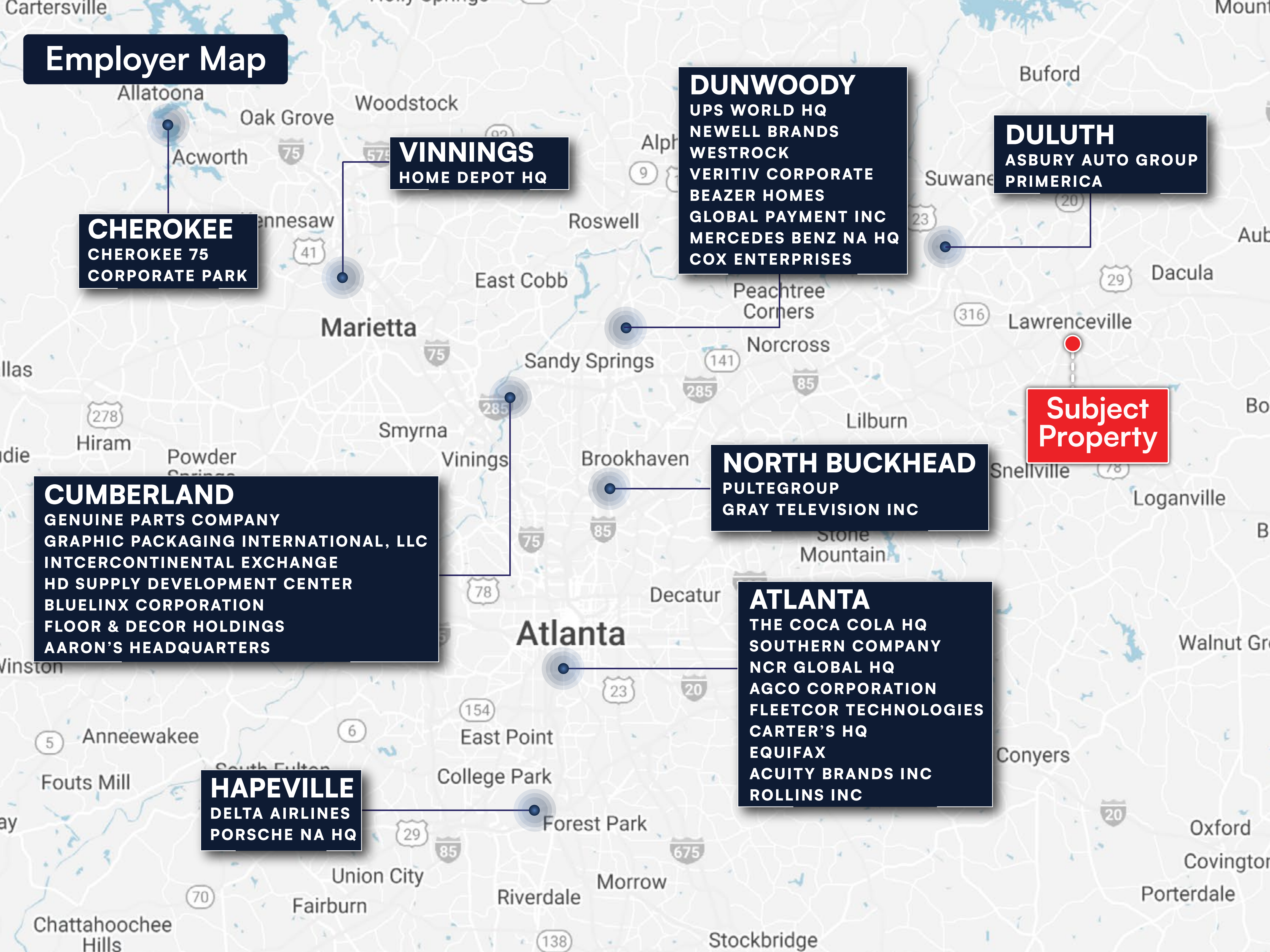
  - **#41** in Education

Regional Map



Driving Distance From Subject Property

Atlanta..±30 Miles


Employer Map
CHEROKEE
CHEROKEE 75
CORPORATE PARK
VINNINGS
HOME DEPOT HQ
DUNWOODY
UPS WORLD HQ
NEWELL BRANDS
WESTROCK
VERITIV CORPORATE
BEAZER HOMES
GLOBAL PAYMENT INC
MERCEDES BENZ NA HQ
COX ENTERPRISES
DULUTH
ASBURY AUTO GROUP
PRIMERICA
Subject Property
NORTH BUCKHEAD
PULTEGROUP
GRAY TELEVISION INC
CUMBERLAND
GENUINE PARTS COMPANY
GRAPHIC PACKAGING INTERNATIONAL, LLC
INTCERCONTINENTAL EXCHANGE
HD SUPPLY DEVELOPMENT CENTER
BLUELINX CORPORATION
FLOOR & DECOR HOLDINGS
AARON'S HEADQUARTERS
ATLANTA
THE COCA COLA HQ
SOUTHERN COMPANY
NCR GLOBAL HQ
AGCO CORPORATION
FLEETCOR TECHNOLOGIES
CARTER'S HQ
EQUIFAX
ACUITY BRANDS INC
ROLLINS INC
HAPEVILLE
DELTA AIRLINES
PORSCHE NA HQ
Allatoona
Oak Grove
Woodstock
Acworth
Buford
Roswell
East Cobb
Marietta
Peachtree Corners
Norcross
Sandy Springs
Lawrenceville
Dacula
Smyrna
Vinings
Hiram
Powder
Brookhaven
Lilburn
Snellville
Loganville
Decatur
Atlanta
Anneewakee
East Point
Conyers
Fouts Mill
College Park
Forest Park
Union City
Fairburn
Riverdale
Morrow
Oxford
Porterdale
Chattahoochee Hills
Stockbridge

Lease Overview

Tenant Summary	
Tenant Name	CVS/Pharmacy
Type of Ownership	Fee Simple
Lease Guarantor	CVS Corporation ('BBB')
Lease Type	NN+
Current Lease Term	20 Years
Lease Commencement Date	January 21, 1998
Lease Expiration Date	December 31, 2037
Term Remaining on Lease	±11.5 Years

