

OFFERING MEMORANDUM



Interstate 275 | 121,000+ VPD



UNDER
CONSTRUCTION

200 BEDS

Cottingham Retirement
Community

Lebanon Road | 22,600+ VPD

Walgreens
WITH DRIVE-THRU

HEALTHCARE
CLINIC

RECENT
EXTENSION

12110 Lebanon Road
CINCINNATI, OH

Marcus & Millichap
PATEL ADVISORY GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some

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The Walgreens logo is displayed in a stylized, red, cursive font with a white outline and a slight shadow effect, giving it a three-dimensional appearance.



Sharonville, OH
(Cincinnati MSA)

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Investment Summary

PRICE: \$3,037,000 | CAP: 6.75% | RENT: \$205,000

About the Investment

- ❖ Recent Lease Extension with Nearly Five (5)-Years Remaining
- ❖ Six (6), Five (5)-Year Tenant Renewal Options
- ❖ Investment Grade Tenant (S&P: BBB) | 20+ Years Historical Occupancy
- ❖ Easy Access and Excellent Visibility on US-42 with 22,000+ VPD
- ❖ Populations Exceeds 133,600 with AHHI in Excess of \$106,100 | Five (5)-Mile Radius
- ❖ Average Housing Values Exceed \$215,000 within One (1)-Mile Radius
- ❖ Walgreens is Located Directly Across from a 200-Bed Cottingham Retirement Community

About the Tenant

- ❖ Walgreens is the Largest retail pharmacy, health and daily living destination across the U.S. and Europe.
- ❖ Walgreens Operates 9,560 Drugstores with a Presence in all 50 States, the District of Columbia, Puerto Rico and the U.S. Virgin Islands.
- ❖ Walgreens Also Manages More Than 400 Healthcare Clinics and Provider Practice Locations Around the Country.
- ❖ Publicly Traded on the NYSE Under the Ticker Symbol ‘WBA’

About the Location

The City of Sharonville is ideally located just 15 miles north of downtown Cincinnati along Interstate Highways 275 and 75. With Interstate Highway 71 only one mile away from the City limits, there are four interstate exits which provide access to the City. The City’s strategic location has encouraged development in leading regional industries like tourism, transportation, engineering, automotive, and logistics.

The City of Sharonville’s tax structure, location, and existing business foundation, have been catalysts for establishing and maintaining a diverse income tax base which allows the City to continue preferred level of services in a challenging economic environment. The diversity can be seen in the top ten employers who collectively represent approximately 28% of the total income tax collections.



ACTUAL PHOTO



ACTUAL PHOTO



REPRESENTATIVE PHOTO

Financial Summary

PRICE: \$3,037,000 | CAP: 6.75% | RENT: \$205,000

PROPERTY DESCRIPTION	
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Property	Walgreens
Property Address	12110 Lebanon Road
City, State, ZIP	Sharonville, OH 45241
Year Built / Renovated	1998
Building Size	13,950
Lot Size	+/- 1.78 Acres
Type of Ownership	Fee Simple

THE OFFERING	
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Purchase Price	\$3,037,000
CAP Rate	6.75%
Annual Rent	\$205,000
Price / SF	\$209.93
Rent / SF	\$14.74

LEASE SUMMARY	
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Property Type	Net-Leased Drug Store
Tenant/Guarantor	Corporate
Original Lease Term	20 Years
Lease Commencement	December 1, 1998
Lease Expiration	October 31, 2058
Lease Term Remaining	4 Years 9 Months
Lease Type	Double-Net (NN)
Roof & Structure	Landlord Responsible
Options to Renew	Six (6), Five (5)-Year Renewal Options

RENT SCHEDULE			
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Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation(%)
Current – 10/31/2023	\$205,000	\$17,083.33	-

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a Walgreens located at 12110 Lebanon Road, Sharonville, Ohio. The site was constructed in 1998, and consists of roughly 13,950 rentable square feet of building space on approximately 1.78 acres.

Walgreens is subject to a double-net (NN) lease with nearly five (5)-years remaining. The annual rent is \$205,000. There are Six (6), five (5)-year renewal options, extending the total possible lease term to nearly 40 years.



