

## OFFERING MEMORANDUM

# Walgreens

CANTON  
OHIO

Recently Extended Lease for 13 Years

NNN  
NNN DEAL  
THE SINGLE TENANT RESOURCE

Marcus & Millichap



REPRESENTATIVE PHOTO



## CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

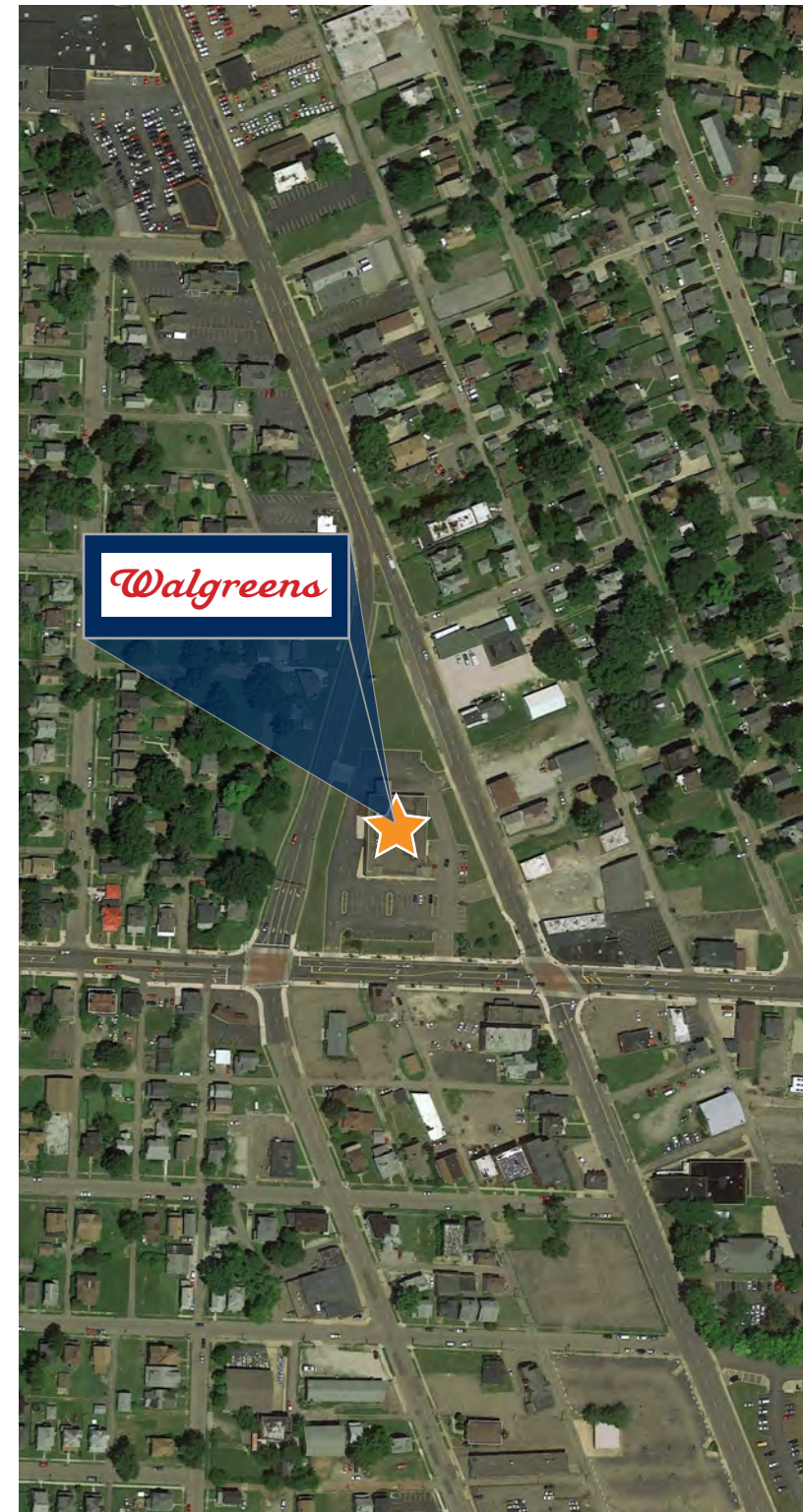
## NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