$3,089,000
List Price

$196,121
NOI

±1.26
Acres

6.35%
Cap Rate

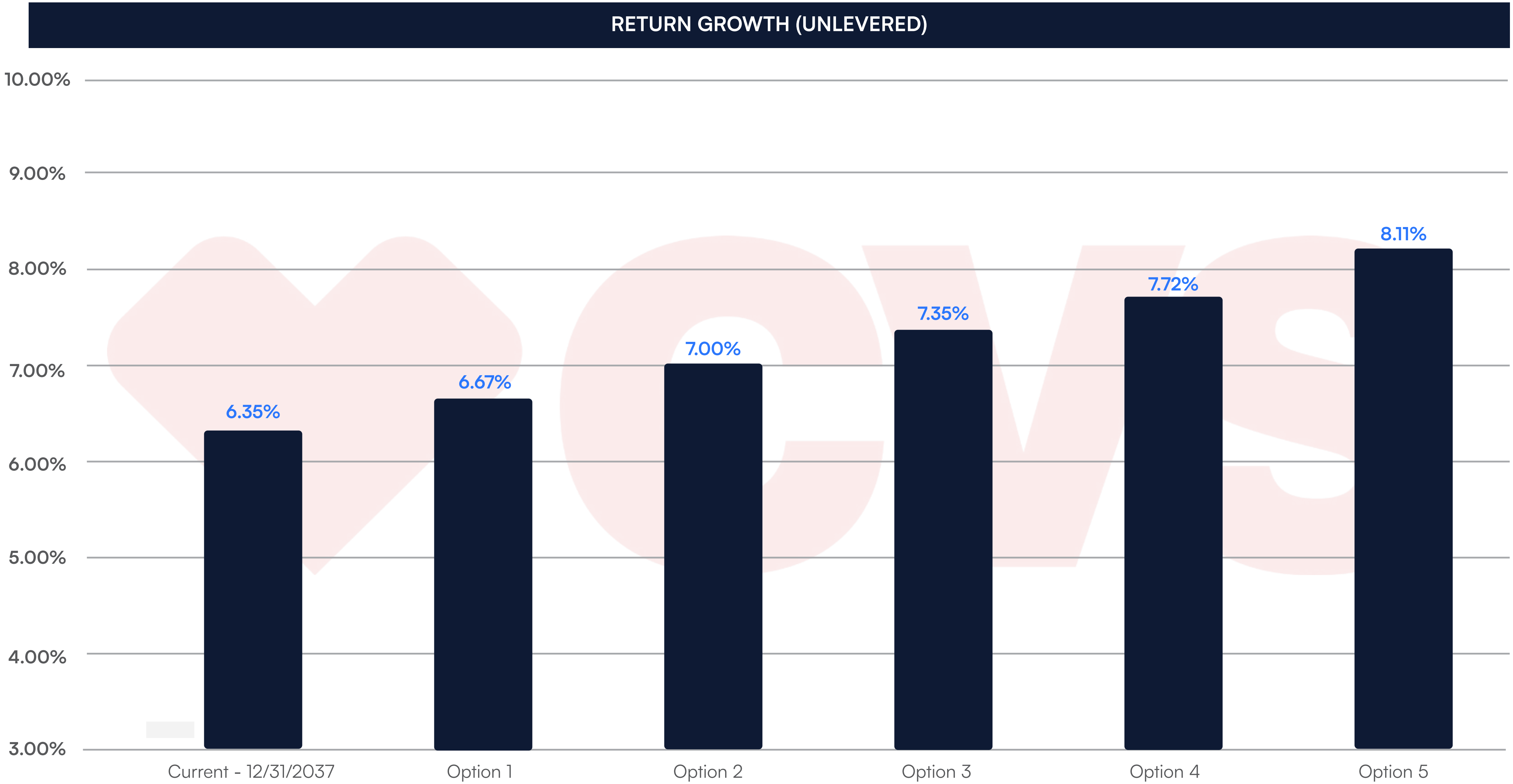
1998
Year Built

±10,125 SF
GLA

Financing Inquiries
For financing options reach out to:
Andrew Marcus
+1 (646) 298-3027
andrew.marcus@matthews.com

Financial Overview

CVS Pharmacy | Lawrenceville, GA



	Current - 12/31/2037	Option 1	Option 2	Option 3	Option 4	Option 5
Rent/SF	$19.37	$20.34	$21.36	$22.43	$23.55	$24.73
Rent Growth	-	5.00%	5.00%	5.00%	5.00%	5.00%
Annual Rent	**$196,121**	**$205,943**	**$216,270**	**$227,104**	**$238,444**	**$250,391**

