

# 3200 Flossmoor Road

Flossmoor, IL 60422

Retail  
Investment Opportunity  
Offering Memorandum



**MATTHEWS**™

## Exclusively Listed By



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# Property Overview

**CVS**

3200 Flossmoor Road, Flossmoor, IL 60422



# Investment Highlights

## Property Highlights

- **Strong Foot Traffic:** This location is in the 100th percentile locally for foot traffic. Strategically situated at a signalized intersection leading to 23,000 visits per month, placing this location in the 88th percentile in the state, 78th percentile in the country.
- **Healthcare Corridor:** The property sits within 1.6 miles of three major facilities: Advocate South Suburban Hospital (289 beds, ~400 physicians), Franciscan Health Olympia Fields (214-bed general medical/surgical), and UChicago Medicine at Ingalls–Flossmoor. It's also just 4.7 miles from UChicago Medicine Ingalls Memorial, a 485-bed regional center serving the south suburban market. Together, these facilities drive a steady flow of employees, patients, and visitors through the immediate trade area.
- **Chicago, IL MSA:** This CVS is located in Flossmoor, an affluent suburb within the Chicago MSA — the nation's third-largest, most diverse metro economy. The region's ~9.1M residents are anchored by finance, healthcare, logistics, and manufacturing, while Flossmoor's strong incomes, stable housing, and access to major employment corridors drive consistent retail demand.
- **Affluent Market:** Flossmoor is a status Chicago suburb with country-club heritage, where AHHI exceeds \$149,000 — well above Chicago MSA and national averages — supporting strong consumer spending and long-term tenant stability.
- **Investment Grade Credit Tenant:** The lease is guaranteed by CVS Health Corporation, the top Fortune 500 pharmaceutical and health service company ranking #6, and boasting an S&P credit rating of BBB with a  $\pm$  \$96 billion market cap. In economic downturns, investment-grade credit tenants outperform their less creditworthy peers as investors prioritize valuing safety and liquidity.





 Advocate  
South Suburban Hospital  
±289 Beds | ±975 Employees

   
ANYTIME  
FITNESS

 *Bargain*  
"GOOD STUFF CHEAP"  
**Jewel-Osco**

**DUNKIN'**  
**BERKOT'S**  
SUPER FOODS

 **target**  **Jewel-Osco**  **THE HOME DEPOT**  
 **Portillo's**  
HOT DOGS • BEEF • BURGERS • SALADS  
 **Chick-fil-A**  **KOHL'S**  **DAVE'S HOT CHICKEN**