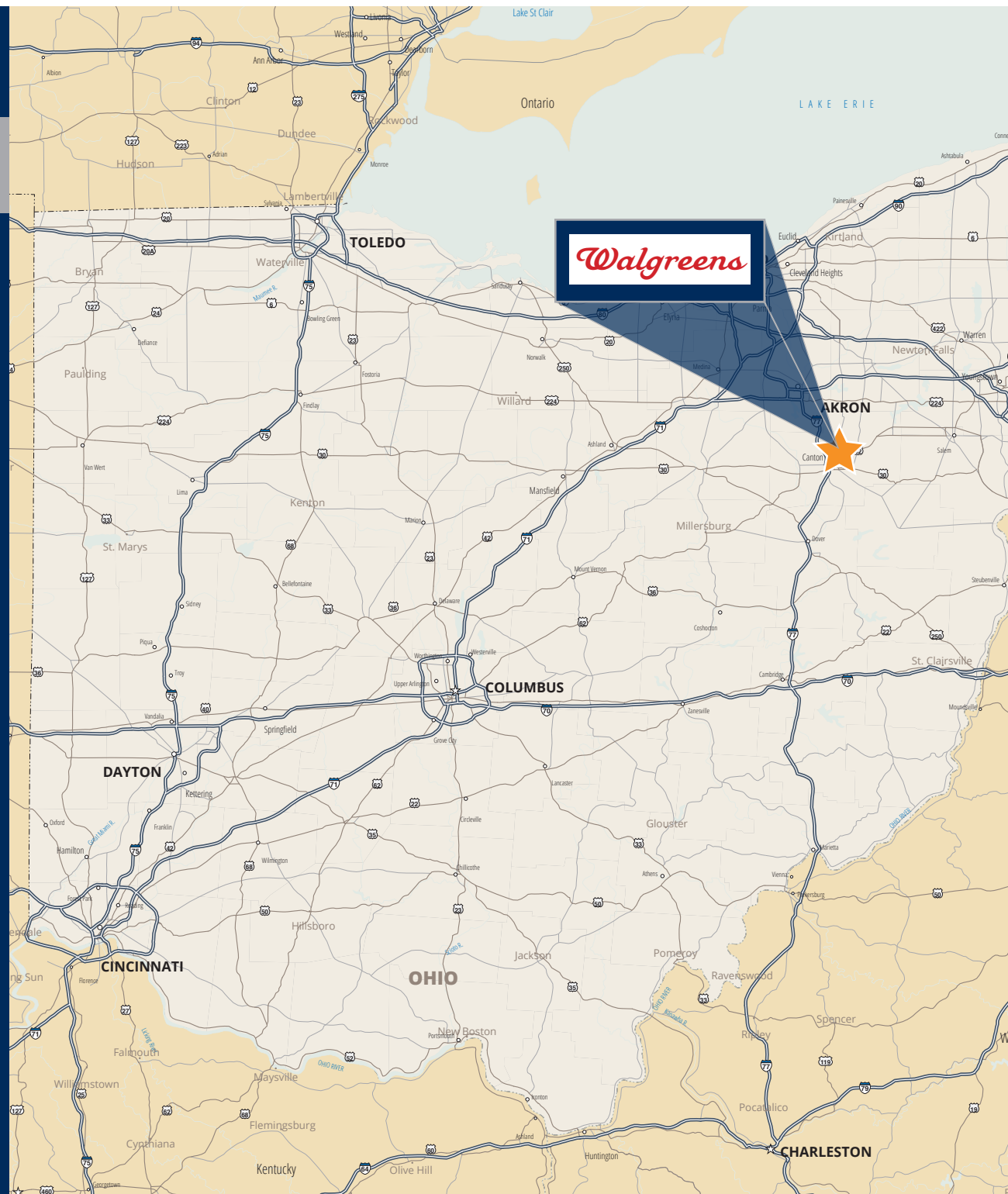
**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

Marcus & Millichap



# TABLE OF CONTENTS

Investment Summary .....	1
Investment Highlights.....	3
Aerial Map .....	6
Tenant Summary.....	7
Site Plan .....	9
Location Map .....	11
Location Overview .....	13
Location Highlights.....	14
Demographics.....	16







