



WALGREENS
2310 Clay Street
Vicksburg, Mississippi 39183

THE
Boulder
GROUP

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and/or Lee & Associates and should not be made available to any other person or entity without the written consent of The Boulder Group and/or Lee & Associates.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group and Lee & Associates has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group and Lee & Associates have not verified, and will not verify, any of the information contained herein, nor has The Boulder Group or Lee & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Walgreens property located Vicksburg, Mississippi. The property was recently converted from a Rite Aid where the tenant had a strong sales history. Walgreens spent \$300,000 converting the property into a Walgreens. The lease was recently extended, demonstrating the tenant's commitment to the location. There are has eight years remaining on the lease and there are six 5-year renewal option periods with rental escalations. This location has a long operating history as a drug store since 1998. The property also features a drive-thru pharmacy.

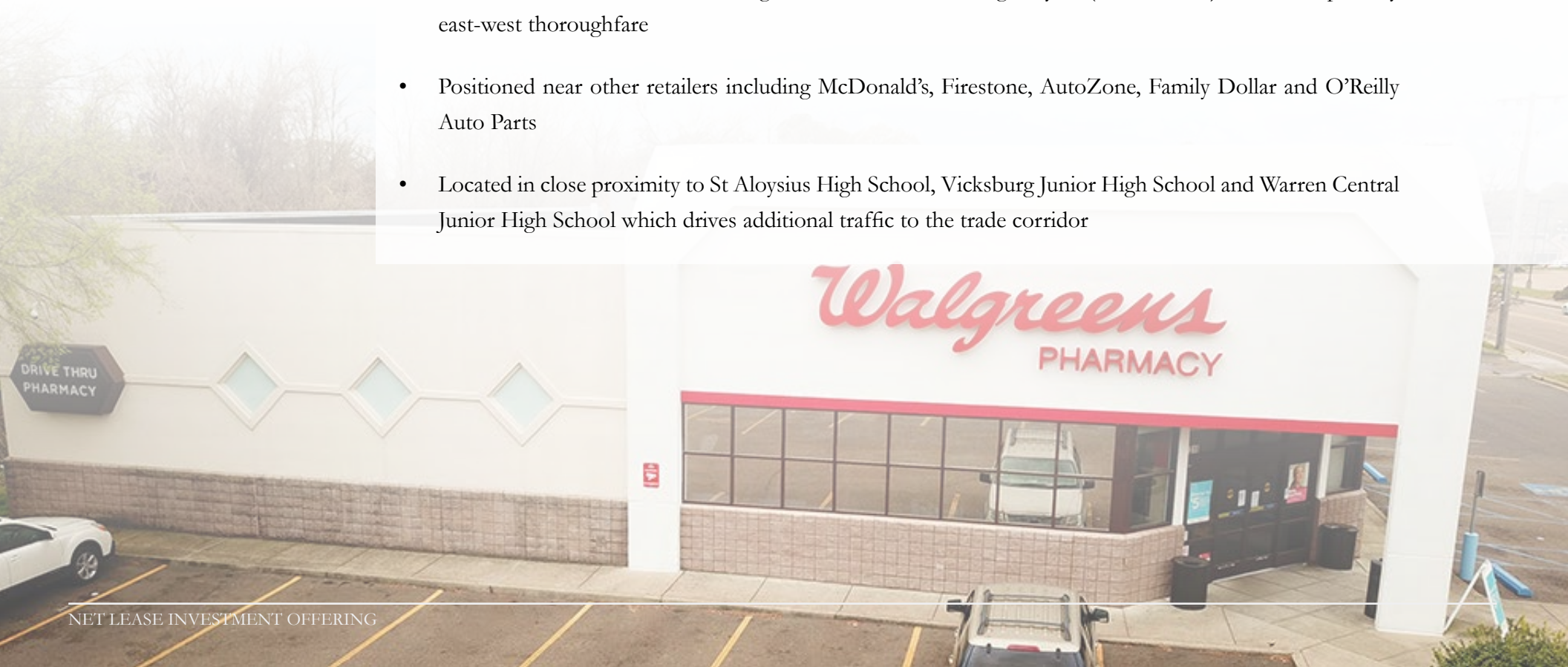
The 11,060 square foot Walgreens benefits from its hard corner location along Clay St (16,000 VPD), which is a primary east-west thoroughfare. The property is positioned near other retailers including McDonald's, Firestone, AutoZone, Family Dollar and O'Reilly Auto Parts. The Walgreens property is also located in close proximity to St Aloysius High School, Vicksburg Junior High School and Warren Central Junior High School, which drives additional traffic to the trade corridor.

