

# WALGREENS

OFFERING MEMORANDUM

3025 ALLISON BONNETT MEMORIAL DR | HUEYTOWN, AL 35203



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





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## INVESTMENT OVERVIEW

## Investment Highlights

- Long Term Lease - Over 10 Years Remaining on the Initial Lease Term
- Absolute NNN Lease - Zero Landlord Responsibilities
- Site Sees an Average of Over 18,000 Cars Per Day
- Investment Grade Credit Tenant - Rated BBB by S&P
- 10 Renewal Periods Offer 50 Additional Years After the Initial Lease Term
- Strong Demographics - Suburb of Birmingham, Alabama with over 75,000 Residents in a 5-Mile Radius
- Located on a Signalized Hard Corner on the Main Thoroughfare of Hueytown
- Walgreens Has a Market Capitalization of \$83.7 Billion
- Phenomenal Retail Synergy – Nearby Retailers Include Publix, ALDI, Wells Fargo, PNC Bank, Pep Boys, AutoZone, McDonalds, Sonic, Burger King, and Taco Bell







## FINANCIAL ANALYSIS

## Walgreens

3025 Allison Bonnett Memorial Dr,  
Hueytown, AL 35203

List Price .....\$5,114,504  
CAP Rate - Current..... 6.55%  
Gross Leasable Area .....± 14,490 SF  
Lot Size .....± 1.50 Acres  
Year Built..... 2002



### Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF
Current	\$27,916.67	\$335,000.00	\$335,000.00
Ten (10), Five (5) Year Options	\$27,916.67	\$335,000.00	\$335,000.00

### Tenant Summary

Tenant Trade Name	Walgreens
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	25 years
Lease Commencement Date	9/27/2001
Rent Commencement Date	9/1/2002
Lease Expiration Date	9/30/2027
Term Remaining on Lease	± 10 years
Increases	None
Options	Ten (10), Five (5) Year Options
Right of First Refusal	Yes





## TENANT OVERVIEW





Company Name	Walgreen Co.
Parent Company Trade Name	Walgreens Boots Alliance, Inc. (NASDAQ: WBA)
Ownership	Public
Revenue	\$76.39B
Net Income	\$1.93B
No. of Locations	± 8,300
No. of Employees	± 253,400
Headquartered	Deerfield, Illinois
Website	<a href="http://www.walgreens.com">www.walgreens.com</a>
Year Founded	1901

## TENANT OVERVIEW

The nation's #1 drugstore chain, Walgreens, operates close to 8,300 stores in all 50 US states, the District of Columbia, the Virgin Islands and Puerto Rico. Prescription drugs are the focus of the company as they account for close to two-thirds of sales; the rest comes from general merchandise, over-the-counter medications, cosmetics and groceries. Most locations offer drive-through pharmacies and one-hour photo processing, which separates them from competition. Recently, Walgreen Co. fully acquired Alliance Boots, Europe's leading drug wholesaler, to create Walgreens Boots Alliance, of which it is a subsidiary.

## WALGREENS HEALTH FOCUS

Walgreens' overall value proposition differentiates it from competitors in valuable ways. Specifically, a focus on health gives Walgreens a competitive advantage over other pharmacies. By putting health at the forefront of all aspect of the business and reducing customers' shopping time, Walgreens has achieved placement in a league of its own as competition aims their focus on things such as convenience, design, or low prices.

## MARKETING STRATEGY

Walgreens focuses on customer need and satisfaction. For example, the curbside pick-up service stemmed from the needs of working mothers who don't have the time to go into the store and shop. Creating loyalty amongst patrons is a priority for the company as it keeps them coming back and spending money.