Walgreens

CREDIT RATING:BBB

Tenant Information

Address	12110 Lebanon Road, Sharonville, OH
Phone	(513) 769-8188
Website	www.walgreens.com
Store Count (as of 8/31/2018)	18,500+
Employees (as of 8/31/2018)	415,000+
TTM Sales	\$135,500,000,000+
Stock Ticker	WBA
Average Store Size	13,900 Square Feet

Walgreens Boots Alliance, Inc., a Delaware corporation (“Walgreens Boots Alliance”) is the first global, pharmacy-led health and wellbeing enterprise with sales of \$135.5 billion in the fiscal year ended August 31, 2018. Their purpose is to help people across the world lead healthier and happier lives.

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 415,000+ 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 over 18,500+ stores in 11 countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with over 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.



REPRESENTATIVE PHOTO

The company's portfolio of retail and business brands includes Walgreens, Duane Reade, Boots and Alliance Healthcare, as well as increasingly global health and beauty product brands, such as No7, Botanics, Liz Earle and Soap & Glory.

Walgreens Boots Alliance is included in Fortune magazine’s 2018 list of the World’s Most Admired Companies. This is the 25th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.

More company information is available at www.walgreensbootsalliance.com

Sharonville, Ohio

The subject investment property is situated on US-42, which boasts average daily traffic counts exceeding 22,000+ vehicles. Fields Ertel Road intersects with US-42, which bring an additional 8,400+ vehicles into the immediate area per day, respectively. There are more than 125,589 individuals residing within a three-mile radius of the property and more than 303,160 individuals within a five-mile radius. This Walgreens property is situated in an affluent suburban community with an average household income of over \$92,451 within a one-mile radius.

The Walgreens property benefits from being well-positioned on the hard corner of a signalized intersection in a highly dense retail corridor consisting of national and local tenants, shopping centers, hotels, and schools all within close proximity of this property. Major national tenants include: Kroger, Skyline, Wendy's, KFC, Chipotle, CVS, White Castle, Taco Bell, McDonald's, Dunkin Donuts, and Gabe's among various others..

Sharonville - Strategic Location

The City of Sharonville is ideally located just 15 miles north of downtown Cincinnati, along Interstate Highways 275 and 75. With Interstate Highway 71 only one mile away from the city limits, there are four interstate exits which provide access to the city. The city's strategic location has encouraged development in leading regional industries like tourism, transportation, engineering, automotive, and logistics.

Sharonville - A Strong Economy

The City of Sharonville's tax structure, location, and existing diverse business foundation have been catalysts for driving the city's growth during this challenging economic environment. Sharonville is of one of the few cities in the State of Ohio that does not levy property taxes.

The city's population of 14,000 rises to about 37,000 during the day, due to an influx of workers supporting the wide variety of businesses in Sharonville.

The City of Sharonville is dedicated to building a vibrant and thriving regional economy by supporting a business-friendly environment. We welcome the opportunity to work with you and your business.



MAJOR AREA EMPLOYERS	
Ford Motor Company	– The Sharonville Transmission Plant
United Parcel Service	– The UPS Freight Service Center provides logistics services
Princeton School District	– Local School District
General Mills	– The Sharonville plant manufactures General Mills cereals
Xtek	– An International manufacturer of custom machined and heat-treated parts
TSS Aviation	– StandardAero's Components business and provided for the U.S. Military
Hobsons	– Education solutions for educators, administrators, students and families
Valley Asphalt	– One of Ohio's largest general contractors specializing in road construction
Devicor Medical Products	– Corporate Headquarters for medical device company







