

GREENEVILLE, TN WALGREENS

±14,610 SF RETAIL BUILDING FOR SALE



1650 E ANDREW JOHNSON HWY
GREENEVILLE, TN 37745

BriskyNetLease
the NNN platform of BRISKY COMMERCIAL

CONTENTS

OVERVIEW	3
TENANT PROFILE	4
FINANCIAL SUMMARY	5
COMMUNITY OVERVIEW	6
SURVEY	7
AERIAL	8
AREA OVERVIEW	9
PROPERTY PHOTOS	10
DISCLAIMER	11
ABOUT BRISKY NET LEASE	12

OVERVIEW

This absolute NNN Walgreens is located in Greeneville, Tennessee, which is situated at the foothills of the Appalachian Mountains. It boasts an excellent, high traffic location and offers investors a great opportunity to own a “hands off” investment vehicle.

The property has a triple net lease, which has zero landlord responsibilities. Additionally, it offers a lower per square foot price than many comparable NNN Walgreens. Tennessee also has some state tax advantages, relative to other states.

PROPERTY HIGHLIGHTS

- EXCELLENT VISIBILITY
- LONG TERM ABSOLUTE NNN LEASE W/ OPTIONS
- EXCELLENT LOCATION NEAR MEDICAL
- STRONG CREDIT TENANT

PROPERTY SUMMARY

- ASKING PRICE: \$5,000,000
- YEAR BUILT: 2003
- LOT SIZE: ±1.719 AC
- BUILDING SIZE: ±14,610 SF

The property has a key location very close to Laughlin Memorial Hospital. Laughlin is part of the Ballad Health System, which operates a family of 14 hospitals with Laughlin being the 3rd largest, employing 800. Greeneville has a population of 14,888 and is the county seat of Greene County, an area known for its scenic mountains and agricultural traditions.

Walgreens is one of the nation's largest drugstore chains with 9,560 drugstores and a has presence in all 50 states.



TENANT PROFILE



Walgreens

Walgreens (walgreens.com), one of the nation's largest drugstore chains, is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the first global pharmacy-led, health and wellbeing enterprise.

Approximately 8 million customers interact with Walgreens in stores and online each day, using the most convenient, multichannel access to consumer goods and services and trusted, cost-effective pharmacy, health and wellness services and advice. As of August 31, 2018, Walgreens operates 9,560 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, along with its omnichannel business, Walgreens.com. Approximately 400 Walgreens stores offer Healthcare Clinic or other provider retail clinic services.

From www.walgreens.com

FINANCIAL SUMMARY

WALGREENS

1650 E ANDREW JOHNSON HWY
GREENEVILLE, TN 37745

- PRICE: \$5,000,000*
- CAP RATE: 5.70%



LEASE SUMMARY

- ANNUAL RENT: \$285,000
- RENT PSF: \$19.51
- LEASE TYPE: NNN
- LEASE EXPIRATION: 8/31/2028
- OPTIONS: TEN 5-YEAR

TENANT SUMMARY

- TENANT: WALGREENS
- GUARANTY: WALGREENS BOOTS ALLIANCE, INC. (NASDAQ: WBA)
- SQUARE FEET LEASED: ±14,610 SF
- OCCUPANCY: 100%

*WALGREENS HAS RIGHT OF FIRST REFUSAL THAT MUST BE WAIVED PRIOR TO SALE.