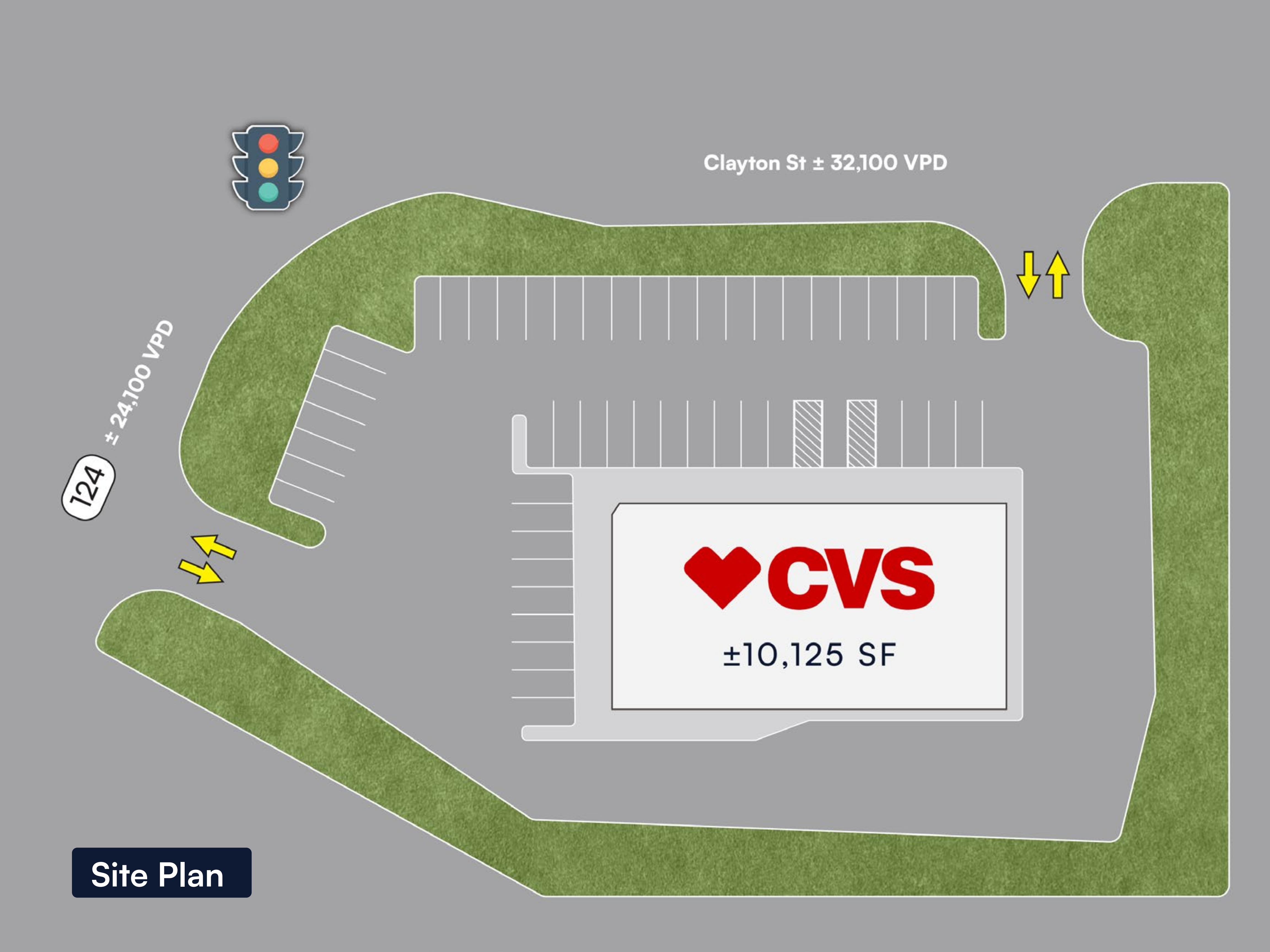

CVS/pharmacy

DRIVE-THRU PHARMACY
FULL SERVICE


CVS/pharmacy

Phoenix High School
±873 Students
Walmart Supercenter
KOHL'S
aurora THEATRE
NW
UNITED STATES POSTAL SERVICE
Gwinnett County Courthouse
Courthouse
Gwinnett County Tag Office - Lawrenceville
Department of Motor Vehicles
Conclave at Southlawn
±430 Units
Lawrenceville Municipal Court
City Courthouse
Gwinnett County Recorder's Court
Courthouse
Arby's
Hooper-Renwick Themed Library
WELLS FARGO
QT QuikTrip
Wendy's
Clayton St ± 32,100 VPD
Walgreens
Gwinnett Fire & Emergency Services
124
± 24,100 VPD
Subject Property
THE JEWELRY CENTER
Aerial Map


DEVON SELF STORAGE
A member of The Inland Real Estate Group of Companies, Inc.
MAVIS DISCOUNT TIRE
SE
South Town Square Apartments
±156 Units
Lawrenceville Town Center
Kroger
Aaron's
American Deli
Wing Stop
Burger King
Tidal Wave Auto Spa
national vision
LA | FITNESS
SUBWAY
The Meadows Shopping Center
planet fitness
Popeyes
Buddy's Home Furnishings
KUMON
REAGAN MEDICAL CENTER
TITLEMAX
Clayton St ± 32,100 VPD
WAFFLE HOUSE
Metro Mattress
THE JEWELRY CENTER
± 24,100 VPD
124
Subject Property
Gwinnett Fire & Emergency Services
Aerial Map