Crystal View Plaza



Subject Property

Walgreens

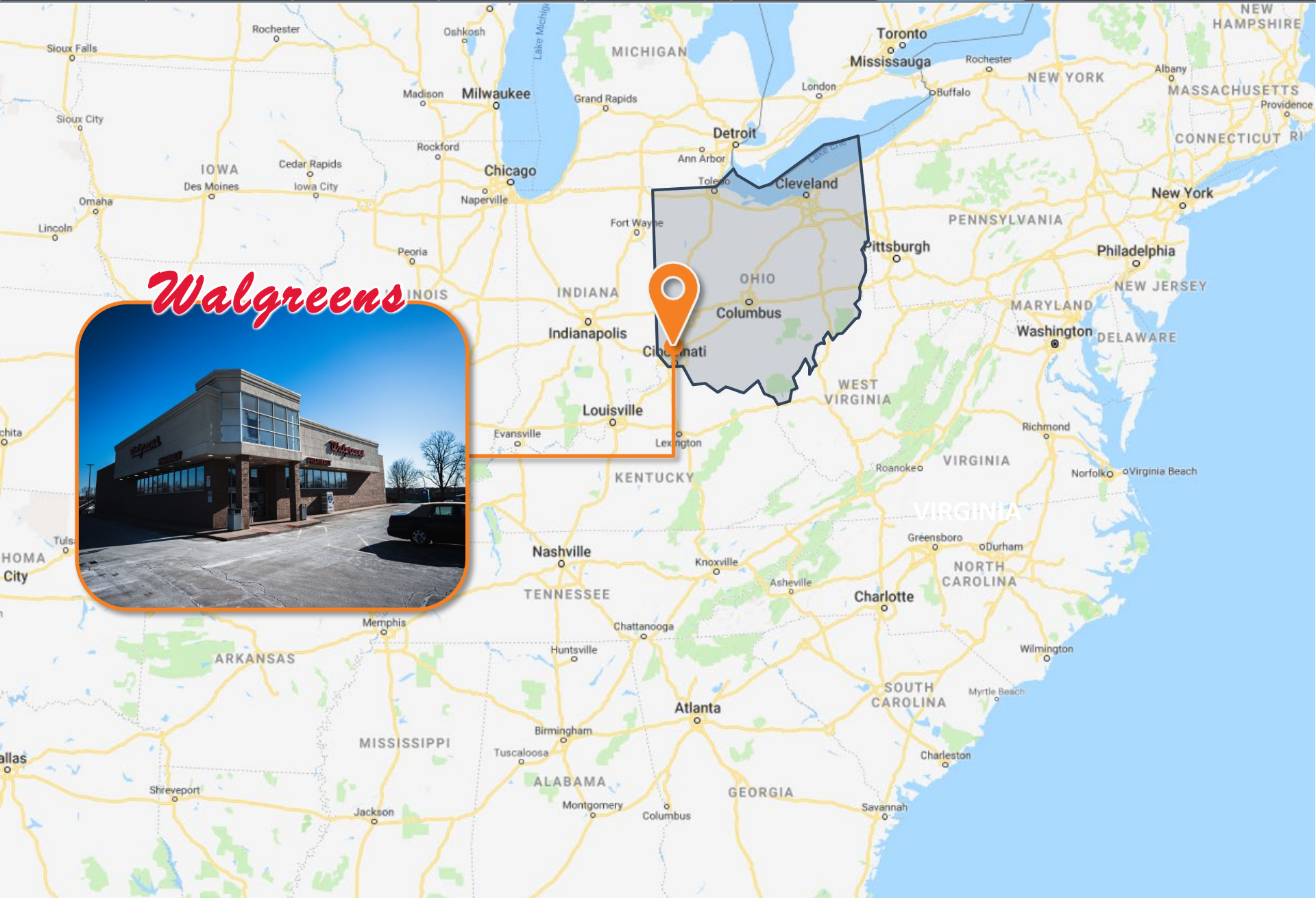
Sharonville Plaza



Cottingham Retirement Community

200 BEDS





Market Overview

City: Sharonville | County: Hamilton | Market: Cincinnati/Dayton

CINCINNATI OVERVIEW

The Cincinnati metro is a 15-county region located within portions of Ohio, Kentucky and Indiana that maintains a population of nearly 2.2 million. The Ohio counties are Hamilton, Brown, Warren, Butler and Clermont. The counties in Indiana are Dearborn, Ohio and Franklin, while the Kentucky counties are Campbell, Grant, Boone, Gallatin, Pendleton, Bracken and Kenton. Eight Fortune 500 companies are located in the metro and provide thousands of jobs: Kroger, Cincinnati Financial, Procter & Gamble, Macy's, Fifth Third Bancorp, AK Steel Holding, American Financial Group and Western & Southern Financial Group. Revitalization and the addition of bars, restaurants and services in downtown and the Over-the-Rhine neighborhood are drawing millennials into the urban core.

METRO HIGHLIGHTS



DIVERSIFYING ECONOMY

Growth in service-oriented industries has lessened the metro's dependence on the manufacturing and transportation sectors.