The Walgreens lease expires May 31, 2027 and features six 5-year renewal option periods. The Walgreen Company is the largest drug retailing chain in the United States. The company is publicly traded on the NASDAQ (Symbol: WBA) with a market capitalization in excess of \$67 billion. Both Walgreen Co. and Walgreens Boots Alliance, Inc. are investment grade rated each with a Standard & Poor's rating of BBB.



INVESTMENT HIGHLIGHTS:

- Property was recently converted from a Rite Aid where it had a strong sales history
- Walgreens spent \$300,000 converting the property into a Walgreens
- Lease was recently extended, demonstrating the tenant's commitment to the location
- Walgreens is an investment grade rated tenant
- Drive-thru pharmacy
- Located at the hard corner of a signalized intersection along Clay St (16,000 VPD) which is a primary east-west thoroughfare
- Positioned near other retailers including McDonald's, Firestone, AutoZone, Family Dollar and O'Reilly Auto Parts
- Located in close proximity to St Aloysius High School, Vicksburg Junior High School and Warren Central Junior High School which drives additional traffic to the trade corridor



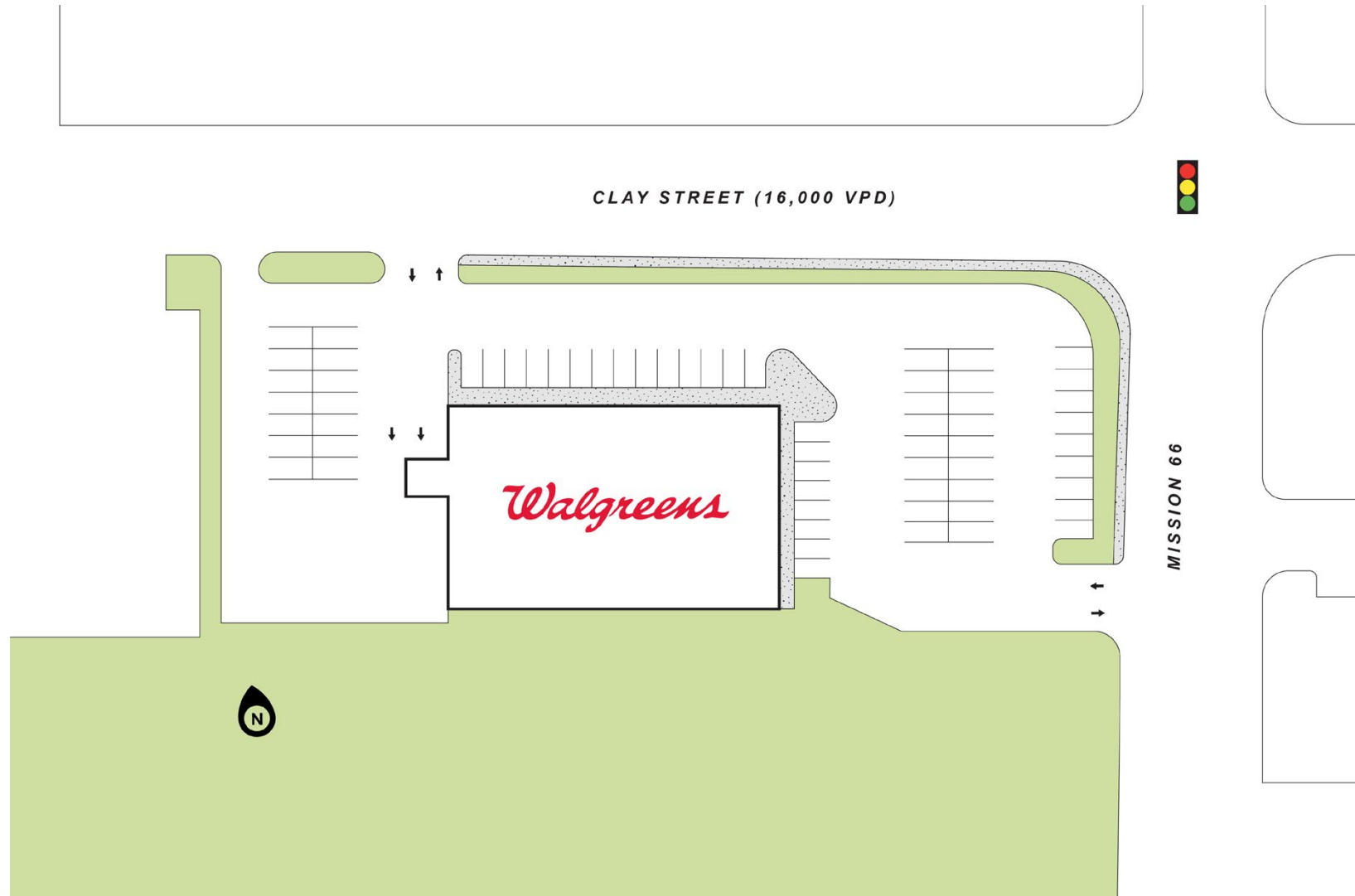
PROPERTY OVERVIEW:

