



RETAIL PROPERTY FOR SALE

ACTUAL PHOTO

**WALGREENS MIDNIGHT  
STORE**  
150 N MacDade Blvd, Glenolden, PA 19036

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

List Price:	\$6,063,264
NOI:	\$378,954
Cap Rate:	6.25%
Land Acreage:	1.86 Acres
Year Built:	1998
Building Size:	13,905
Price / SF:	\$436.05

### LEASE SUMMARY

Lease Type:	Double "NN" Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	10 years
Original Lease Term:	20 years
Commencement Date:	July 11, 1998
Current Term Expiration:	July 31, 2028
Options:	Five Year Options
Guarantor:	Corporate

### PROPERTY HIGHLIGHTS

- Subject Property is 13,905 SqFt and Situated on 1.86 Acres
- Brand New 10 Year Lease Extension
- Rare Midnight Store Location
- Hard Corner Signalized Intersection on Heavily Traveled North MacDade Blvd.
- Prototypical Walgreen's with Drive-Thru
- Lease is Corporately Guaranteed by Walgreens, Inc. | S&P "BBB"
- Five Mile Radius: Population Exceeds 490,000
- Five Mile Radius: Average Household Income \$62,807
- Double Net Lease - Minimal Landlord Responsibilities
- National Retailers in Surrounding Area Include: Walmart, Wawa, Sherwin Williams, Taco Bell, CVS, Dunkin Donuts and Many More