Site Plan

Tenant Overview

$386.6 Billion
Revenue (TTM as of May 1, 2026)

#10
Fortune 500 Ranking (2025)

BBB
Investment Grade Credit Rating (S&P Global)

CVS

Brand Overview

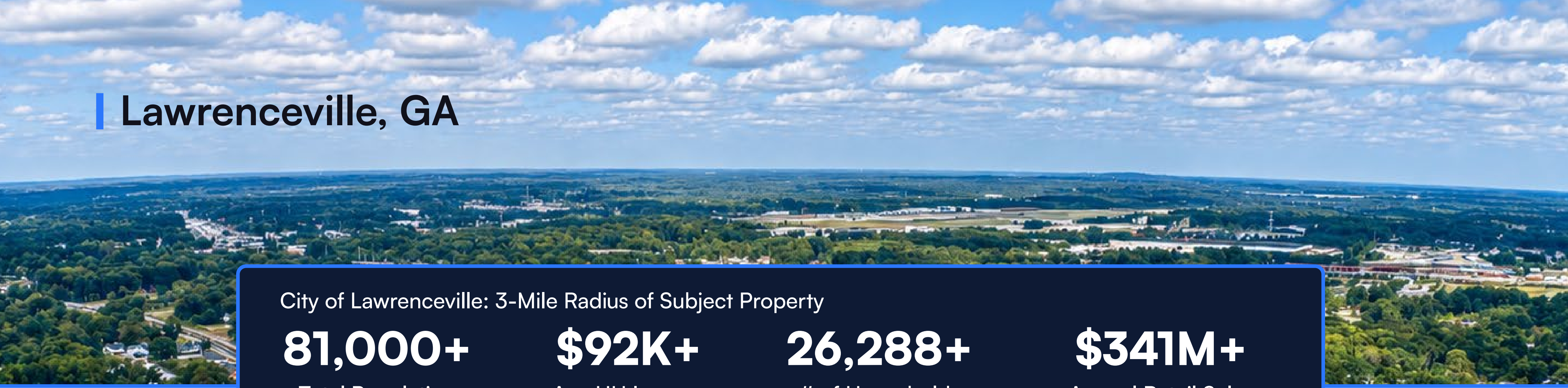
As America's leading health solutions company, they deliver care like no one else can. And they do it all with heart, every day. A purpose-driven company, they're making healthier happen together with millions of patients, members and customers. CVS reaches more people and does more to improve the health of their communities thanks to their local presence, digital channels and dedicated colleagues. They're taking on many of the country's most pressing health care issues, working to deliver the accessible, affordable, human-centered care that Americans want and need.

Why Invest?

- **Integrated Healthcare Model:** CVS Health's vertically integrated platform, including retail pharmacy, health insurance (Aetna), and pharmacy benefit management (Caremark), positions the company to capture value across the healthcare continuum.

- **Extensive Retail Footprint:** With over 9,100 locations nationwide, CVS maintains a dominant retail presence that supports high brand visibility, localized healthcare access, and convenience-driven consumer engagement, even as it strategically optimizes its portfolio.

Headquarters	Year Founded
Woonsocket, RI	**1963**
# of States Served	Locations
49	**9,125+ Stores**



Lawrenceville, GA

City of Lawrenceville: 3-Mile Radius of Subject Property

81,000+	$92K+	26,288+	$341M+
Total Population	Avg HH Income	# of Households	Annual Retail Sales

Local Market Overview

Lawrenceville sits at the heart of Gwinnett County's expanding retail corridor just northeast of Atlanta, benefitting from both strong suburban growth and high regional traffic connectivity. Major arterials such as I-85 and GA-316 funnel steady volumes of commuter and retail traffic through the area, feeding demand for daily-need services. The city is home to anchor retail destinations such as Sugarloaf Mills, which spans over 1.1 million square feet of shopping, dining, and entertainment and draws consumers from across the northeast Atlanta region. Additionally, Lawrenceville serves as the county seat, generating consistent daytime employment and foot traffic from government offices, legal institutions, and civic services. Retail in this submarket benefits from a combination of local residential demand and regional traffic drawn to these high-utility destinations.

