

Walgreens

LEE | NH

HORVATH & TREMBLAY

SINGLE TENANT
NET LEASED
OPPORTUNITY





LEAD AGENTS



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LICENSE NO. 064406

DISCLAIMER

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Walgreens

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the single-tenant, triple-net leased Walgreens property located at 91 Calef Highway (State Route 125) in Lee, New Hampshire (the "Property"). Built in 2009, the Property consists of a free-standing, 14,480 square foot Walgreens on a 4.42-acre parcel. The Walgreens' lease has 16+ years of term remaining followed by one-year renewal options through October 2084. The lease is fully guaranteed by Walgreens Eastern Company, a wholly owned subsidiary of Walgreens Boots Alliance, Inc.

- **LONG LEASE TERM:** The Walgreens lease has 16+ years remaining followed by 1-year renewal options which would extend the lease through October 2084.
- **INVESTMENT GRADE CREDIT:** Walgreens is the largest pharmacy, health and beauty retailer in the U.S. and Europe. Walgreens corporate parent, Walgreens Boot Alliance, reported 2017 sales of \$118.2 billion and boasts an investment-grade credit rating of BBB (S&P) and Baa2 (Moody's).
- **STRATEGIC RETAIL LOCATION:** The Property is strategically located in a retail trade area adjacent to the Lee Traffic Circle, where the north-south Calef Highway intersects with east-west Route 4. The University of New Hampshire is located 3.5 miles to the east of the Property on Route 4.
- **ZERO MANAGEMENT RESPONSIBILITIES:** The Walgreens lease is absolute triple-net and requires zero landlord management responsibilities.
- **TRAFFIC COUNTS:** Over 46,000 vehicles per day pass the Property at the Lee Traffic Circle.
- **DEMOGRAPHICS:** Over 27,800 people with an average household income of \$112,834 live within a 5-mile radius of the Property.
- **RETAIL TRADE AREA:** Notable retailers drawing consumers to the immediate trade area include Market Basket Supermarket, Planet Fitness, Rite Aid, Aubuchon Hardware, a NH State Liquor & Wine Store, Dollar General, Verizon Wireless, McDonald's, Dunkin' Donuts, Subway, Wentworth Douglas Express Care, and Wendy's.





91 CALEF HIGHWAY | LEE, NH, 03861

PROPERTY TYPE:	Single Tenant, Net Lease
TYPE OF OWNERSHIP:	Fee Simple
YEAR BUILT:	2009
LOT SIZE:	4.42 Acres
BUILDING AREA:	14,820 SF
TENANT:	Walgreen Eastern Co, Inc.
GUARANTOR:	Corporate
CREDIT RATING:	BBB (S&P) / Baa2 (Moody's)
LEASE TYPE:	Triple Net
ROOF & STRUCTURE:	Tenant
BASE RENT:	\$405,000
RENT COMMENCEMENT DATE:	10/12/2009
LEASE EXPIRATION DATE:	10/31/2034
LEASE TERM REMAINING:	16+ Years
RENEWAL OPTIONS :	55, 1-Year Options through Oct 2084
TENANT PURCHASE OPTION:	ROFR

Walgreens

LIST PRICE
\$7,363,000

CAP RATE
5.50%

NOI
\$405,000



ABOUT THE TENANT

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 approximately 14,500** 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.

* As of 31 August 2017, using publicly available information for AmerisourceBergen.

** As of 28 June 2018.

*** For 12 months ending 31 August 2017, using publicly available information for AmerisourceBergen.





27,804+
PEOPLE WITHIN 5 MILES



\$112,000+
AVERAGE HOUSEHOLD INCOME
WITHIN 5 MILES



46,000 VPD
LEE TRAFFIC CIRCLE
14,000 VPD
CALEF HIGHWAY

	3 MILES	5 MILES	10 MILES
POPULATION			
2023 Projection	9,407	27,804	115,363
2018 Estimate	9,182	27,029	112,170
2010 Census	8,669	25,409	106,602
HOUSEHOLDS			
2023 Projection	2,542	7,812	43,510
2018 Estimate	2,462	7,543	42,231
2010 Census	2,326	7,009	40,152
INCOME			
Average Household Income	\$107,097	\$112,834	\$98,844
Median Household Income	\$85,493	\$88,188	\$77,626











