2902 Peach Orchard Road
Augusta, GA 30906

MATTHEWS™

CVS

Retail Investment Opportunity

Offering Memorandum

Exclusively Listed By

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Property Overview

2902 Peach Orchard Road
Augusta, GA 30906

Investment Highlights

Property Highlights

- **Demonstrated Site Commitment:** CVS has already exercised two (2) of its original 5-year renewal options (extending the lease through January 31, 2030), demonstrating strong long-term operational dedication to this location.
- **Corporate Guarantee:** Fully guaranteed by CVS Health Corporation (S&P: BBB / Investment Grade).
- **Drive-Thru Location:** Equipped with a dedicated drive-thru lane, driving higher store sales and customer convenience.
- **Capital Improvements:** Roof was completely replaced in 2015 and is backed by a 15-year warranty, minimizing landlord CapEx exposure.
- **Fee-Simple Ownership:** Offers full land and building ownership with a fee-simple structure.
- **NN Lease Structure:** Low-management NN lease structure with $279,896 in annual Net Operating Income ($27.64/SF).
- **No Rent Holiday:** Features continuous, uninterrupted rental payments with zero rent holiday periods throughout the lease term and renewal options.
- **Remaining Term & Renewal Options:** Features ±3.5 years of lease term remaining through January 31, 2030, with two 5-year extension options remaining.

Investment Highlights

Location Highlights

- **Signalized Hard Corner:** Prime positioning on a high-visibility, signalized hard corner along Peach Orchard Road.
- **High Traffic Volume:** Fronts Peach Orchard Rd, seeing substantial traffic volume of ±29,000 vehicles per day (VPD).
- **Augusta Market Position:** Located directly in Augusta, GA, serving a dense residential surrounding population and active commercial retail corridor.

Tenant Highlights

- **Investment-Grade Credit:** S&P credit rating of BBB and consistently ranked among the Top 10 on the Fortune 500.
- **Substantial Market Cap:** Corporate market capitalization exceeding $373 Billion.
- **National Footprint:** Operates over 9,135 retail locations supported by over 300,000 employees nationwide.
- **Recession-Resilient Tenant:** Proven recession-resilient healthcare and pharmacy tenant with robust corporate fundamentals.


TIRES PLUS TOTAL CAR CARE
O'Reilly AUTO PARTS
CIRCLE K
BANK OF AMERICA
ZAXBY'S
Church's
Bojangles
TRUIST
76
FAMILY DOLLAR
BIG! LOTS
RAC Rent-A-Center
FIFTH THIRD BANK
N
CVS pharmacy
Subject Property
George P. Butler High School
±900 Students
Advance Auto Parts
Checkers
SEVEN BREW
90
FIREHOUSE SUBS FOUNDED BY FIREMEN
TAKE 5 OIL CHANGE
DUNKIN'
RODEWAY INN & SUITES
COOK OUT
Wendy's
SUBWAY
Peach Orchard Rd ± 29,000 VPD
ALDI
State Farm
CHASE
LuLu's
DOLLAR TREE
A. Dorothy Hains Elementary School
±479 Students
Colony Plaza
Applebee's GRILL + BAR
planet fitness
xfinity
Burlington
five BELOW
FOOD LION
WINGS HOUSE
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
MITSUBISHI MOTORS
Krispy Kreme DOUGHNUTS
TACO BELL
DQ
Chick-fil-A
UNITED STATES POSTAL SERVICE
Orchard Square Shopping Mall
LOWE'S
RED CRAB
Walgreens
DOLLAR TREE
Veracruz Mexican Restaurant


Peach Orchard Rd
Lumpkin Rd
CVS pharmacy®
Drive-Thru

2902 Peach Orchard Road
Augusta, GA 30906

±10,125 SF
GLA

1999
Year Built

±29,000 VPD
Peach Orchard Rd

NN
Lease Type

±1.35
Lot Size

Financial Overview

2902 Peach Orchard Road
Augusta, GA 30906

Financial Summary

$3,611,000	7.75%	NN	±3.5 Years
List Price	Cap Rate	Lease Type	Lease Term Remaining

