

WALGREENS
Clinton, MD



Actual Site

Financial Summary

9001 Woody Terrace | Clinton, MD 20735

Asking Price \$8,780,000 | Cap Rate 5.75%

Net Operating Income (NOI)	\$505,000
Rent/Month	\$42,083
Rent/SF	\$34.71
Rentable Square Feet	14,550+/- SF
Tenant Name	Walgreens
Website	www.walgreens.com
Credit Rating	S&P: BBB
Stock Symbol	WBA
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Term Remaining	14+ Years
Rent Commencement	May 2008
Lease Expiration	May 2033
Option Term	50 Years, with Option to Terminate

Investment Highlights



- 14+ years remaining on NN lease
- Washington, DC MSA
- Strategically located opposite Lowe's, Walmart & Safeway
- Population of 109,000+ and average household income of \$113K within 5 miles
- Over 34,000 VPD on Woodyard Rd
- Located within 2 miles of Andrews Air Force Base with 15,000+ active duty military members and families as well as civilian employees



Site Photos



Tenant Overview

About Walgreens

Walgreens is an American pharmaceutical company which operates the largest drug retailing chain in the United States of America. It specializes in serving prescriptions, health & wellness products, health information and photo services. As of August 31, 2016, the company operated 8,175 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.

In December 2014, Walgreens completed its strategic combination with Alliance Boots to establish Walgreens Boots Alliance, Inc., forging the first global pharmacy-led, health and wellbeing enterprise. The combination brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted health care services through community pharmacy care and pharmaceutical wholesaling. Both companies have more than a century's worth of experience in customer and patient care. Walgreens is today part of the Retail Pharmacy USA division of Walgreens Boots Alliance. Walgreens provides access to consumer goods and services, plus pharmacy, photo studio, health and wellness services in the United States through its retail drugstores, Walgreens Health Services division, and Walgreens Health and Wellness division.



