



RETAIL PROPERTY FOR SALE

RITE AID | WALGREENS
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CLICK ON THE FOLLOWING LINKS:



Drone Video



Google Map



Street View

EXECUTIVE SUMMARY

SALE PRICE

\$5,227,200

CAP RATE

6.0%

INVESTMENT SUMMARY

List Price:	\$5,227,200
NOI:	\$313,632
Cap Rate:	6.0%
Price / SF:	\$482.93
Building Size:	10,824 SF
Land Acreage:	3.49 Acres
Year Built:	2001
Renovated:	2013

LEASE SUMMARY

Lease Type:	Absolute Net Lease
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	10+ Years
Term Expiration:	June 1, 2028
Options:	(8) Five Year Options
Increases:	10% In Option Periods
Guarantor:	Corporate (Walgreens)

INVESTMENT / LOCATION HIGHLIGHTS

- This Location and Lease Has Been Assigned to Walgreen's in February of 2018
- 20 Year Corporate Guarantee Lease Signed in 2008
- Rare Ten Percent Rent Increase in Option Periods
- Subject Property 10,824 Sqft Situated on 3.49 Acres
- Absolute Net Lease – Zero Landlord Responsibilities
- Location Renovated To Wellness Concept In 2013
- Multiple National Retailers: Stop & Shop Market , Big Lots, Burger King, 7-Eleven, Med-Express Urgent Care, Texas Roadhouse, Chili's, Etc.
- Five Mile Radius: Population Exceeds 186,000
- Five Mile Radius: Average Household Income: \$65,672



Click Here For Aerial Imagery

LOCATION OVERVIEW

LOCATION OVERVIEW

Springfield is the largest city on the Connecticut River, in the Pioneer Valley of Massachusetts. (pop. 160,000.) It sits only 24 miles north of Hartford, Connecticut, and only five miles north of the Connecticut state line. Springfield and Hartford constitute the 2nd largest urban region in New England (nicknamed the Knowledge Corridor) with 1.9 million people, 29 universities and colleges, and 120,000 university students. Metropolitan Springfield, as one of two metropolitan areas in Massachusetts (the other being Greater Boston), had an estimated population of 698,903 as of 2009.

Springfield's Top Five Industries are: Trade and Transportation; Education and Health Services; Manufacturing; Tourism and Hospitality; and Government. Springfield is considered to have a "mature economy," which protects the city to a degree during recessions and inhibits it somewhat during bubbles. Springfield is considered to have one of America's top emerging multi-cultural markets – the city features a 33% Latino population with buying power that has increased over 295% from 1990 to 2006.

Springfield is the most centrally located city in New England, between major tourist destinations like New York City, Boston, Vermont, the Berkshires, Upstate New York, and Canada. It features access from every direction, via every sort of transportation. Bradley International Airport is located 12 miles south of Springfield (equidistant to



TENANT PROFILES



OVERVIEW

Company:	Walgreens
Founded:	1901 (117 years)
Total Revenue:	\$118.21 Billion
Net Income:	\$4.08 Billion
Headquarters:	Deerfield, IL
Website:	www.walgreens.com

TENANT HIGHLIGHTS

- Parent Company: Walgreens Boots Alliance
- Number of Locations: Over 8,175 Stores
- NASDAQ: WBA



TENANT OVERVIEW

Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted healthcare services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25* countries and employ more than 385,000* people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, has more than 13,200* stores in 11* countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390* distribution centers delivering to more than 230,000** pharmacies, doctors, health centers and hospitals each year in more than 20* countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.