Population	1-Mile	3-Mile	5-Mile
2025 Population	9,643	81,862	205,326
Annual Growth 2025-2030	1.4%	1.0%	0.9%
Households	**1-Mile**	**3-Mile**	**5-Mile**
2025 Households	3,427	26,288	65,144
Annual Growth 2025-2030	1.5%	1.0%	1.0%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Avg Household Income	$68,179	$92,973	$108,931

Drive Time Trade Area

	5 Min Drive		10 Min Drive		15 Min Drive	
	Current Year	5 Year Forecast	Current Year	5 Year Forecast	Current Year	5 Year Forecast
Total Population	10,027	10,422	79,088	81,917	269,620	281,829
Workday Population	11,603	--	80,979	--	224,438	--
Total Households	3,543	3,692	25,215	26,113	85,691	89,474
Avg Household Income	$70,200	$74,000	$98,400	$104,800	$109,700	$117,000
Total Consumer Spend	$172.7M	$186.2M	$429.7M	$462.1M	791.8M	$854.7M

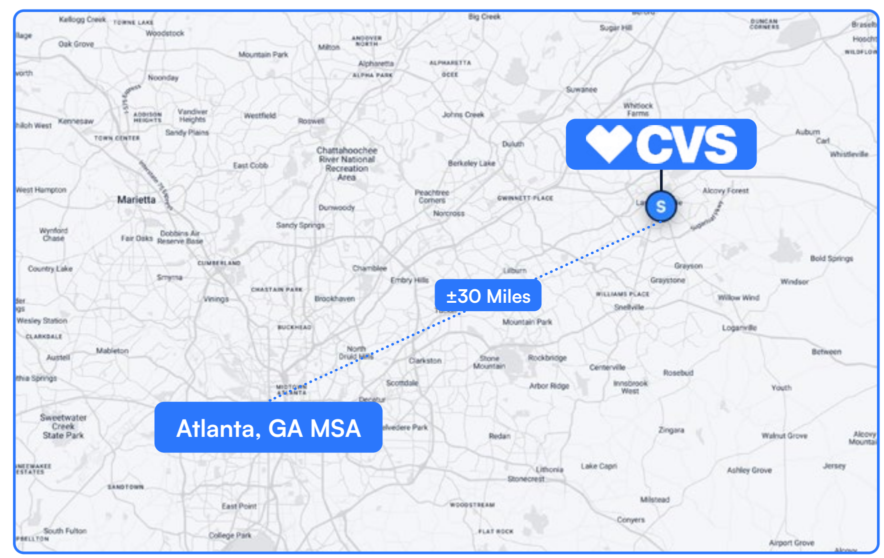
Lawrenceville Economy

The city's economy is supported by a diverse mix of healthcare, professional services, education, retail, and advanced manufacturing, providing a stable employment base and sustained consumer demand. Continued residential growth, a highly educated workforce, and strong household formation have attracted new businesses and investments, reinforcing Lawrenceville's position as one of metro Atlanta's fastest-growing suburban communities.

Ongoing public and private investment continues to strengthen Lawrenceville's long-term economic outlook. Downtown revitalization efforts, mixed-use developments, expanding healthcare facilities, and transportation improvements have enhanced the city's appeal for both residents and employers. Its proximity to Interstate 85, Georgia State Route 316, and Hartsfield-Jackson Atlanta International Airport provides convenient regional connectivity, making this area extremely advantageous for any investor.

New Regional Investment & Growth

Lawrenceville continues to experience significant public and private investment as one of metro Atlanta's fastest-growing suburban markets. Downtown redevelopment initiatives, mixed-use projects, and infrastructure enhancements have transformed the city's urban core into a regional destination for business, entertainment, and residential development. Investments in healthcare, higher education, and public facilities—including the expansion of Northside Hospital Gwinnett, Georgia Gwinnett College, and the Lawrenceville Arts Center—have strengthened the city's economic foundation while attracting new employers and residents.