Tenant Snapshot

of Locations
8,175+

Stock Symbol
WBA

Credit Rating
S&P: BBB



Surrounding Retail

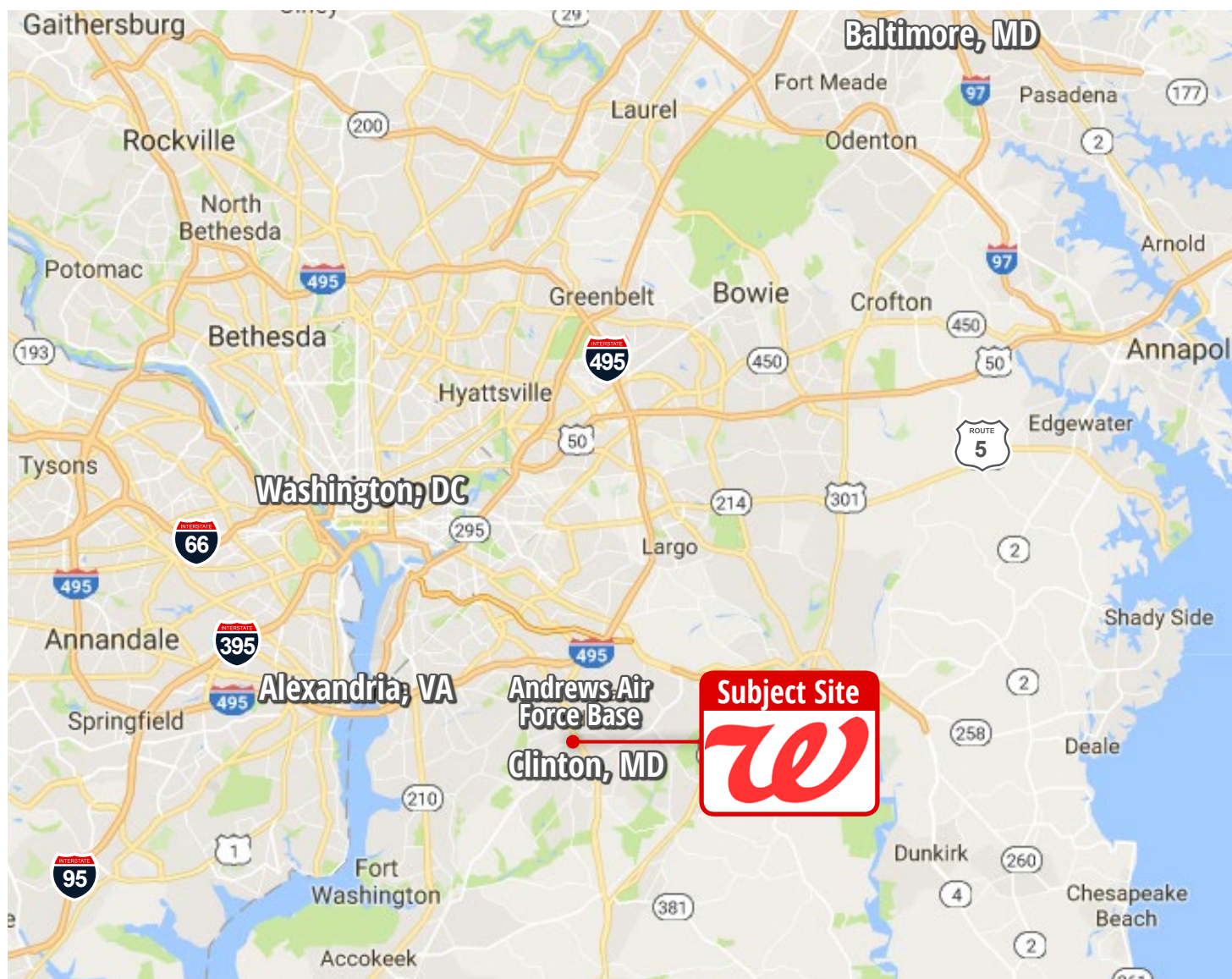


Location Overview

Distance To:

Alexandria, VA	20 mins
Washington, DC	30 mins
Baltimore, MD	60 mins

- \$113,994 average household income within 3 mile radius
- Growing Washington, DC suburb, with 115,018 people within 5 miles



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Site Plan



Demographics

Radius 1 Mile 3 Miles 5 Miles

Population

2018 Population	9,482	46,557	109,570
2023 Population	9,674	48,209	114,223
2010-2018 Annual Rate	0.50%	0.59%	0.75%
2018-2023 Annual Rate	0.40%	0.70%	0.84%
2018 Male Population	48.0%	47.6%	47.4%
2018 Female Population	52.0%	52.4%	52.6%
2018 Median Age	45.9	41.1	40.4

Households

2018 Total Households	3,234	15,633	38,148
2023 Total Households	3,283	16,097	39,598
2010-2018 Annual Rate	0.35%	0.44%	0.60%
2018-2023 Annual Rate	0.30%	0.59%	0.75%
2018 Average Household Size	2.77	2.93	2.85

Median Household Income

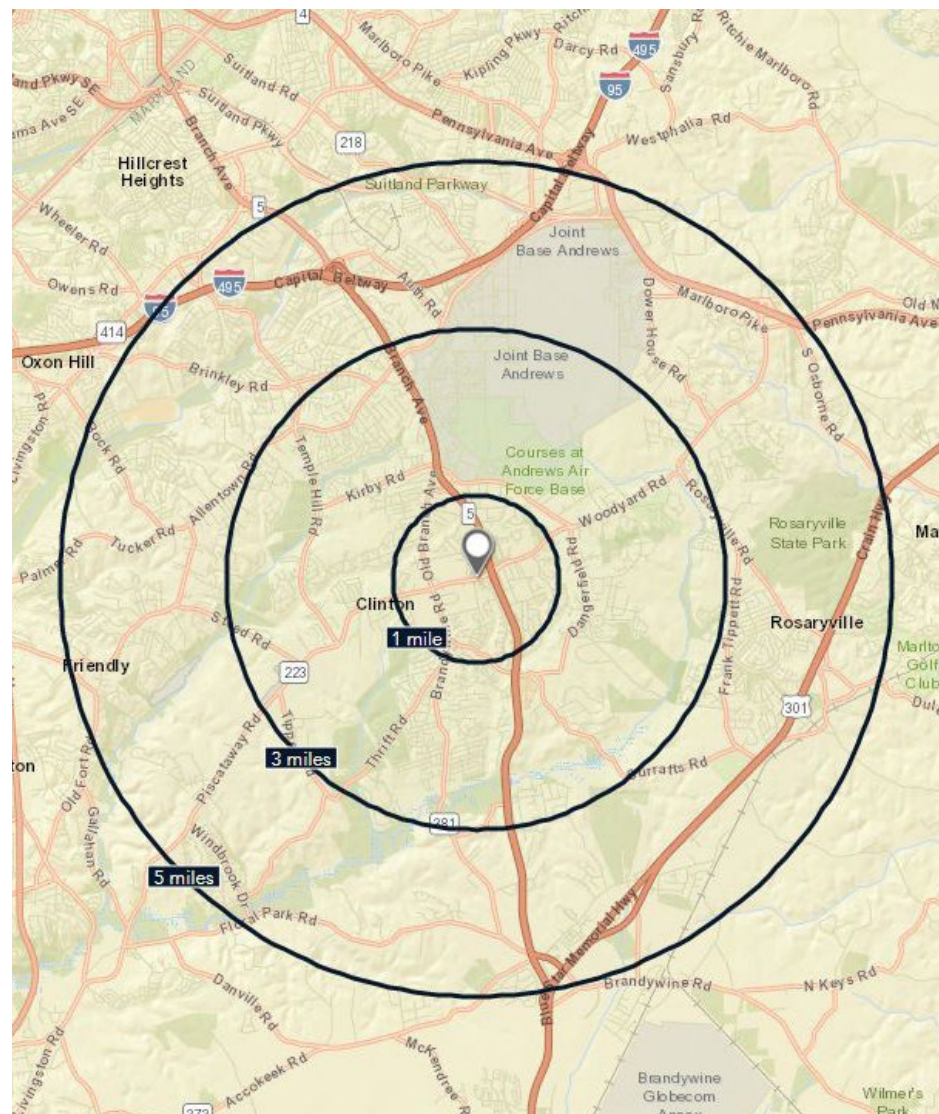
2018 Median Household Income	\$106,642	\$101,374	\$98,130
2023 Median Household Income	\$116,722	\$109,809	\$107,486
2018-2023 Annual Rate	1.82%	1.61%	1.84%