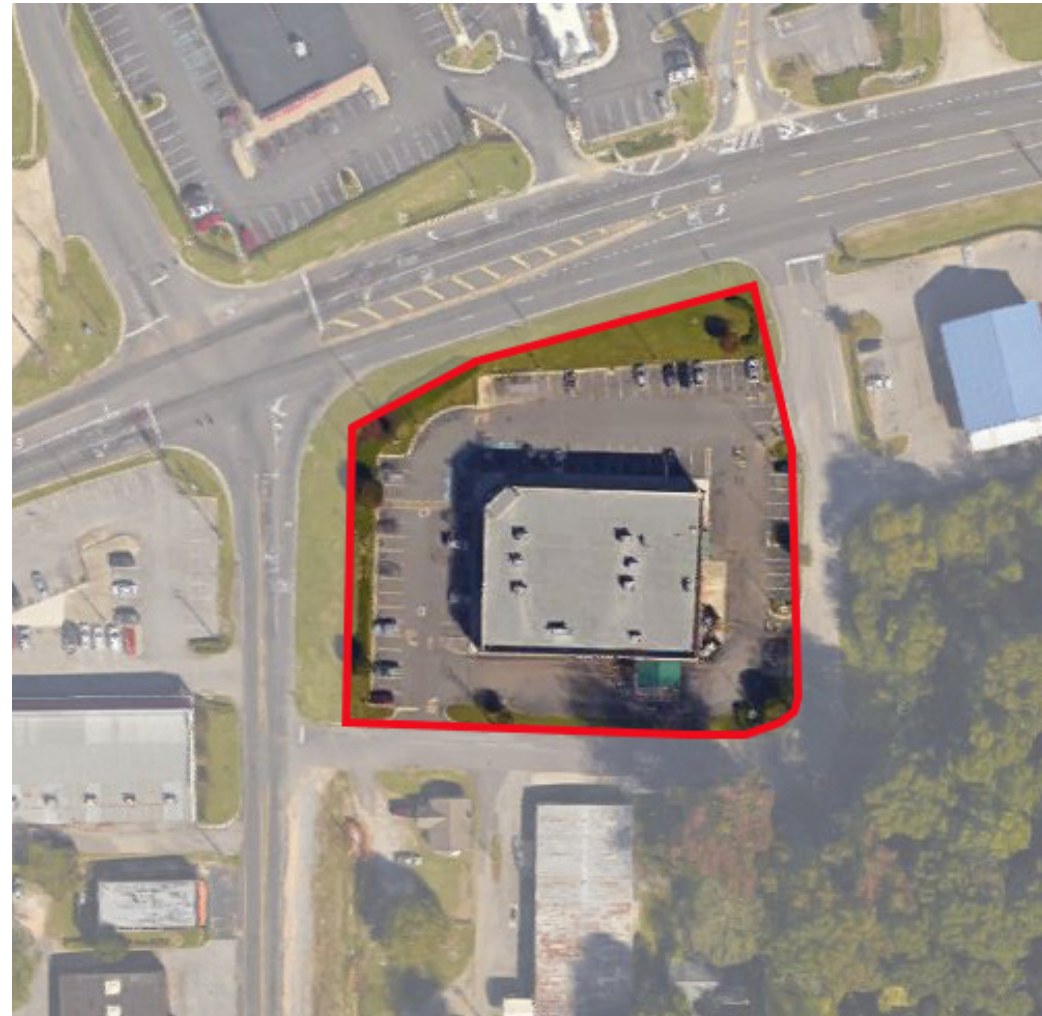
## PROPERTY OVERVIEW



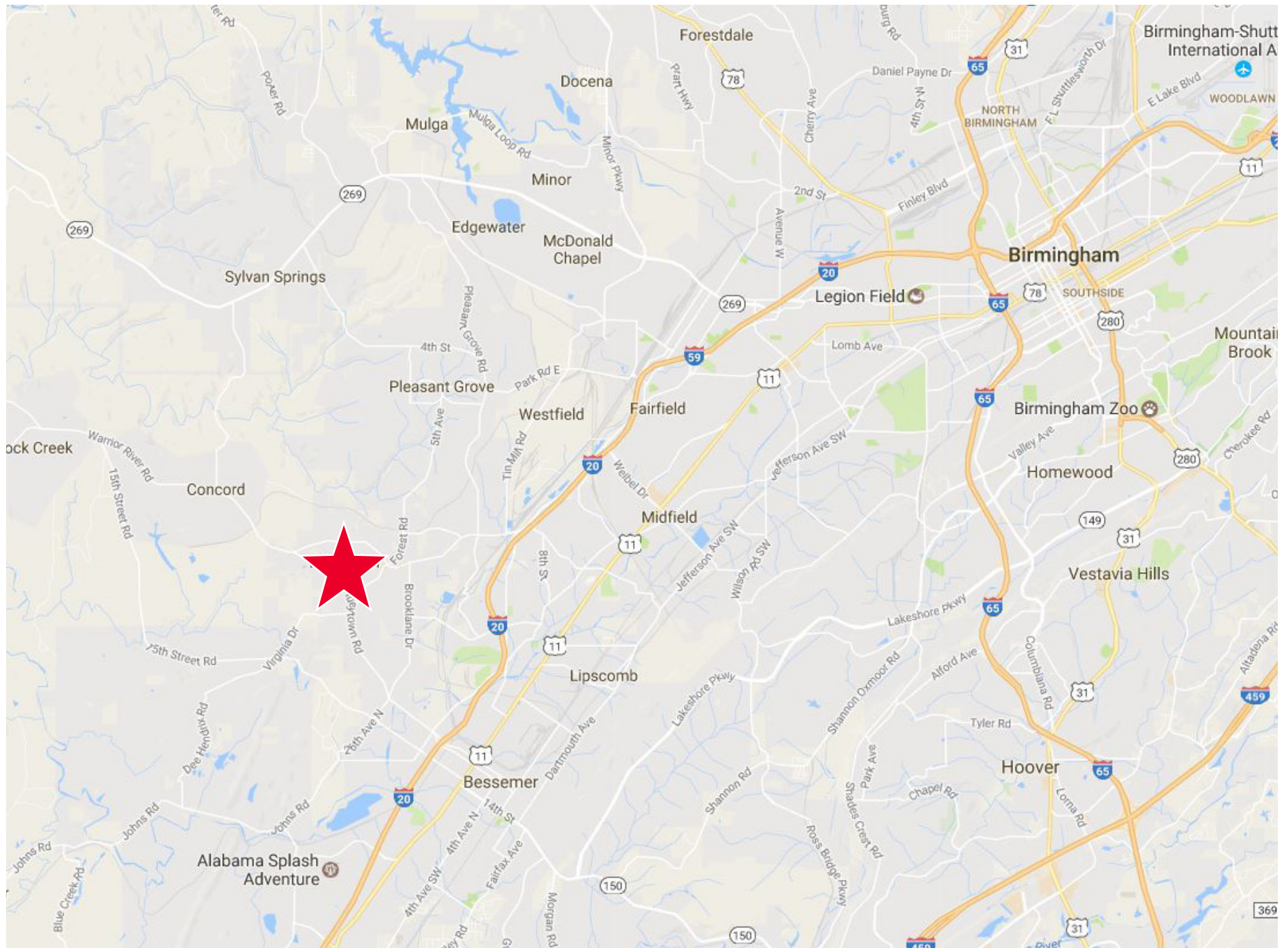
## The Offering

Property Name		Walgreens
Property Address		3025 Allison Bonnett Memorial Dr Hueytown, AL 35203
Assessor's Parcel Number		30-00-20-4-002-003.000
Site Description		
Number of Stories		One
Year Built		2002
Gross Leasable Area (GLA)		± 14,490 SF
Lot Size		± 1.50 Acres (65,340 SF)
Type of Ownership		Fee Simple
Parking		± 72 Surface Spaces
Parking Ratio		4.97 : 1,000 SF
Landscaping		Professional
Topography		Generally Level

## Parcel Map



# Bird's Eye





# Tenant Map







## AREA OVERVIEW



## Hueytown, AL

Hueytown, Alabama is located within Jefferson county and is part of the Birmingham metropolitan area. This town has a rich steel and coal mining history, which is what originally built the town's population. Now, the most common occupations are in Retail Trade and Construction.