 **ACE**  
Hardware

 **Charter Senior Living of Hazel Crest**  
±80 Units

 **Governors Place Apartments**  
±96 Units

 **Flossmoor Hills Elementary**  
±357 Students

 **CVS**  
pharmacy®  
Subject Property

 **Parker Junior High School**  
±822 Students

 **Homewood-Flossmoor High School**  
±2,700 Students

 **meijer**  **Jersey Mike's**  
 **WINGZ**  **BUONA**  
CHICAGO'S ORIGINAL ITALIAN BEEF

 **AT THE FOREFRONT**  
**UChicago**  
**Medicine**  
Ingalls Memorial

 **Lou Malnati's**  
PIZZERIA  
**SUBWAY**

 **Prairie State College**  
**Prairie State College**  
±3,000 Students | ±200 Employees

 **Franciscan**  
**HEALTH**  
±214 Beds | ±1,930 Employees

 **DUNKIN'**  
 **BR**  
baskin  
robbins

 **Marian Catholic High School**  
±800 Students

Google Earth



 **CVS**  
pharmacy®

Kedzie Ave ± 14,490 VPD

Flossmoor Rd ± 4,377 VPD



**CVS**

3200 Flossmoor Road  
Flossmoor, IL 60422

**±13,225 SF**

GLA

**2007**

Year Built

**±14,490**

Vehicles Per Day

**Absolute NNN**

Lease Type

**\$399.03**

Price Per SF



# Financial Overview

**CVS**

3200 Flossmoor Road, Flossmoor, IL 60422



# Financial Summary

**\$5,277,143**

List Price

**7.00%**

Cap Rate

**\$399.03**

Price Per SF

**±1.65 AC**

Lot Size

## Property Details

|                       |                                                      |
|-----------------------|------------------------------------------------------|
| Tenant                | CVS Pharmacy                                         |
| Parcel Number         | 31-02-410-007                                        |
| Store Number          | #70                                                  |
| Type of Ownership     | Fee Simple                                           |
| Lease Guarantor       | CVS Corporation                                      |
| Lease Type            | Absolute NNN                                         |
| Roof and Structure    | Tenant's Responsibility                              |
| Lease Expiration Date | 1/31/2036                                            |
| Term Remaining        | ±9.7 years                                           |
| Rental Escalations    | 2-Fixed Rate Options,<br>8-FMV Options, 5-Years Each |
| Remaining Options     | Ten, 5-Year                                          |

## Annualized Operating Data

| Term         | Dates                   | Annual Rent | Monthly Rent |
|--------------|-------------------------|-------------|--------------|
| Current Term | 01/31/2024 - 01/31/2036 | \$369,400   | \$30,783     |
| Rent Holiday | 02/01/2033-01/31/2036   | \$0.00      | \$0.00       |
| Option 1     | 02/01/2036-01/31/2041   | \$332,460   | \$27,705     |
| Option 2     | 02/01/2041-01/31/2046   | \$332,460   | \$27,705     |
| Options 3-10 | 02/01/2046-01/31/2086   | FMV         | FMV          |



# TENANT OVERVIEW

Year Founded  
1963

Headquarters  
Woonsocket, RI

Ownership Status  
Public

Employees  
300,000+

Locations  
9,135+

Credit Rating  
BBB (Investment Grade)

Annual Revenue  
\$373 Billion



## Tenant 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.

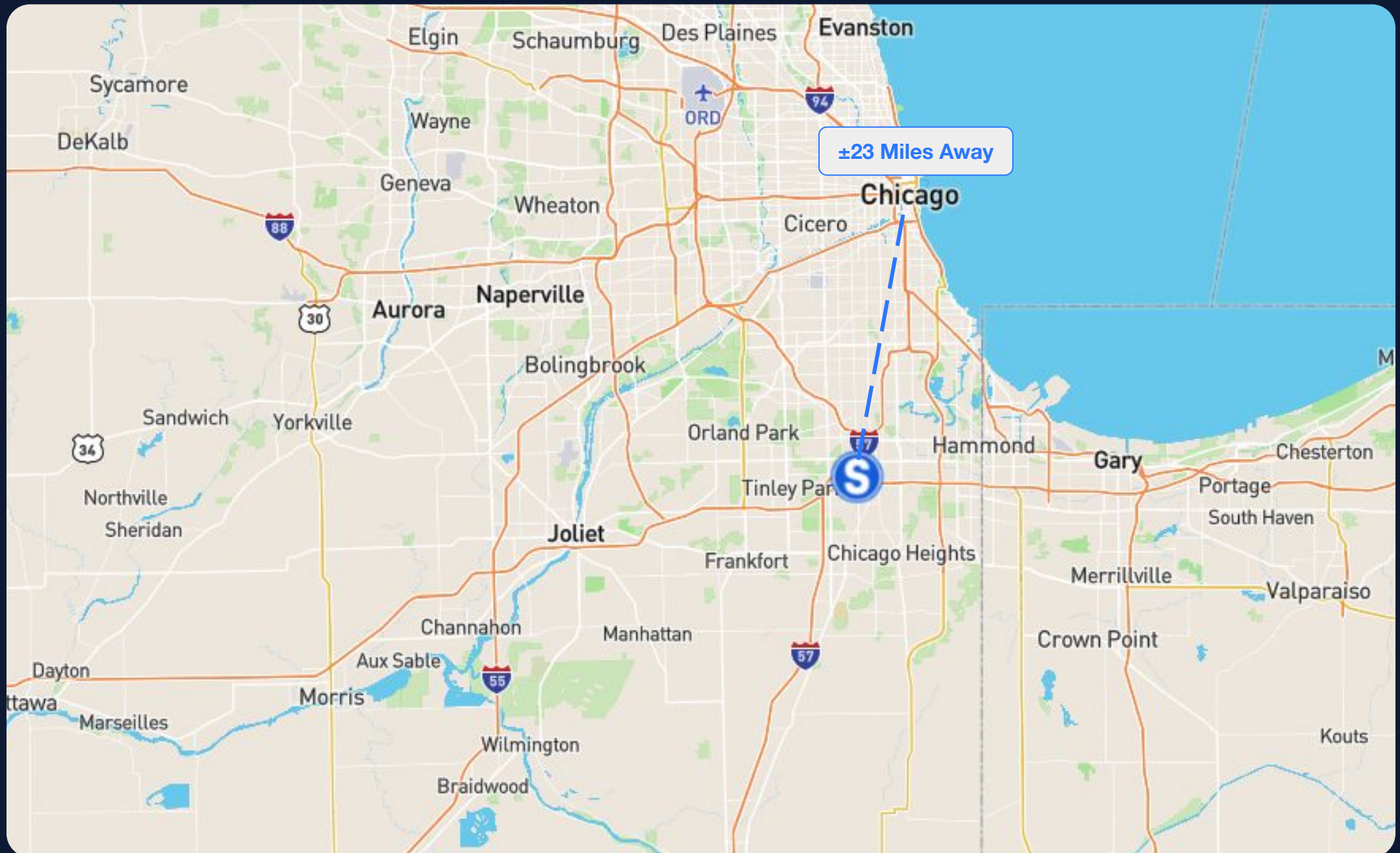
## Why Invest in CVS?