Property Details

Tenant Trade Name	CVS
Type of Ownership	Fee-Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord
Roof Condition	Replaced June 2015, 15-Year Warranty
Lease Expiration Date	1/31/2030
Term Remaining on Lease	±3.5 Years
Increases	None
Options	Two, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Present - 01/31/2030	**$23,325**	**$279,896**	**None**	**7.75%**
Option 1	$23,325	$279,896	None	7.75%
Option 2	$23,325	$279,896	None	7.75%

Tenant Overview

Year Founded
1963

Headquarters
Woonsocket, RI

Ownership Status
Public

Employees
300,000+

Locations
9,135+

Credit Rating
BBB

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 do 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.

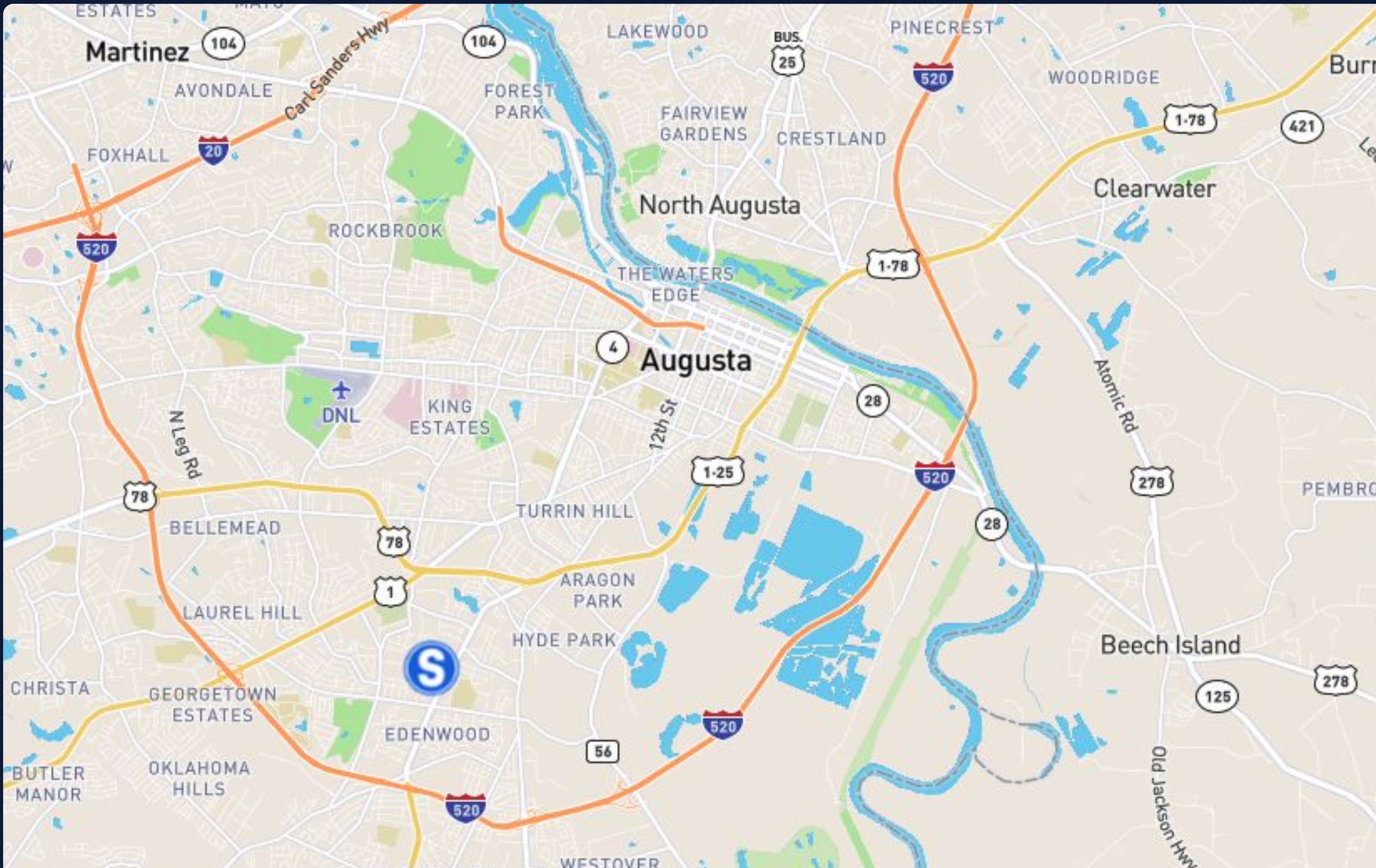
- Extensive Retail Footprint: With over 9,000 locations nationwide, CVS maintains a dominant retail presence that supports high brand visibility, localized healthcare access, and convenience-driven consumer engagement, even as it strategically optimizes its portfolio.