COMMUNITY OVERVIEW

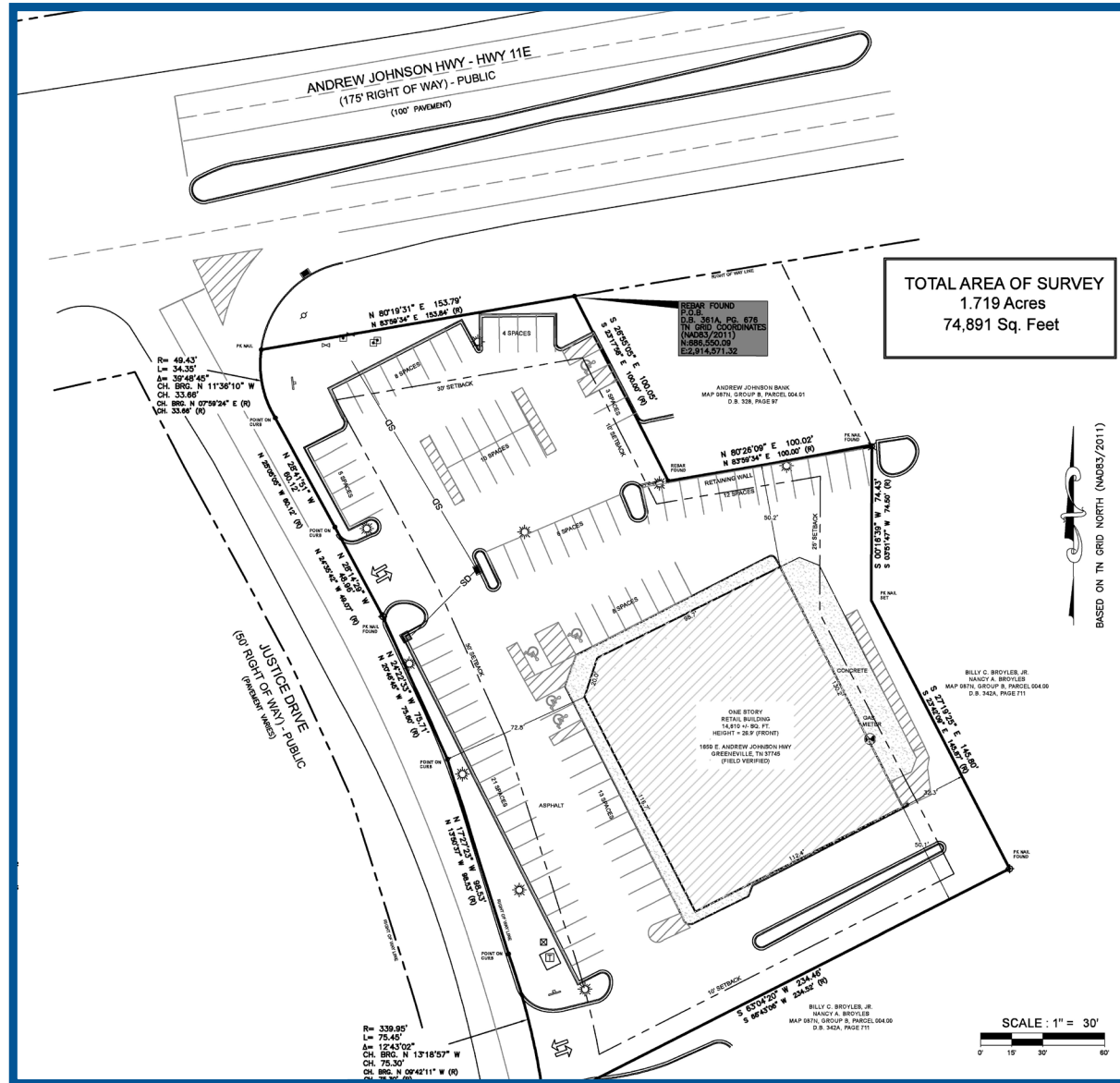


DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	18,115	27,188	52,897
MEDIAN HH INCOME	\$44,029	\$43,628	\$42,524
MEDIAN AGE	42.3	42.4	42.6
HOUSEHOLDS	7,399	11,099	21,567
DAILY TRAFFIC COUNT	28,000+ CARS PER DAY ON ANDREW JOHNSON HWY		



SURVEY



AERIAL



AREA OVERVIEW



PROPERTY PHOTOS



DISCLAIMER

DISCLAIMER

The information contained herein was obtained from sources believed reliable, however, Brisky Commercial Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy thereof, including age and square footage information. Brisky Commercial Real Estate has not researched the income or expenses of the property herein, and this brochure is not intended to project future financial performance. Brisky Commercial Real Estate does not warrant the property herein is free of harmful or contaminating substances. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice. Buyer is strongly encouraged to verify information and seek out the assistance of other professionals as needed in determining if the property marketed herein meets Buyer's needs.