REPRESENTATIVE PHOTO



# INVESTMENT SUMMARY

1223 CLEVELAND AVE NW, CANTON, OHIO 44703

**PRICE: \$3,681,000**

**CAP: 6.50%**

**RENT: \$239,252**

## OVERVIEW

Price	\$3,681,000
Gross Leasable Area (GLA)	13,880 SF
Lot Size (approx.)	2.75 Acres
Net Operating Income	\$239,252
CAP Rate	6.50%
Year Built / Renovated	1997

## LEASE ABSTRACT

Lease Type	NN
Lease Term	34 Years*
Lease Term Remaining	11 Years
Lease Start	5/29/1996 (Est)
Lease Expiration	2/28/2030
Renewal Options	7x5 as of 2nd Amend Lease
Landlord Obligation	Roof & Structure

\* Originally a 20-year lease scheduled to expire 2016. In 2000, Tenant extended 13 years with rent reduction. Commenced extension 8/8/2013. Lease now expires 2/28/2030.

\*\* Rent reduced from \$274,999 to \$239,252.

## ANNUALIZED OPERATING DATA

Lease Term	Annual Rent
Current Term	\$239,252**



**NNN DEAL**  
THE SINGLE TENANT RESOURCE

**Marcus & Millichap**





REPRESENTATIVE PHOTO





# INVESTMENT HIGHLIGHTS

- ◆ Originally a 20-year lease where Tenant extended term to 2030
- ◆ Larger than average lot to accommodate greater redevelopment options
- ◆ Multiple ingress/egress points from several avenues
- ◆ Strong population density exceeding 144,677 residents within 5-miles.
- ◆ No CVS' in the immediate area



**145,756**

TOTAL  
POPULATION  
WITHIN 5-MILE  
RADIUS



**\$58,538**

AVERAGE  
HOUSEHOLD  
INCOME WITHIN  
7-MILE RADIUS



**14,885 VPD** - CLEVELAND AVE

**14,700 VPD** - 12TH STREET

Marcus & Millichap



NNN DEAL  
THE SINGLE TENANT RESOURCE









# INVESTMENT HIGHLIGHTS

Built in 1997, this 20 year lease was scheduled to expire in 2016, but in 2000, the Tenant extended the lease by an additional 13-years, thereby establishing a new base term termination date of 2/28/2030.

When the lease was extended early, there was a small rent concession from \$274,999 to \$239,252, which is in line with comparable rents of similar product type and trends.

The lease is a standard Walgreens NN lease, wherein the Landlord is responsible for roof & structural elements, otherwise, taxes and insurance are paid by the Tenant as well as all other maintenance related items associated with the property.

Marcus & Millichap



Located in Federally  
recognized Opportunity Zone



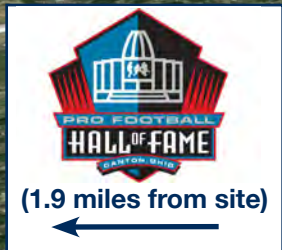
Strong population density  
in immediate area



Tenant exercised 13 year  
extension, showing  
commitment to the region.

NNN  
NNN DEAL  
THE SINGLE TENANT RESOURCE





Schreiber  
Elementary School



John H. Lehman  
High School

Kemphorn  
Motors



Mercy Medical  
Center  
(1.1 miles from site)  
←

Canton Family  
Dentistry Inc



Marchione  
Studios Inc



12TH ST – 14,700 VPD

MCKINLEY AVE – 5,662 VPD



Dollar & More



Arts Academy At  
Summit

Dumonts Sporting  
Goods Inc

Life Skills  
Center-Canton



Canton Museum  
of Art

Old McKinley  
High School

Aultman Medical  
Center  
(2.3 miles from site)  
←





## TENANT SUMMARY

### WALGREENS

Walgreens Boots Alliance, Inc. operates as a pharmacy led health and well being 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, convenience foods, and more 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, 2016, this segment operated over 13,700 retail stores under the Walgreens and Duane Reade brands in the United States; 7 specialty pharmacy locations; managed approximately 400 Healthcare Clinics. The Retail Pharmacy International segment sells prescription drugs; and health, beauty, toiletry, and other consumer products through its pharmacy led health and beauty stores, as well as through boots.com and BootsWebMD.com. The Boots segment operated 4,673 retail stores under the No. 7, Boots Pharmaceuticals, Botanics, Liz Earle, Soap & Glory, and only at Boots brand names in the United Kingdom, Mexico, Chile, Thailand, Norway, the Republic of Ireland, the Netherlands, and Lithuania; and 636 optical practices in the United Kingdom. Walgreens Boots Alliance, Inc. was founded in 1901 and is based in Deerfield, Illinois.