Major Employers

Gwinnett County Public Schools

Gwinnett

Northside Hospital

Georgia Gwinnett College

national vision

Atlanta, GA

Atlanta ranks as the nation's **seventh-largest metro area** and continues attracting significant population and business migration driven by its diversified economy, business-friendly environment, and strong quality of life. The metro serves as one of the Southeast's leading economic and transportation hubs, supported by major corporate headquarters, a rapidly expanding technology sector, global logistics infrastructure, and strong employment growth. Continued in-migration, expanding consumer demand, and long-term economic development continue reinforcing Atlanta's position as a leading market for retail, mixed-use, office, and industrial investment.

Source: CoStar Group, Hartsfield-Jackson Atlanta International Airport | **2025 Dataset**

#1 Busiest Airport in the World
100M+ Annual Air Passengers

7th Largest U.S. Metro
6.44M+ Total Population

$92.6K
Median HH Income





Employment

Atlanta ranks among the top 10 largest employment centers in the United States, supported by a highly diversified economy spanning corporate headquarters, logistics, healthcare, technology, financial services, and film production. The metro's strong population growth, business-friendly environment, and global connectivity through Hartsfield—Jackson Atlanta International Airport continue driving long-term expansion across IT, logistics, life sciences, and professional services.

3.13M+
Total Workforce Base

21K+
Jobs Added YoY

Ranked #7 Nationally for Fortune 500 HQs Concentration

Technology Square

Midtown continues to attract major corporate technology investment

Cargill Innovation Hub

New facility planned | ±400 technology & engineering jobs

Norfolk Southern HQ

±750K SF smart headquarters campus in Midtown

Midtown Tech Anchors

Source: CoStar Group, Bureau of Labor Statistics, Metro Atlanta Chamber, Georgia Department of Economic Development, Cargill, Norfolk Southern, Georgia Tech | **2025 Dataset**

Top Employers

Largest Employer

DELTA — 42,000+ Employees

Northside Hospital	32,000+ Employees
Piedmont Healthcare	29,600+ Employees
Children's Healthcare of Atlanta	10,500+ Employees
Georgia Tech	9,400+ Employees
Cox Enterprises	7,700+ Employees
Grady Health System	7,300+ Employees
The Coca-Cola Company	7,000+ Employees

Atlanta Retail Performance

$3B+
Sales Volume

4.5%
Vacancy Rate

7.2%
Market Cap Rate

373M+
Square Feet of Retail Inventory

$228
Market Sale Price Per Square Foot

$24.42
Market Asking Rent Per Square Foot

Atlanta's retail market ranks among the strongest and most active in the Southeast, supported by one of the nation's largest consumer and employment bases. The metro continues to demonstrate strong retail fundamentals through healthy occupancy levels, sustained leasing activity, and significant investment volume across institutional and private capital groups. Atlanta's expansive retail inventory, rapid population growth, and affluent suburban trade areas continue driving retailer expansion and long-term consumer demand.

Source: CoStar Group | **2025 Dataset**

Lease Abstract

GUARANTOR: CVS Corporation, a Delaware corporation

TENANT: GEORGIA CVS PHARMACY, L.L.C. d/b/a CVS Pharmacy

LEASE COMMENCEMENT: January 21, 1998

LEASE EXPIRATION: December 31, 2037 (20-year extension executed in 2017.)

UTILITIES: Tenant is responsible for directly paying all utility providers for all utilities consumed at the Premises. There is no reimbursement to the Landlord for utilities.

CARE OF PREMISES: Landlord shall maintain (including painting and cleaning), repair, and replace, as necessary, each of the exterior portions and structural portions of the Building, including, without limitation: the roof and roof supports, flashings, gutters, downspouts, footings, foundations, structural supports, columns, exterior walls, bearing walls, retaining walls, floor slab, and loading docks; so as to keep the same in good condition and repair. The foregoing notwithstanding, Landlord's aforesaid obligations shall exclude the nonstructural portions of any storefront. Landlord also shall maintain, repair, and replace, as necessary, all plumbing, pipes, tubes and all other conduits and utility lines leading to or from the Building.

Tenant shall take, maintain, repair and replace, as necessary: the Building interior, including the fixtures and equipment therein; HVAC equipment; broken glass; and the nonstructural portions of any storefront.