The average household income within Hueytown is higher than the average for the state, while their unemployment rate is one of the lowest. The majority of Hueytown residents have their high school diploma and go on to continue their education. Hueytown High School has made several appearances in the news for their various sport accomplishments, most recently for making the playoffs in 2016.

## NASCAR Alabama Gang

This town is mostly known for being home to the NASCAR Alabama Gang. In the late 1950's, Bobby Allison, Donnie Allison, and Red Farmer came to Hueytown to set up a shop and excel in their NASCAR careers. They were a force to be reckoned with throughout the 1960s and 1970s. Other racers joined the group during the years including Jimmy Means, and Hueytown residents Neil and David Bonnett.

Many went on to to succeed including Neil Bonnett and Bobby Allison, who raced in Australia, the first NASCAR race outside of North America. Grandchildren of the original pack have followed in their father's footsteps and keep the Gang going.

The NASCAR Alabama Gang have been inducted into the International Motorsports Hall of the Fame. There are tributes to the Gang throughout the city, but the most recognized is the renaming of Main Street to *Allison-Bonnett Memorial Drive*.

## Demographics

Population	1 Mile	3 Mile	5 Mile
2022 Projection	4,210	33,104	75,221
2017 Estimate	4,237	33,518	76,249
2010 Census	4,323	34,828	79,326
2000 Census	4,472	37,196	86,921

Households	1 Mile	3 Mile	5 Mile
2022 Projection	1,729	12,959	29,365
2017 Estimate	1,728	13,078	29,663
2010 Census	1,737	13,496	30,646
2000 Census	1,786	14,338	33,082

Income	1 Mile	3 Mile	5 Mile
2017 Est. Average Household Income	\$52,660	\$53,013	\$49,158



## Birmingham, AL

Also located in Jefferson County, Birmingham is the most populated city within Alabama. Being only 12 miles away from Hueytown, many of its residents travel to Birmingham for work. The town was originally created with the merging of three farm towns. It was mostly used for industrial services and was a main railroad transportation center. Over time, Birmingham grew and expanded into the beautiful city it is today.

While venturing its streets, you can find art and culture throughout the city. Birmingham Museum of Art is the largest art museum in the Southeast. Other museums include Birmingham Civil Rights Institute, Alabama Jazz Hall of Fame, and Southern Museum of Flight. Vulcan Park holds the world's largest cast iron statue. It is a statue of Vulcan himself and was created for the 1904 St. Louis Exposition.

Another sight to see is Regions Field. Since Birmingham does not have any professional sport franchises, many residents cheer on the Birmingham Barons, who are the minor league team affiliate for the Chicago White Sox. Other sport teams include the University of Alabama at Birmingham Blazers. Their football and basketball programs have a large following.







## University of Alabama at Birmingham (UAB)

The University of Alabama at Birmingham was founded as an extension to the University of Alabama in 1936. With 140 programs, UAB is one of the leading universities in health care, business, and engineering. One of UAB's largest accomplishments is the UAB Health System. It is one of the largest academic medical centers within the United States. UAB Hospital is also a teaching hospital affiliated with the school. Being the only Level 1 trauma center in the area, it provides great experiences for their students.

The campus spans across 83 blocks in Birmingham. There are 12 different colleges/schools within the school. On average, the school holds around 10,000 undergraduate students with about 5,000 graduate students. The UAB has a lively student life with 150 different student organizations and twenty-two active Greek Organizations.

## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Walgreens** located at **3025 Allison Bonnett Memorial Hueytown, AL 35203 (“Property”)**. It has been prepared by Matthews Retail Advisors. This 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 Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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 detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors 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 Seller or Matthews Retail Advisors 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 this Offering Memorandum.



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