[Click Here For Aerial Imagery](#)

PROPERTY PHOTO



ADDITIONAL PHOTOS



PROPERTY PHOTO



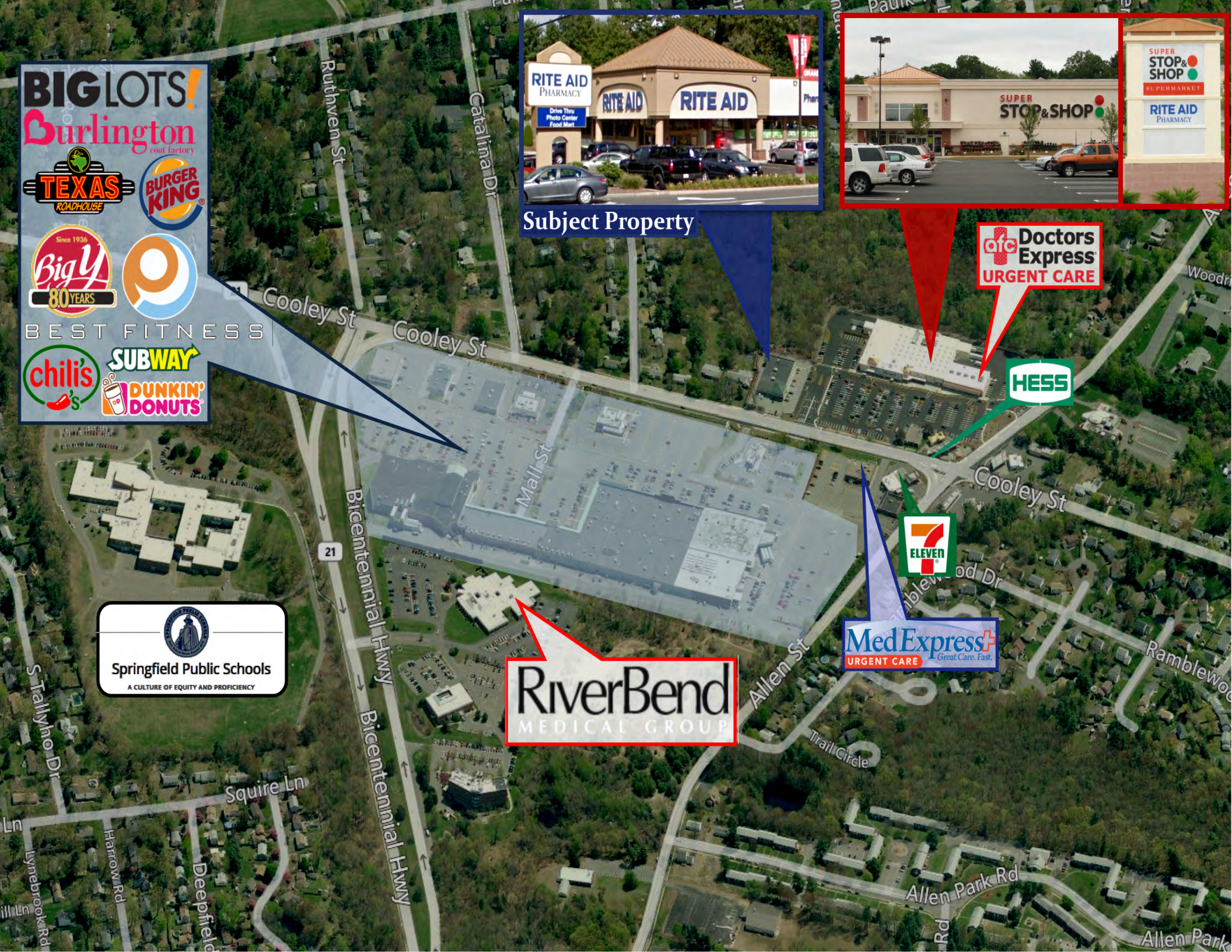
BIG LOTS!
Burlington
cost factory



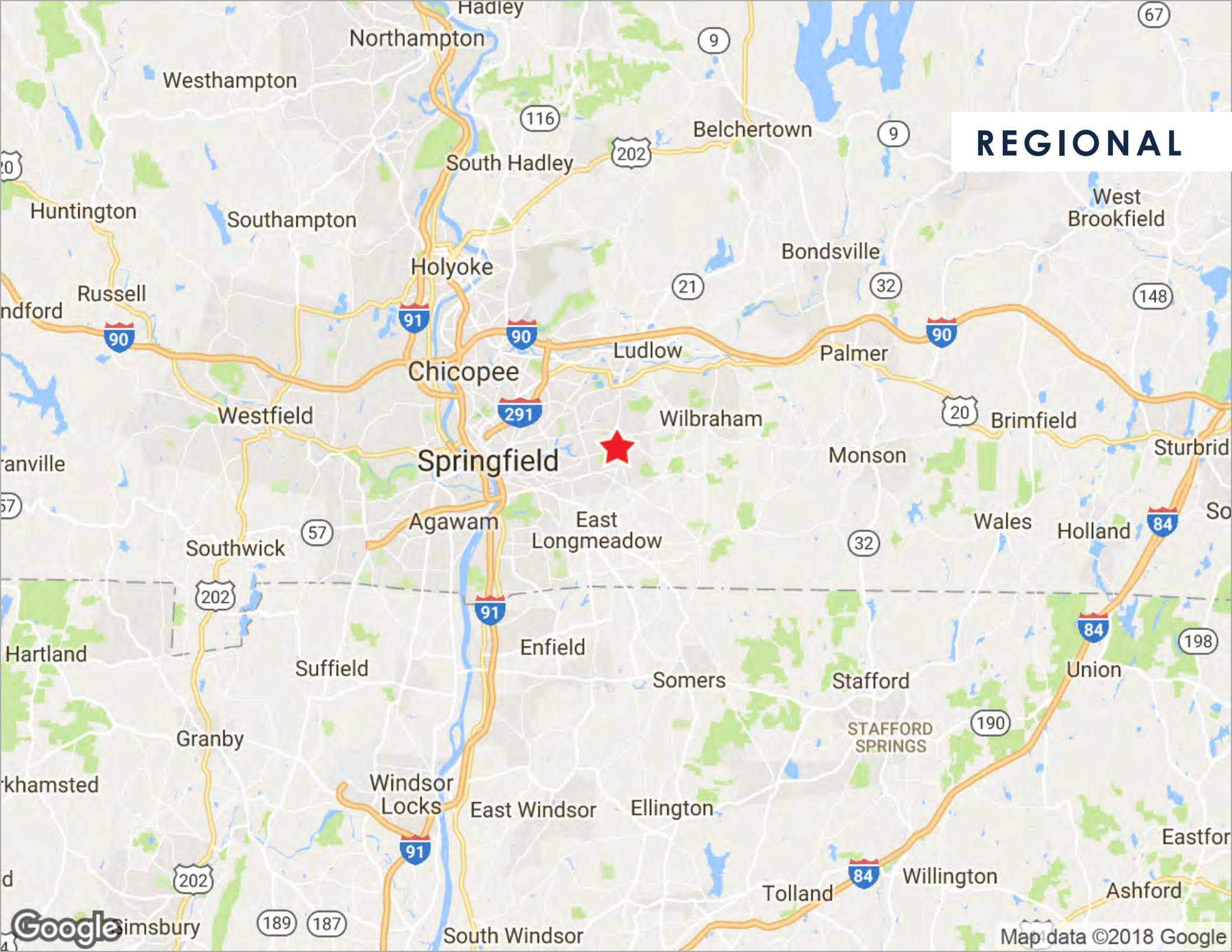
BEST FITNESS



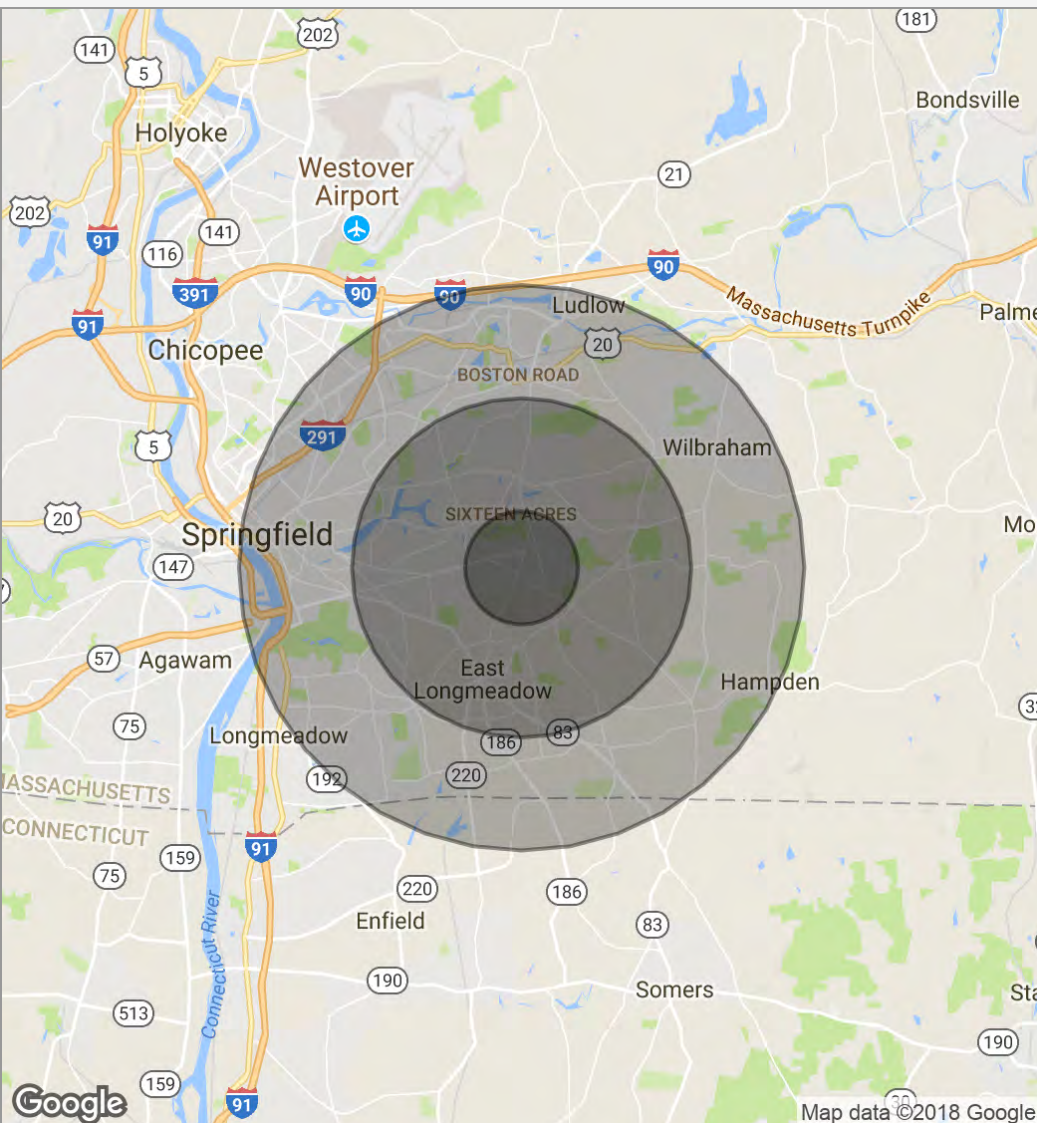
Subject Property



REGIONAL



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,025	62,662	175,991
Median age	35.0	37.2	35.6
Median age (male)	33.7	35.0	33.9
Median age (Female)	36.4	40.1	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,763	23,067	62,963
# of persons per HH	2.5	2.7	2.8
Average HH income	\$60,774	\$68,634	\$65,233
Average house value	\$287,986	\$229,237	\$242,874

* Demographic data derived from 2010 US Census



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