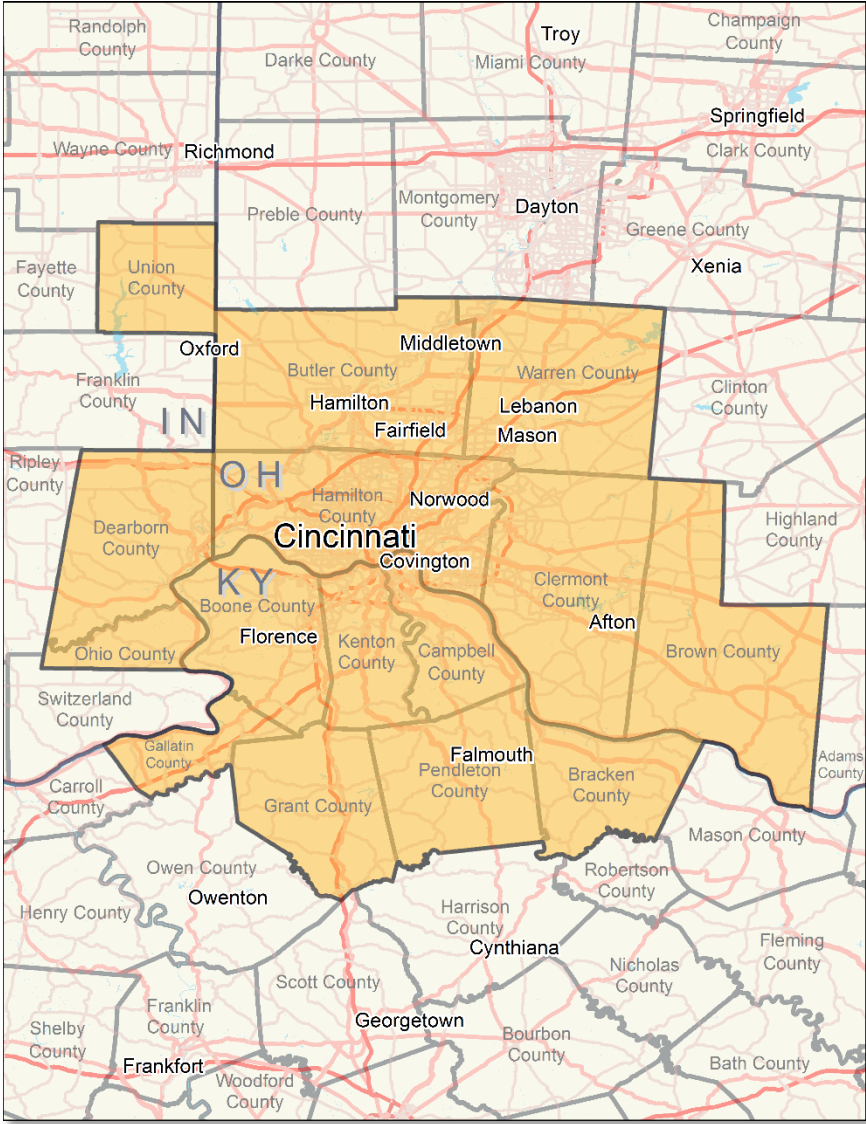
ATTRACTIVE BUSINESS ENVIRONMENT

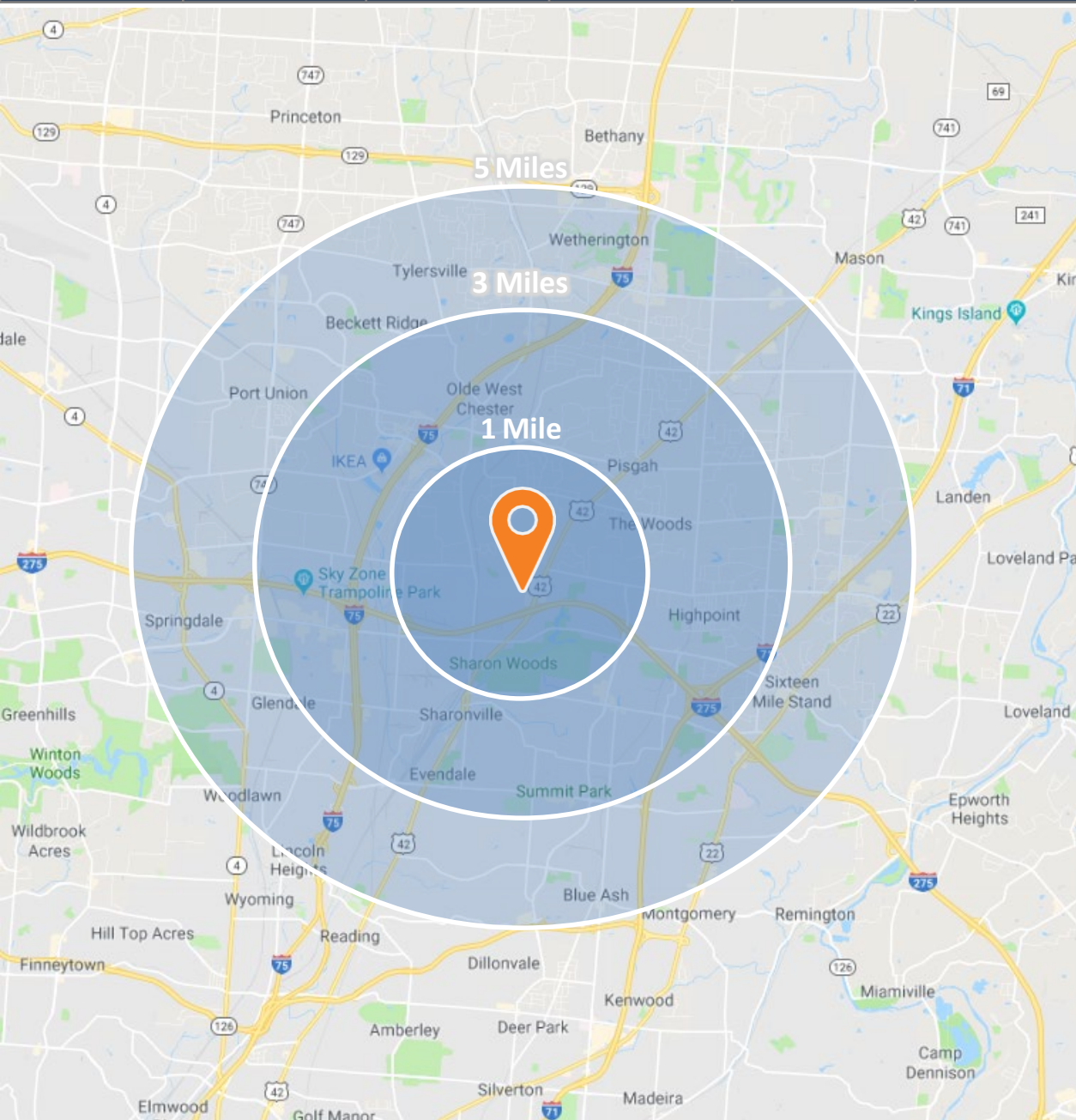
Companies are drawn to the region's low cost of doing business, while employees enjoy a relatively affordable place to live.




CENTRAL DISTRIBUTION POINT

Half of the U.S. population and 30 major markets are within a one-day drive.







CREATED ON JANUARY 15, 2019

	1 Miles	3 Miles	5 Miles
POPULATION			
2022 Projection	6,740	38,624	137,473
2017 Estimate	6,646	38,085	133,693
2010 Census	6,435	37,196	129,928
2000 Census	5,493	37,905	125,172
INCOME			
Average	\$104,930	\$103,383	\$106,195
Median	\$71,817	\$76,455	\$76,565
Per Capita	\$47,085	\$41,322	\$41,821
HOUSEHOLDS			
2022 Projection	3,034	15,612	54,684
2017 Estimate	2,967	15,193	52,522
2010 Census	2,884	14,832	51,062
2000 Census	2,471	14,478	47,625
HOUSING			
2017	\$215,246	\$197,430	\$212,031
EMPLOYMENT			
2017 Daytime Population	12,834	72,288	238,425
2017 Unemployment	4.51%	3.97%	4.14%
2017 Median Time Traveled	21	23	24
RACE & ETHNICITY			
White	79.45%	82.92%	75.43%
Native American	1.01%	0.38%	0.23%
African American	7.32%	6.55%	9.67%
Asian/Pacific Islander	6.38%	5.08%	9.18%

Marcus & Millichap

EXCLUSIVE NET LEASE OFFERING

PRESENTED BY

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