## PROPERTY PHOTOS





# PROPERTY PHOTOS





NORTHEAST PHILADELPHIA Burlington

# Philadelphia

Springfield

## Wilmington

Google

Map data ©2018 Google





Grobes St

MacDade Blvd

Walgreens

Redbox

Walgreens

20,596

14,936

N MacDade Blvd

W Oak Ln

CVS  
pharmacy

DUNKIN'  
DONUTS

photo



PEPBOYS  
AUTO

Walmart

Wawa

Work 'N Gear

FORMAN  
MILLS  
verizon

Wendy's

Ford

Pathmark

WELLS  
FARGO

Bank of America

Forman Mills

SHERWIN  
WILLIAMS

TACO  
BELL

Walgreens

CVS  
pharmacy

DUNKIN'  
DONUTS

Advance  
Auto Parts

Pizza Hut

ALDI

eStop

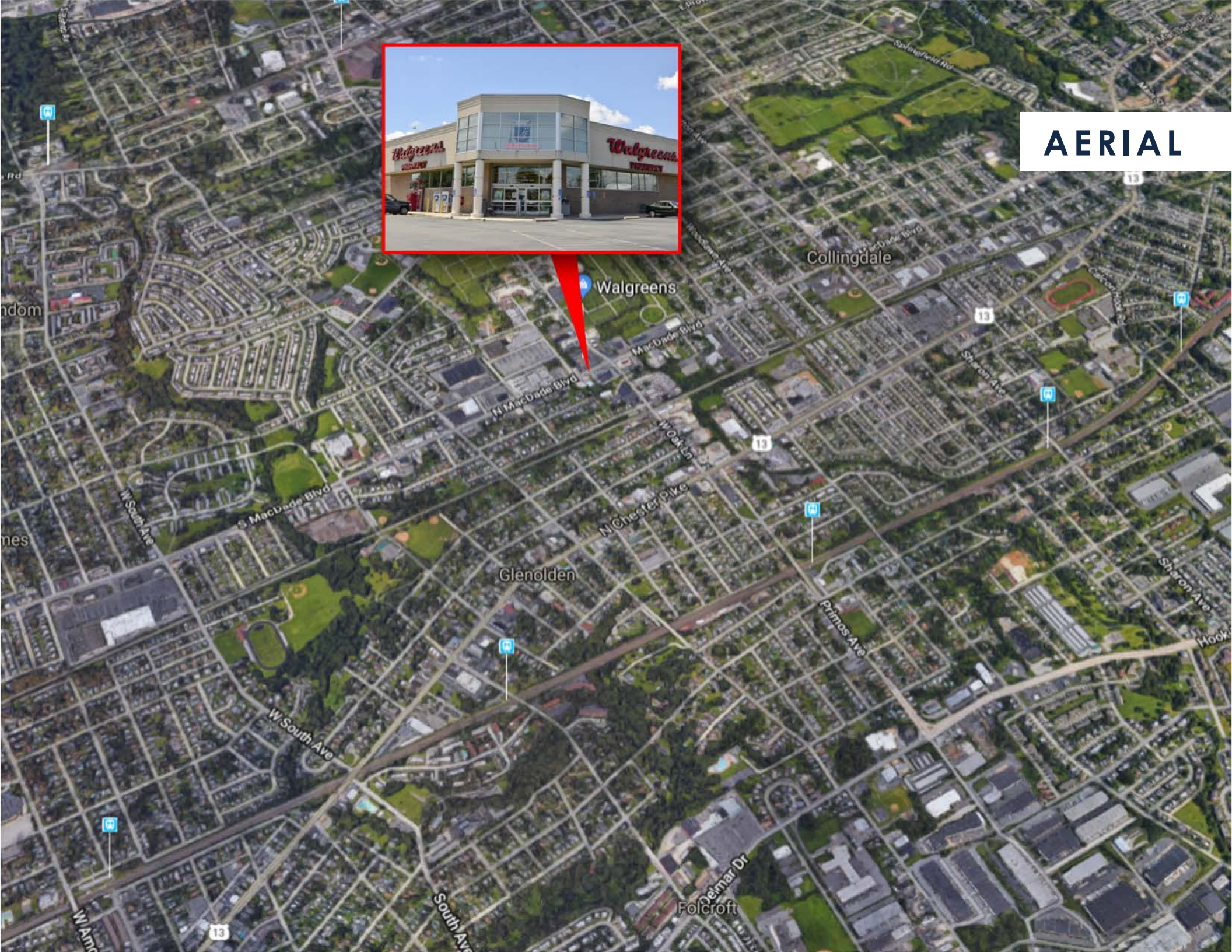
20,596

14,936





AERIAL