ASSIGNMENT & SUBLETTING: Tenant has the right to assign the lease or sublet the whole or any part of the premises for any lawful retail purpose, provided Landlord's consent is first obtained, which consent shall not be unreasonably withheld, delayed, or conditioned. Tenant and Guarantor will remain liable. Tenant may also assign or sublet without Landlord's consent to a subsidiary or to a party acquiring all or substantially all of the assets of Tenant's affiliated company drugstores in metropolitan Atlanta, provided the Guarantor remains fully liable. or (ii) assign this Lease to any party acquiring all or substantially all of the assets or Tenant's store and of Tenant's affiliated company drugstores in metropolitan Atlanta at the Premises by purchase, merger, consolidation, or otherwise, provided that Guarantor (but not Tenant) remains fully liable for the obligations of Tenant hereunder.

MAINTENANCE OF PARKING & OTHER EXTERIOR AREAS: With respect to the parking and other exterior areas of the Premises, Landlord shall perform the following, pursuant to good and accepted business practices throughout the Term: repairing, resurfacing, repaving, re-striping, and rescaling, of the parking areas; repair of all curbing, sidewalks and directional markers; removal of snow and ice; landscaping; and provision of adequate lighting during all hours of darkness that Tenant shall be open for business. As used in this Article, the term "repair" or "repairing" shall include maintenance (including cleaning), repair, and replacement.

Commencing as of the Date of Rent Commencement, Tenant shall pay Landlord for the maintenance costs incurred by Landlord from and after the Date of Rent Commencement in fulfilling Landlord's obligations under subdivision (a) above, and for no other costs. The foregoing notwithstanding, Tenant shall not pay Landlord for any costs incurred by Landlord in connection with any capital expenditures or capital improvements made by Landlord, such as repaving or replacing the parking areas, except as follows: if, after obtaining Tenant's consent to do so, Landlord shall repave or replace the parking areas, then Tenant agrees to pay the amortization costs thereof: over the useful lite thereof provided that: (i) Tenant shall do so only one time during the "useful life" (as defined below) of the improvement; and (ii) Tenant shall not so pay following the expiration or other termination of this Lease (in other words, for example, if Landlord shall replace the parking areas in year 8, and if such replacement shall have a 15 year useful life, and if the Term shall expire at the end of year I O, then Tenant shall pay its share of the annual amortization for years 8, 9, and IO only (or a portion of year 8, as applicable.) If Tenant shall not consent to any request by Landlord to repave or replace the parking areas, then, Landlord shall not be obligated to perform same, and Landlord shall not be in default hereunder for failure to do so. Landlord shall repave or replace the parking areas at any time upon Tenant's request to do so; and Tenant shall pay Landlord as set forth above.

Except for a 5% administrative fee on the charges (excluding electricity charges) payable by Tenant pursuant to this Article, Tenant shall not pay any management, administrative, accounting, data processing or audit fees.

TAXES: Commencing as of the Date of Rent Commencement Tenant is responsible for reimbursing the Landlord for all real estate taxes and assessments levied against the Premises, commencing from the Rent Commencement Date. Any sum payable to Landlord under this Article shall be paid by Tenant within 30 days after receipt from Landlord of demand therefor, accompanied by copies or receipted Tax bills.

INSURANCE: Commencing as of the commencement of the Term, Tenant shall pay to Landlord the cost of the insurance required to be maintained hereunder during the Term.

At Tenant's election, Landlord shall obtain all of the insurance described in this subdivision (a) from an insurer designated by Tenant. If Tenant shall make such designation, then, the foregoing notwithstanding, Tenant shall pay such insurer directly. Any insurance maintained by Tenant pursuant to this subdivision (b) shall name Landlord as named insured and Tenant as an additional insured. Upon Landlord's request, Tenant shall deliver to Landlord a certificate or such insurance.

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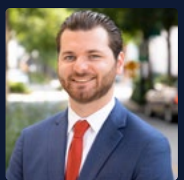

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **202 Grayson Hwy, Lawrenceville, GA 30046** ("Property"). The Offering Memorandum may not 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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

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.

Net Lease Disclaimer — There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.