- **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, enhancing cross-segment synergies and consumer retention.
- **Extensive Retail Footprint:** With over 9,135 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.
- **Investment-Grade Credit Profile:** Despite industry headwinds, CVS retains a solid investment-grade rating (BBB by both S&P and Fitch), with access to capital markets and prudent balance sheet management, including recent hybrid bond issuance to strengthen credit metrics.
- **Resilient Financial Performance & Dividend Yield:** CVS has consistently outperformed earnings expectations in 2025, with upward EPS guidance revisions and a robust ~4% dividend yield—highlighting strong cash flow generation and shareholder return orientation.

# Market Overview

CVS

3200 Flossmoor Road, Flossmoor, IL 60422



# Flossmoor, IL

## Local Market Overview

Flossmoor, IL is a prestigious residential village in Cook County, located approximately 24 miles south of the Chicago Loop. Founded in 1924, the village blends idyllic small-town ambiance with the amenities of its position as a Chicago suburb. The Metra Electric line connects residents to Millennium Station with peak-period frequencies of every 15 to 30 minutes, making it a natural draw for Chicago professionals seeking a quieter, upscale alternative to city living.

The local economy is anchored by a highly educated, white-collar resident base. The average annual household income reached \$184,539, with over 92% of the working population employed in professional or administrative roles. The top industries include Professional & Technical Services, Finance & Insurance, and Health Care, supporting strong and consistent discretionary spending. The commercial base — oriented toward service, dining, and neighborhood retail — benefits directly from this affluent, owner-occupied population.

Flossmoor prioritizes low-density, single-family living, with over 30% of the village dedicated to parks, forest preserves, and conservation areas and no high-rises or apartment density. The homeownership rate stands at 95.1%, reflecting a deeply rooted community with long-term stability. With constrained supply, above-average incomes, and direct rail access to Chicago, Flossmoor remains a resilient and attractive market for net lease and service-oriented investment.



## Property Demographics

| Population            | 1-Mile | 3-Mile | 5-Mile  |
|-----------------------|--------|--------|---------|
| Current Year Estimate | 9,840  | 84,452 | 201,729 |

| Households            | 1-Mile | 3-Mile | 5-Mile |
|-----------------------|--------|--------|--------|
| Current Year Estimate | 3,720  | 30,131 | 74,021 |

| Income                   | 1-Mile    | 3-Mile    | 5-Mile    |
|--------------------------|-----------|-----------|-----------|
| Average Household Income | \$178,599 | \$129,465 | \$109,413 |

# Chicago, IL

Chicago remains one of the nation's largest and most established retail markets, supported by a diverse economy, extensive public transit network, and broad consumer base spanning urban and suburban communities. Continued population growth, strong employment, and high daily traffic support sustained retail demand throughout the metro.