Average Household Income

2018 Average Household Income	\$122,497	\$116,177	\$113,335
2023 Average Household Income	\$141,222	\$134,148	\$131,492
2018-2023 Annual Rate	2.89%	2.92%	3.02%

Per Capita Income

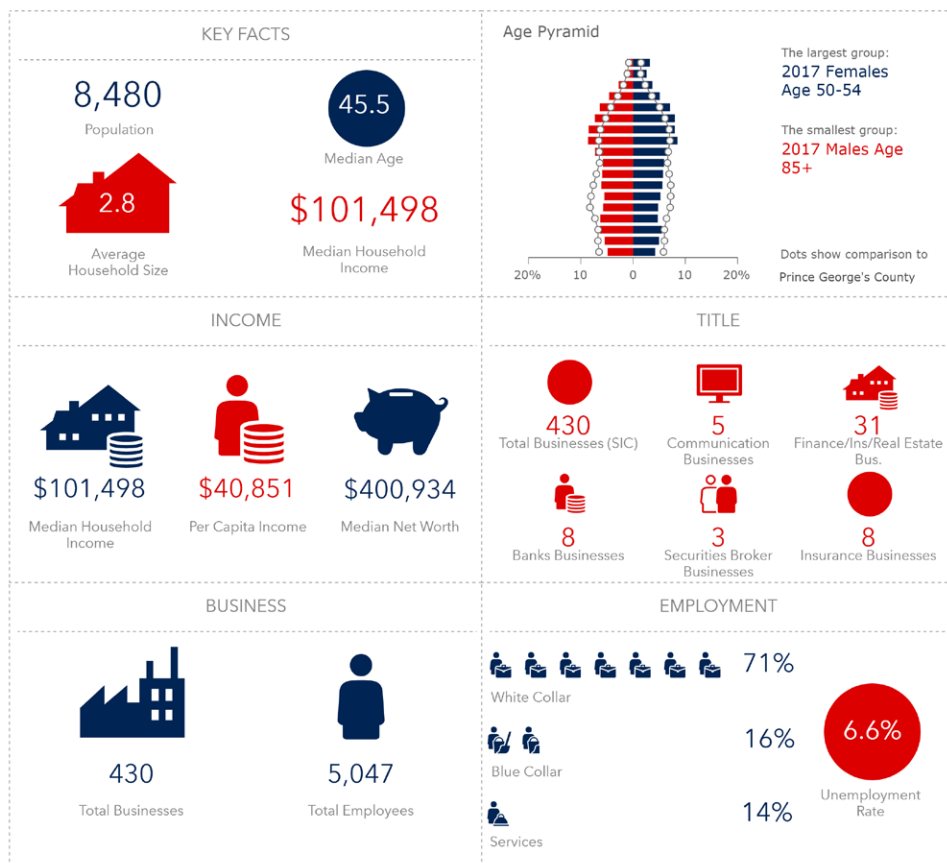
2018 Per Capita Income	\$42,827	\$39,595	\$39,602
2023 Per Capita Income	\$48,751	\$45,349	\$45,649
2018-2023 Annual Rate	2.63%	2.75%	2.88%



Market Overview

Clinton, MD

Clinton is an unincorporated census-designated place (CDP) in the southern part of Prince George's County in Maryland, United States. The population of Clinton was 35,970 at the 2010 census. Clinton is historically known for its role in the American Civil War concerning the Abraham Lincoln assassination. Clinton is adjacent to Camp Springs, Rosaryville, Melwood, and Andrews Air Force Base, home of the Air Force Systems Command and the President's plane Air Force One.



About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. It prides itself on being an innovative leader by providing its clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how they do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of its clients.

At Calkain, their foresight and innovation are leading the net lease investment industry.



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

Building a solid foundation for your investment portfolio
calkain.com

Washington, DC

12930 Worldgate Dr
Ste 150 | Herndon, VA
Tel: 703.787.4714

Fort Lauderdale

200 SW 1st Ave
Ste 880 | Fort Lauderdale, FL
Tel: 813.282.6000

Atlanta

111 Village Pkwy, Bldg 2
Ste 202 | Marietta, GA
Tel: 404.900.5629

Boston

101 Federal St
Ste 1900 | Boston, MA
Tel: 617.261.8584

Philadelphia

3477 Corporate Pkwy
Ste 100 | Center Valley, PA
Tel: 610.410.5410

New York

205 E 42nd St
14th Fl | New York, NY
Tel: 646.736.5783

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