

Walgreens Investment Property For Sale

Henkle Schueler Est. 1935
C&R/FAC
International



Investment Opportunity

**5+ Years
Remaining on the
Lease**

Price: \$2,300,000

Cap Rate: 7.25%

1086 Reading Road | Mason, OH 45040

Contact:



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All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

Property Highlights

County:	Warren
Property Type:	Investment
Zoning:	B-3, Road Service District
Square Feet:	13,821 SF
Land	2.25 Acres(w/Rw) includes Ground lease .85 acres (w/Rw)
Price:	\$2,300,000
Cap Rate:	7.25%

Property Description

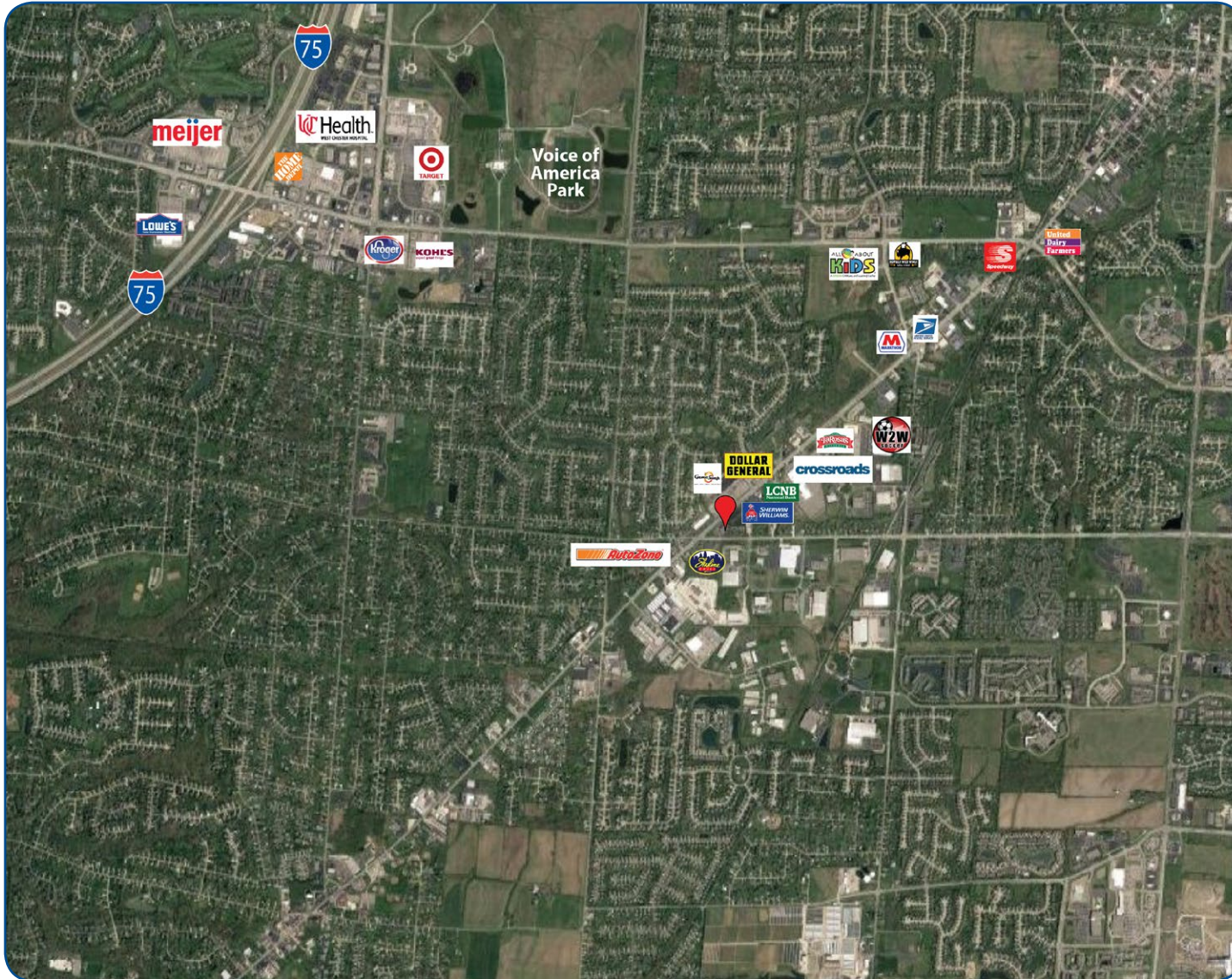
- Tenant occupied since 1998. Recently committed to a new 5 year term
- Multiple 5-year renewals available at option of tenant
- Hard corner location at signalized intersection of Reading Road and Western Row Road
- Drive-Thru equipped
- Triple Net Lease with limited landlord responsibilities
- Lot Size 2.25 acres (Includes .85 acres ground lease which purchaser shall assume)
- Population within 5-mile radius exceeds 146,000, median income of \$85,000
- Property surrounded by National and Local Tenants such as: Skyline Chili, LaRosa's Pizza, Dollar General Market,
- Close proximity to I-71, I-75 and I-275 and Mason Montgomery Road

Learn more about our services—visit www.schuelergroup.com today!

3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

Surrounding Businesses

1086 Reading Road | Mason, OH 45040



Distance to Geographic Landmarks

- 0.4 Miles to Butler- Warren Road
- 1.4 miles to Tylersville Road
- 1.6 miles to Mason Montgomery Road
- 2.8 Miles to I-75
- 3.3 Miles to I-71
- 4.5 Miles to I-275

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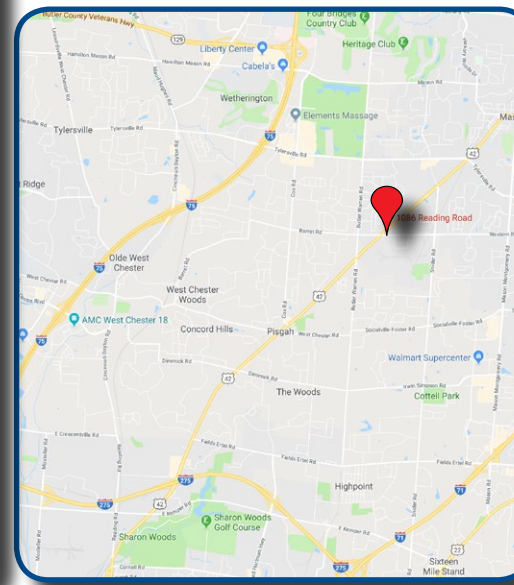
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Location and Demographic Information

1086 Reading Road | Mason, OH 45040



Distance	1 Mile	3 Mile	5 Mile
2017 Total Population	9,428	61,265	146,911
2017 Total Households	3,470	22,131	54,908
2017 Median Income	\$71,650	\$84,956	\$85,732
2017 Median Age	40.2	40.4	39.8
2013 Traffic Counts	Reading Road and Western Road Road 11,363 VPD		



Location Highlights

- Highly visible corner location
- Many amenities nearby
- In vibrant mixed-use area
- High traffic counts at intersection

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