Chicago's combination of walkable neighborhoods, major employment centers, and relative affordability compared to coastal markets continues attracting residents and businesses, supporting long-term retail performance across a wide range of formats and trade areas.

**9.42M+**

Total Population

**\$94.4K**

Median HH Income

**3rd Largest**

Inventory Among Major Metros

Source: CoStar Group; U.S. Census Bureau; Chicago Metropolitan Agency for Planning; World Business Chicago; Illinois Department of Commerce & Economic Opportunity | **2025 Dataset**



# Employment

Chicago serves as the economic center of the Midwest, with a diverse employment base spanning finance, healthcare, logistics, manufacturing, transportation, and professional services. The market benefits from a concentration of corporate headquarters, one of the nation's largest central business districts, and a transportation network that connects businesses to domestic and global markets. Access to a highly educated workforce, major research institutions, and national transportation infrastructure supports corporate operations, business expansion, and investment activity throughout the region.

**2025 Statistics**    **28,500** New jobs added  
**4.74M**    **24** of Illinois' 32 Fortune 500 Firms  
Total Employment  
Across MSA    **#1** U.S. Rail Hub all 6 Class 1 railroads

## Major Job Expansions & Corporate Investment

 **Microsoft**  
\$1B+ in new Chicagoland data  
center infrastructure

 **LOGISTICS**  
1M+ SF of expanded  
warehouse & logistics operations

 **PsiQuantum**  
150+ new jobs  
\$1B+ quantum computing campus

**Google**  
Expanded to 1M+ SF  
engineering & cloud hiring

## Top Employers

Largest Employer  
**UNITED**  37,000+  
Employees

**Advocate Health Care** 35,000+ Employees

**Chicago Public Schools** 30,000+ Employees

**JPMorgan Chase** 24,000+ Employees

**Walgreens Boots Alliance** 20,000+ Employees

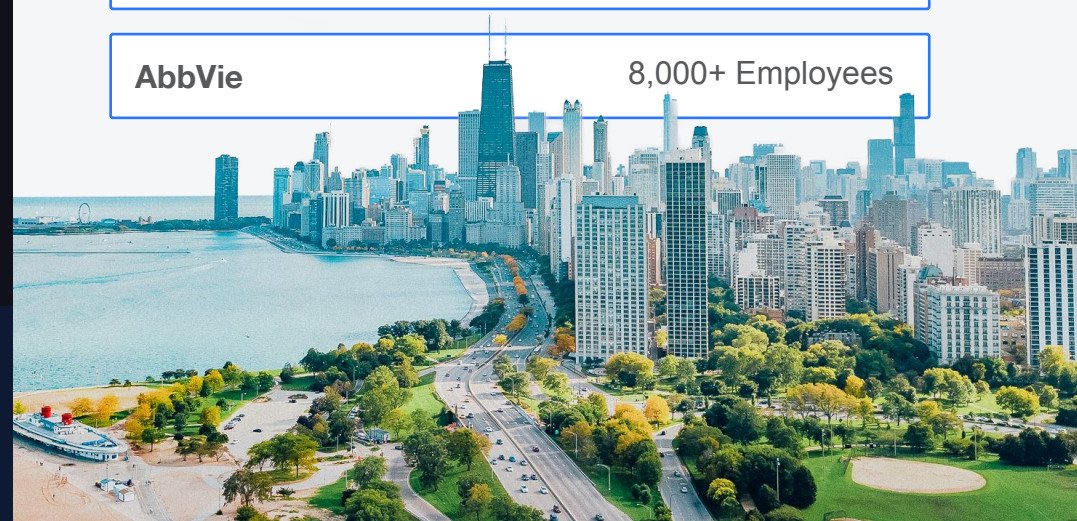
**Amazon** 20,000+ Employees

**Northwestern Medicine** 18,000+ Employees

**University of Chicago** 16,000+ Employees

**Rush University  
System for Health** 10,000+ Employees

**AbbVie** 8,000+ Employees



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