

MAJOR PRICE REDUCTION

**14.4% CASHFLOW 7% CAP RATE
WITH ASSUMABLE LOAN!**

FOR SALE Single Tenant *WALGREENS* DRUG STORE NNN Lease



Walgreens

Great Bend, Kansas (Kansas City MSA)

\$4,100,000 - 14.4% CASHFLOW 7.0% CAP!

INVESTMENT HIGHLIGHTS

- **75 Year Term Absolute NNN Lease:** with 60 Years Remaining with increases
- **Investment Grade Tenant:** Corporate Guarantee, 1# Drug store with over 13,000 locations, S & P Rating BBB+
- **Assumable \$2,840,000 Loan:** at 3.64% Interest Rate

- **Built in 2003** to Tenant Specifications with 14,587 SF on Large 2.80 Acre Lot
- **Double Drive-Thru Pharmacy Windows**
- **No Competing Drug Store Chain** in Entire Great Bend, Kansas Area
- **Major Signalized Intersection** with over 50,000 Vehicles Daily
- **Average Household Income** over \$60,351

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Exclusively Listed By:

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