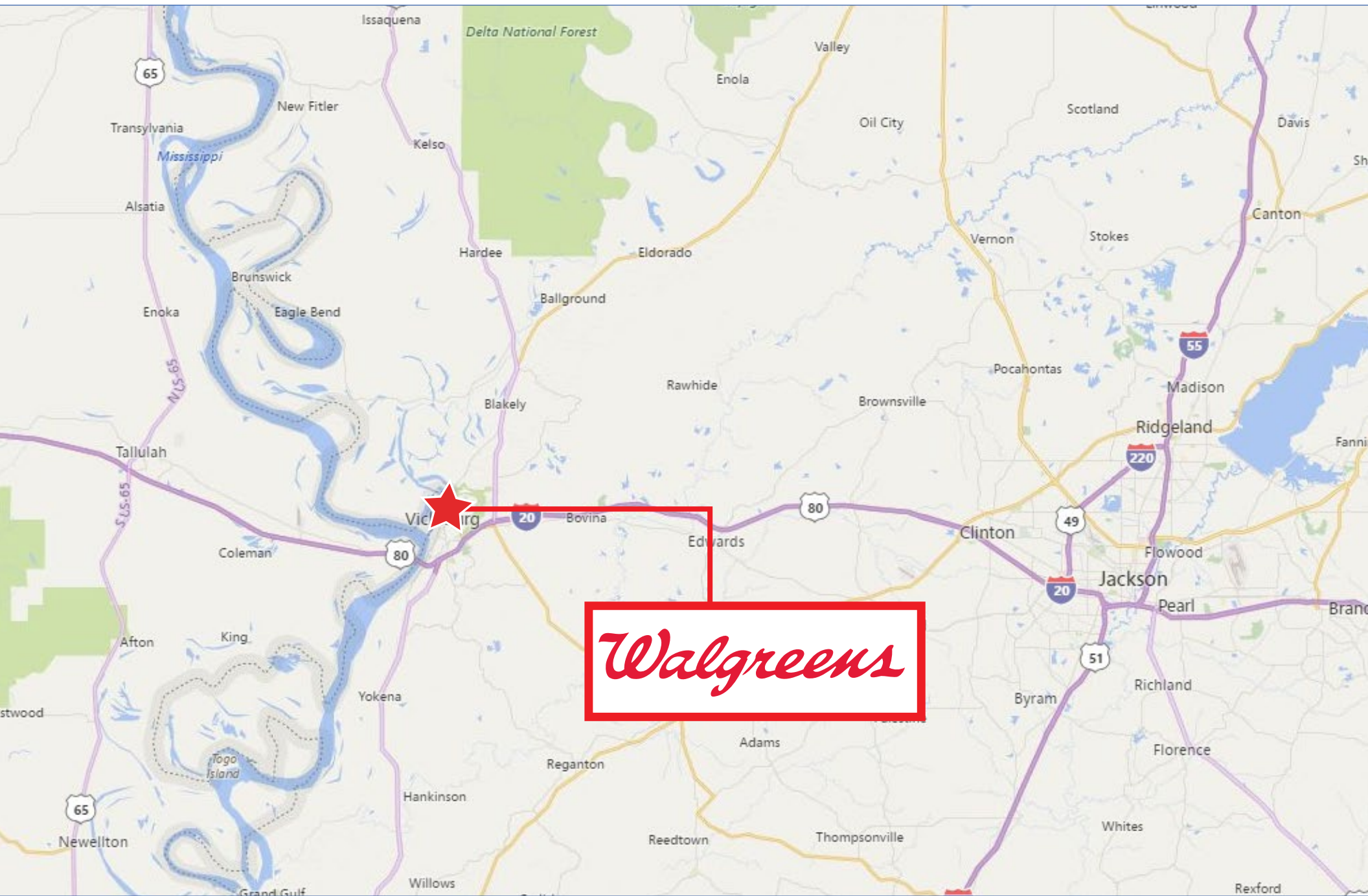
Price:	\$2,296,423
Cap Rate:	7.00%
Net Operating Income:	\$160,737
Lease Expiration Date:	May 31, 2027
Rental Escalations:	\$5,495 increase in first option & \$5,530 in remaining options
Renewal Options:	Six 5-Year
Lease Type:	NN (Roof & Structure)
Tenant:	Walgreens
Year Built:	1998
Building Size:	11,060 SF
Land Size:	1.08 AC