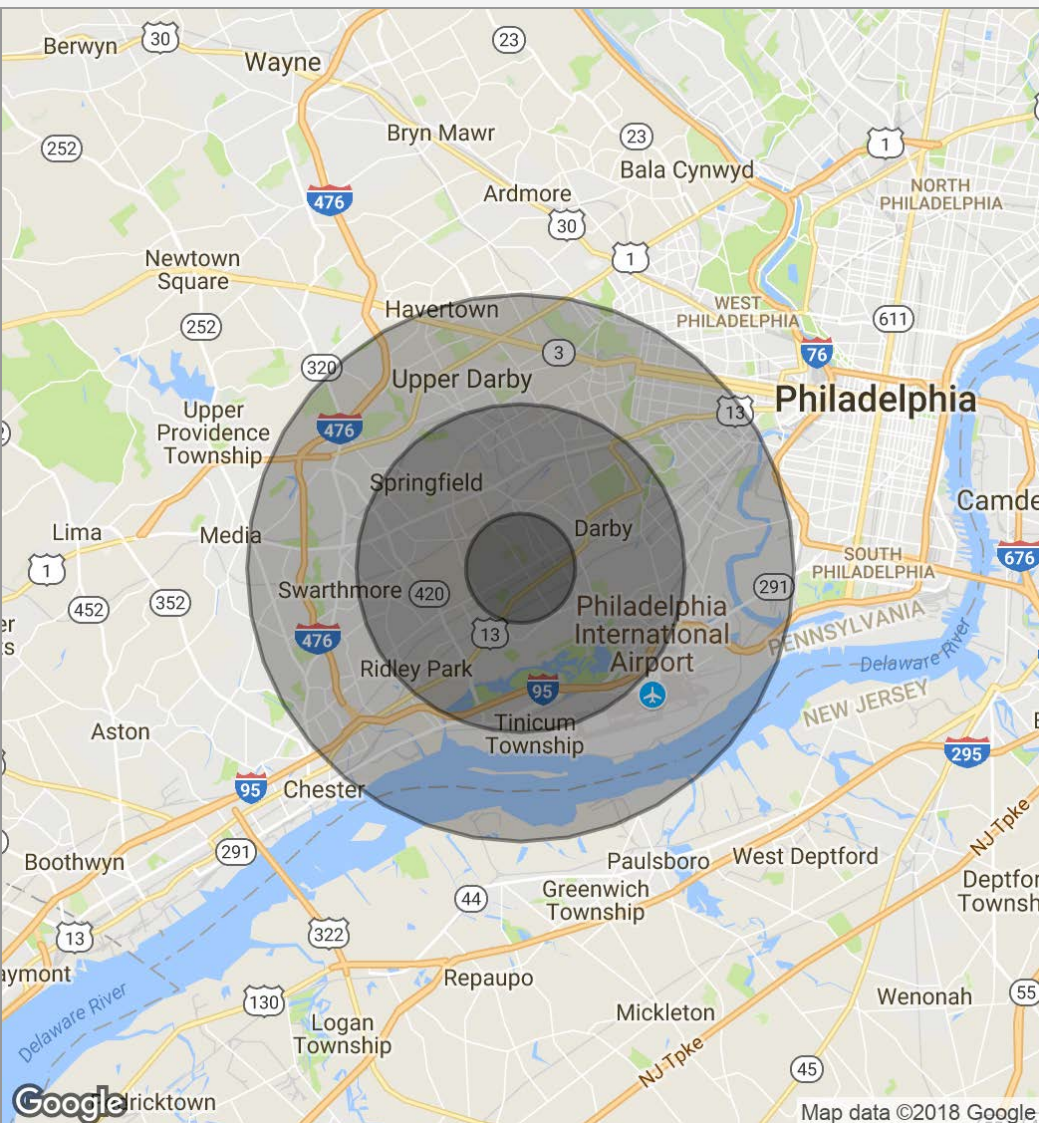


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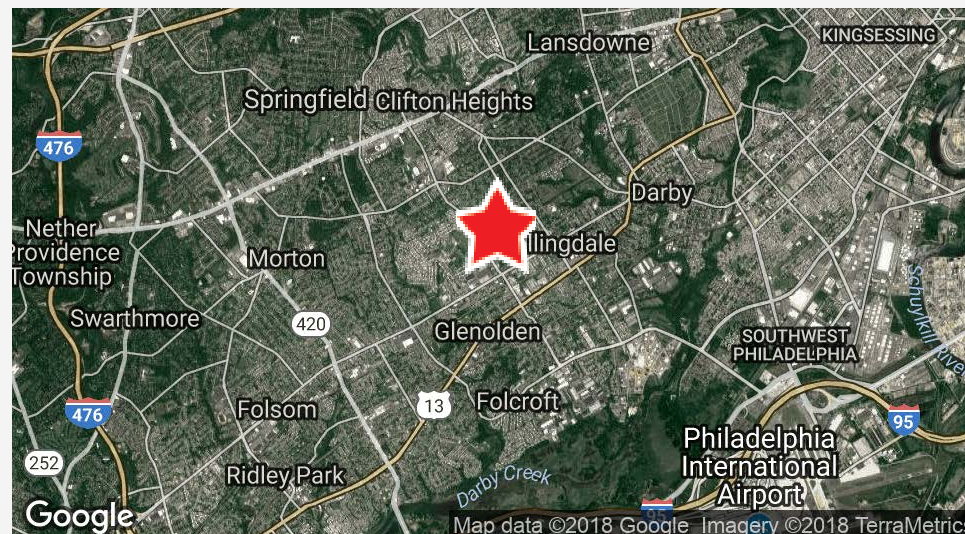
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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	26,360	195,682	492,456
Median age	37.0	36.5	35.6
Median age (male)	34.5	34.7	33.2
Median age (Female)	38.0	37.7	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,452	74,943	181,315
# of persons per HH	2.5	2.6	2.7
Average HH income	\$58,203	\$64,279	\$62,807
Average house value	\$131,587	\$179,117	\$204,314

\* Demographic data derived from 2010 US Census





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