CONFIDENTIALITY

This brochure and any attachments is privileged and confidential. It is intended only for the use of the designated recipient(s). Do not share this brochure, directly or indirectly, without the written consent of Brisky Commercial Real Estate.

NON-ENDORSEMENT NOTICE

Brisky Commercial Real Estate is not sponsored or endorsed by, nor affiliated with, any commercial tenant(s) or lessee(s) provided in this Brochure. Logos and company names are provided for potential Buyers to assist in research of the property marketed herein.

NET-LEASED DISCLAIMER

Please be advised the property herein is a Net Leased property. This means the following: It is Buyer's responsibility to verify the information provided herein, and not Brisky Commercial Real Estate. Any projections or estimates utilized in this Brochure do not represent current or future financial performance. Independent research by Buyer and a tax professional and/or legal professional to determine if this property meets Buyer's needs is highly recommended. Brisky Commercial Real Estate does not guarantee financial performance of the property described herein. Brisky Commercial Real Estate shall NOT be responsible for any costs or expenses associated with the research Buyer deems necessary to make a determination regarding purchasing the property herein.

REPRESENTATION

Brisky Commercial Real Estate is representing the Owner in this transaction. Should Buyer desire representation, they are encouraged to research and secure their own, independent financial and/or legal representation.

*Continue to page 12

ABOUT BRISKY NET LEASE & DISCLAIMER CONT.

AMERICANS WITH DISABILITIES ACT

The United States Congress enacted the Americans With Disabilities Act, in part, to ensure business establishments are equally accessible to persons with disabilities. Modifications to real property may be required to stay in compliance. State and local laws may mandate additional modifications. Neither the Owner nor Brisky Commercial Real Estate are qualified to advise Buyer as to what, if any, changes may be required now, or in the future. Buyer should consult with attorneys, and qualified design professionals for additional information.

REMEDIES

If there is a breach or threatened breach of any of the foregoing, Owner and/or Brisky Commercial Real Estate shall be entitled to seek remedies through court proceedings via an injunction restraining Buyer. Brisky Commercial Real Estate and/or Owner are not required to prove actual damages or monetary damages. Nothing herein shall be construed as prohibiting Owner and/or Brisky Commercial Real Estate from pursuing remedies available as a matter of law or in equity. Should Owner and/or Brisky Commercial Real Estate prevail in litigation against Buyer, Buyer shall be liable for payment of Owner's and/or Brisky Commercial Real Estate's reasonable attorney fees, court costs, and related expenses incurred in litigation in addition to any relief the court may order at its discretion.

© Brisky Commercial Real Estate. All rights reserved.



BRIAN BRISKY

PRESIDENT | PRINCIPAL BROKER

BRIAN@BRISKYNETLEASE.COM
DIRECT 612-413-4200 EXT. 102
CELL 715-529-4441

Brisky Net Lease is a DBA of Brisky Commercial Real Estate

Brisky Net Lease provides an innovative link between buyers and sellers in investment real estate. Successful real estate deals require quick, aggressive deal-making, innovative thinking and employing the most sophisticated technology. Our team strives to produce best in-class results, building from one transaction to the next.

At Brisky, expect a dynamic, aggressive approach to commercial real estate investing. Our listings include assets in many great markets, from a wide variety of global, national and local brands. Explore our site more fully, and give us a try. You'll be glad you did!

**In Cooperation with JDS Real Estate Services, Inc. – Broker of Record:
Jennifer D. Stein - License # 263826**