**DEMOGRAPHIC
REPORT:**

Population	1-Mile	3-Mile	5-Mile
Total Population	6,450	20,275	29,242
Total Households	2,519	8,053	11,493

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$38,513	\$48,497	\$52,972



**MARKET
OVERVIEW:**

Vicksburg, Mississippi

Vicksburg is the only city in, and county seat of, Warren County, Mississippi, United States. It is located 234 miles northwest of New Orleans at the confluence of the Mississippi and Yazoo rivers, and 40 miles due west of Jackson, the state capital. It is located on the east bank of the Mississippi River across from the state of Louisiana.



TENANT OVERVIEW:

Walgreens

Walgreens Boots Alliance, Inc. operates as a pharmacy-led health and wellbeing company. The company operates through three segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical Wholesale. The Retail Pharmacy USA segment sells prescription drugs and an assortment of general merchandise, including non-prescription drugs, beauty products, photo finishing, seasonal merchandise, greeting cards, and convenience foods through its retail drugstores and convenient care clinics. It also provides specialty pharmacy services; and manages in-store clinics under the brand Healthcare Clinic. As of August 31, 2018, this segment operated 9,560 retail stores under the Walgreens and Duane Reade brands in the United States; and 7 specialty pharmacy locations, as well as managed approximately 400 Healthcare Clinics. Walgreens Boots Alliance, Inc. was founded in 1901 and is based in Deerfield, Illinois.

The Walgreen Company is the largest drug retailing chain in the United States. The company is publicly traded on the NASDAQ (Symbol: WBA) with a market capitalization in excess of \$67 billion. Both Walgreen Co. and Walgreens Boots Alliance, Inc. are investment grade rated each with a Standard & Poor's rating of BBB. In October 2016 Walgreens Boots Alliance received the United Nations Foundation Global Leadership Award for its commitment to the UN's Sustainable Development Goals.

Website:	www.walgreens.com
Number of Locations:	9,560
Stock Symbol:	WBA (NASDAQ)
Standard & Poor's Rating:	BBB
Market Capitalization:	\$67 Billion

Walgreens





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