

FLORIDA INVESTMENT OFFERING

Walgreens

2200 NORTH HIGHWAY A1A | MELBOURNE, FL 32903



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Offering Summary

LIST PRICE	\$4,287,984
CAP RATE	6.25%
PRICE PER SF	\$308.37
TERM REMAINING	5.5 Years
OPTIONS	Seven (5-year) Options
LEASE TYPE	Double Net Lease, Landlord Responsible for Roof & Structure
ANNUAL RENT (NOI)	\$267,999.96
MONTHLY RENT	\$22,333.33
BUILDING SIZE (SF)	±13,905
LOT SIZE (SF)	±80,586
YEAR BUILT	1999
PARCEL NUMBER	27-37-24-00-00057.0-0000.00

Investment Highlights

STABLE INCOME

Rental income guaranteed by Walgreens Corporation (S&P BBB) investment grade Fortune 500 Company with over 9,500 locations.

RECENTLY EXERCISED OPTION

Walgreens recently exercised its first option showing commitment to this location. There are currently over five and one half (5.5) years of lease term remaining on a double net lease with seven options to extend. Landlord is responsible for roof and structure.

IRREPLACEABLE OCEANFRONT RETAIL CORNER

The subject property is located across the highway from the ocean and has a history of proven performance as it benefits from both a tourist and local resident customer base. There are several major hotels within a mile radius (Hilton - 237 rooms, Crowne Plaza - 270 rooms, Radisson - 168 rooms) totaling over 675 rooms. The Walgreens is also directly across the street from the Paradise Beach and Park which gives tourists direct access to the ocean.

LOCATED ON MAIN TOURIST THOROUGHFARE WITH ±30,600 VEHICLES PER DAY

The subject property is located one mile south of the Eau Gallie Caseway (±40,000 vehicles per day) which connects to the mainland making this a main thoroughfare for tourists. The Subject property is located directly on State Road A1A (27, 000 vehicles per day), the main road through most oceanfront cities on the Atlantic Coast of Florida.

LIMITED DRUGSTORE COMPETITION

This is the only Walgreens store within a 3 mile radius. There are is one CVS property within a 3 mile radius located 2.19 miles south. There are no Rite Aid stores in Florida.

AFFLUENT INFILL FLORIDA MARKET

The average household income in a three-mile radius is \$90,065. Total three-mile population count is 26,189, there are 72,667 residents in a five-mile radius and 235,462 in a ten-mile radius. Melbourne is located on Florida's central east coast approximately an hour's drive to Orlando and Cape Canaveral.



Lease Summary

ADDRESS	2200 North Highway A1A Melbourne, FL 32903
TENANT	Walgreens
LEASE COMMENCEMENT	March 1, 1999
LEASE EXPIRATION	December 31, 2024
LEASE TYPE	Double Net Lease
ANNUAL RENT (NOI)	\$267,999.96
MONTHLY RENT	\$22,333.33
RENT PER SQUARE FOOT	\$19.27
OPTIONS	Seven (5-Year) Options
LANDLORD RESPONSIBILITIES	Landlord responsible for roof and structure



Building Photos



Building Photos



Location Aerial



Location Overview and Demographics

Melbourne is a city in Brevard County on the eastern shore of Florida on the Atlantic Ocean. Melbourne is the second-largest city in the County and is part of the Palm Bay-Melbourne-Titusville Metropolitan Statistical Area. It is located just seven miles from Orlando Melbourne International Airport and 30 miles south of the Kennedy Space Center and Cape Canaveral Air Force Base.



- **PARADISE BEACH & PARK** (0.15 Miles East) is public park directly across the street from the subject property which includes the Howard E. Futch Memorial and parking with direct access to the beach.
- **HEALTH FIRST HOLMES REGIONAL MEDICAL CENTER** (5.8 Miles Southwest) has 514-beds and more than 500 medical staff. It offers full services including a birth center and trauma center.
- **LEONARDO DRS FACILITY** (6.3 Miles Southwest) is a military contractor and operates an ±200,000 square foot network operations and manufacturing center.
- **ORLANDO MELBOURNE INTERNATIONAL AIRPORT** (6.8 Miles West) is a 3-runway airport with approximately 6,000 employees and approximately 2,000,000 travelers annually.



Total Population

3 MILE	26,189
5 MILES	72,667
10 MILES	235,462



Average Household Income

3 MILE	\$90,065
5 MILES	\$72,861
10 MILES	\$72,700



Total Households

3 MILE	11,828
5 MILES	32,724
10 MILES	102,261



Average Age

3 MILE	46.10
5 MILES	45.10
10 MILES	44.40



Traffic Counts Vehicles/Day

HWY A1A	27,000
PARADISE BLVD	3,600
EAU GALLIE	40,000

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.



Walgreens Company Summary*

Tenant History

Headquartered in Deerfield, IL, Walgreens is the largest drugstore retail chain in the United States with approximately 9,500 stores in all 50 states, including the District of Columbia, Puerto Rico, and the U.S. Virgin Islands.

Walgreens opened its 8,000th store in 2012 in Los Angeles and that same year they purchased a 45% interest in Alliance Boots, a leading international pharmacy-led health and beauty group. Two years later, Walgreens exercised its option to purchase the remaining 55% of the Switzerland based Alliance Boots to merge and create a new holding company named Walgreens Boots Alliance (NASDAQ: WBA). This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

On Oct 27, 2015, Walgreens Boots Alliance entered into an agreement to acquire 1,932 stores, 3 distribution centers and related assets from Rite Aid Corporation (NYSE: RAD). After receiving Rite Aid stockholder and regulatory approvals, the acquisition was finalized in March of 2018.

Walgreens is part of the Retail Pharmacy USA division of Walgreens Boots Alliance. The company sells prescription and non-prescription drugs and general merchandise consisting of over 25,000 household products including convenience and fresh foods, personal care, beauty care, photo finishing, as well as home medical equipment, contact lenses, vitamins, supplements and other health and wellness solutions. Walgreens also provides specialty pharmacy services for managing complex and chronic health conditions.

As of 2018, Walgreens employs over 235,000 people worldwide, 78,000 of which are healthcare professionals, and fills over 990 million prescriptions annually. Walgreens boasts that 76% of the United States population lives within a five-mile radius of a Walgreens and interacts with over 8 million customers in stores and online on a daily basis.

**Walgreens company information received from Walgreens investor relations.*

Tenant Profile

GUARANTOR	Walgreens Boots Alliance, Inc.
OWNERSHIP	Public
STOCK SYMBOL (NASDAQ)	WBA
CREDIT RATING (S&P)	BBB
BUSINESS	Retail Pharmacy
LOCATIONS	±9,500 (as of March 2018)
ANNUAL REVENUE	\$131.5 billion (2018)
MARKET CAPITALIZATION	\$64.35 billion (2018)
HEADQUARTERS	Deerfield, IL
WEBSITE	www.walgreens.com



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