Walgreens

DUNKIN' DONUTS

Wendy's

IRVING

McDonald's

SUNOCO

125

4

125

4

CALEF HIGHWAY

CONCORD ROAD

Lee Traffic Circle

CALEF HIGHWAY

AREA TENANT MAP

LEE

13

WHEELWRIGHT POND

125

Northeast
CREDIT UNION

DOLLAR GENERAL

DUNKIN'
DONUTS

IRVING

SUNOCO

McDonald's

Wendy's



CONCORD ROAD

4

UNIVERSITY SYSTEM
OF NEW HAMPSHIRE

AUBUCHON
HARDWARE

planet
fitness

verizon

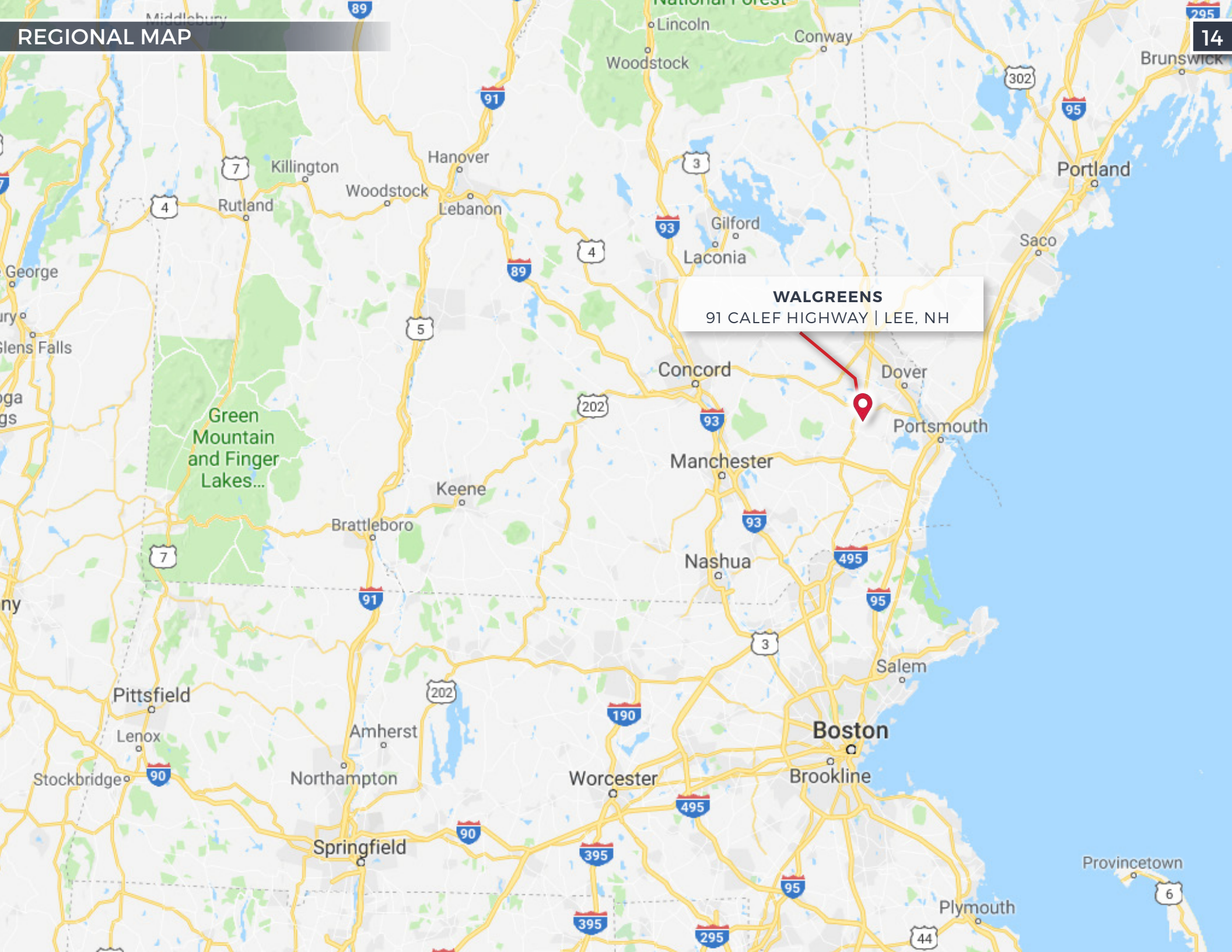
WENTWORTH-DOUGLAS
EXPRESS CARE

125

RITE
AID

MARKET BASKET

REGIONAL MAP



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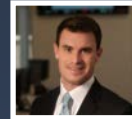
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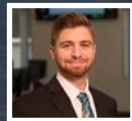
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HORVATH & TREMBLAY



1000+ TRANSACTIONS
IN 36 STATES



OVER \$4 BILLION CLOSED



RANKED #1
INDUSTRY LEADING TEAM

HORVATH & TREMBLAY

