

UPLAND

NET LEASE SALES



\$3.2M CORP WALGREENS @ 8.00% CAP | TEXAS



ESTABLISHED LOCATION | 5-MILE POP. 204k+

LOCATION:	Corpus Christi, TX
PRICE:	\$3,250,537
CAP RATE:	8.00%
NOI YEARS 20-25:	\$260,043
LEASE TYPE:	NN
LEASE EXP. DATE:	July 31, 2023
OPTIONS;	Seven 5-year
BUILDING SIZE:	13,905 SQ FT
LOT SIZE:	1.18 Acres
5-MILE AVG HH	
INCOME:	\$60,648
5-MILE POP.	204,592

CLICK TO REQUEST
MORE INFORMATION

Corporate lease. Established location, in operation 20+ years. Walgreens is the nation's #1 drugstore chain operating more than 8,100 mostly freestanding Walgreens stores in all 50 US states.

Located at the SWC of Ayers Street and Gollihar Road in Corpus Christi, Texas. Ayers Street runs parallel to the Crosstown Expressway, Highway 286, where traffic counts average over 114,000 vehicles daily.

5-mile population over 204,500.

Walgreens is an outparcel to a corporate office of Susser Holdings Corporation. Walgreens is across from Valero, and Texas Champion Bank. Area retailers include Walmart, The Home Depot, At Home, Big Lots, IHOP, AMC Theaters, McDonald's, Pepsi Bottling Company, Coca Cola Bottling Company, and many more.

Look Upland

Where Properties & People Unite!

Keith A. Sturm, CCIM (612) 376-4488 keith@upland.com
Amanda C. Leathers (612) 436-0045 amanda@upland.com
Deborah K. Vannelli, CCIM (612) 376-4475 deb@upland.com

*In cooperation with MSG Management, Inc. a TX State Licensed Broker

www.nnnsales.com

The information provided herein was provided to Upland by a third party which was deemed to be a reliable source. Upland has not verified this information. Upland makes no guaranty, warranty or representation whatsoever about the accuracy or completeness of any information provided. Upland expressly denies any obligation to conduct due diligence on the Property or the information provided herein. Rather, the information provided herein should be reviewed by you and your tax, financial, legal and other advisors. By accepting this information from Upland you agree to release Upland and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this Property.