- 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

2902 Peach Orchard Road
Augusta, GA 30906



Augusta, GA

206,069 Total Population

$37.3B Regional GDP

3.9% Retail Vacancy

Local Market Overview

Augusta serves as the commercial center of the Central Savannah River Area, drawing consumers from eastern Georgia and western South Carolina. The broader metropolitan area benefits from a diversified economic base supported by defense, healthcare, education, manufacturing, and cybersecurity. Major institutional employers, including Fort Eisenhower and the Augusta medical district, contribute to stable employment and consumer spending. Continued economic activity across the region supports demand for everyday retail, dining, entertainment, and service-oriented businesses.

Augusta's retail environment benefits from established commercial corridors surrounding major regional roadways and prominent shopping destinations. Key retail nodes include Augusta Exchange, Robert C. Daniel Jr. Parkway, Augusta Mall, Wrightsboro Road, and Bobby Jones Expressway. Downtown Augusta adds an expanding mix of restaurants, boutiques, entertainment venues, cultural attractions, and visitor-oriented businesses. Retail demand is further supported by Augusta's nationally recognized golf tourism, healthcare institutions, military presence, and regional accessibility.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,549	46,672	109,026
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	2,924	17,769	44,254
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$57,198	$55,957	$72,237

Augusta Economy

Augusta is a regional center for healthcare, biotechnology, medical research, and cybersecurity. Augusta University, home to the Medical College of Georgia, is a major regional employer and anchors the city’s extensive medical district, which supports thousands of jobs across healthcare, education, and research.

Augusta is also a nationally significant cybersecurity and defense hub. Fort Gordon is home to the U.S. Army Cyber Center of Excellence and U.S. Army Cyber Command, while the Georgia Cyber Center further supports the region’s growing concentration of military, government, academic, and private-sector cybersecurity activity.

Companies With Headquarters/ Distribution Centers In Augusta:

The Masters

The Masters Tournament is one of the four major championships in professional golf. Held each April at Augusta National Golf Club, the Masters is the first major championship of the year and the only one played at the same course annually. First held in 1934, the tournament has become one of the most recognized sporting events in the world and draws international attention to Augusta each spring.

Masters Week attracts an estimated 200,000 visitors to the Augusta region and generates approximately $120 million in local economic impact. The hospitality sector experiences particularly strong demand surrounding the tournament, with Augusta hotels and motels generating $34.2 million in revenue during April 2025, a 13.25% increase from the prior year. Increased visitor spending provides a significant annual boost to hotels, restaurants, retailers, transportation providers, golf courses, short-term rentals, and other businesses throughout the Augusta area.

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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 2902 Peach Orchard Road, Augusta, GA, 30906 ("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:

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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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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.

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