### RANKINGS

- ◆ Ranked #19 Fortune 500
- ◆ Ranked #177 Forbes Global 2000
- ◆ Standard & Poor's Rated BBB



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

# WALGREENS



## DEERFIELD, IL

HEADQUARTERS

CORPORATE

GUARANTOR

13,700 +/-

LOCATIONS

PUBLIC

OWNERSHIP

WALGREENS BOOTS  
ALLIANCE, INC.

Tenant Trade Name

\$103.44(BIL)

REVENUE

\$30.86(BIL)

ANNUAL SALES

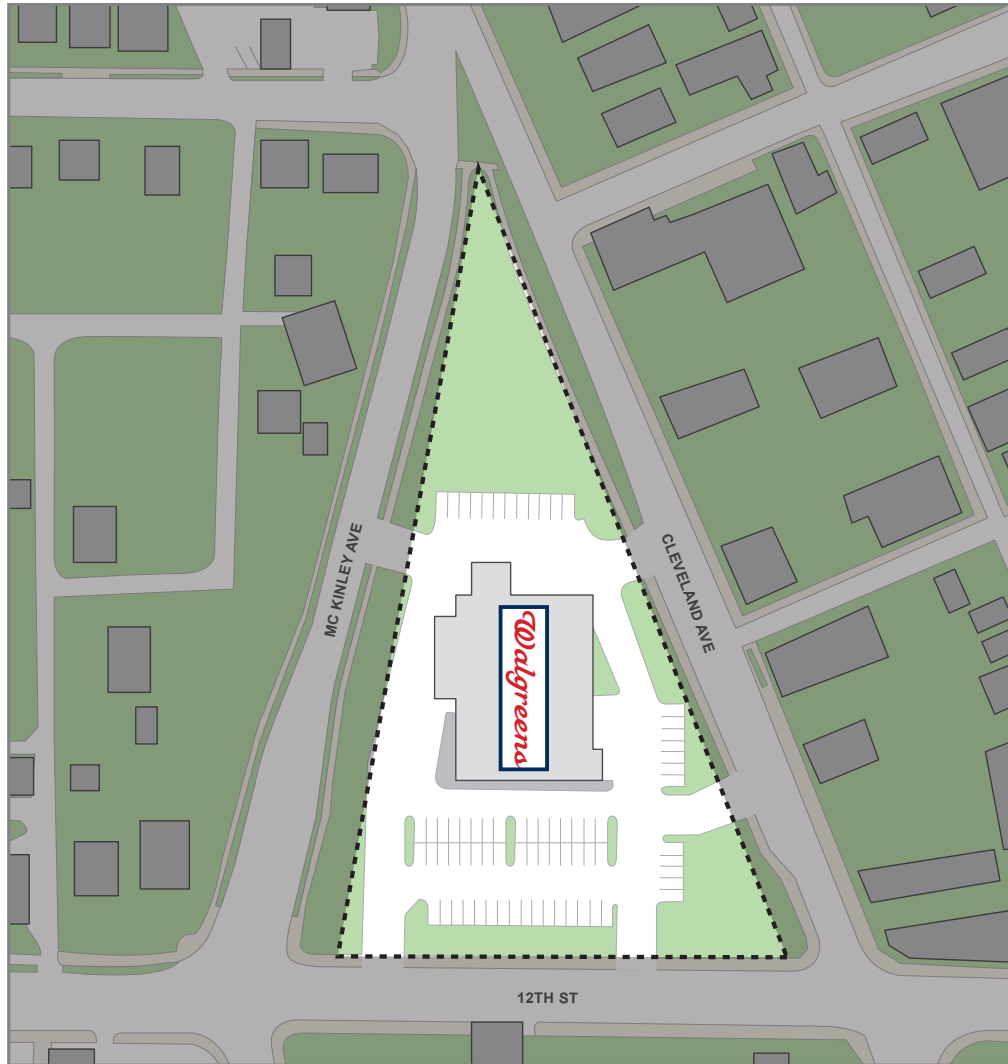
WWW.WALGREENS.COM

WEBSITE



# SITE PLAN

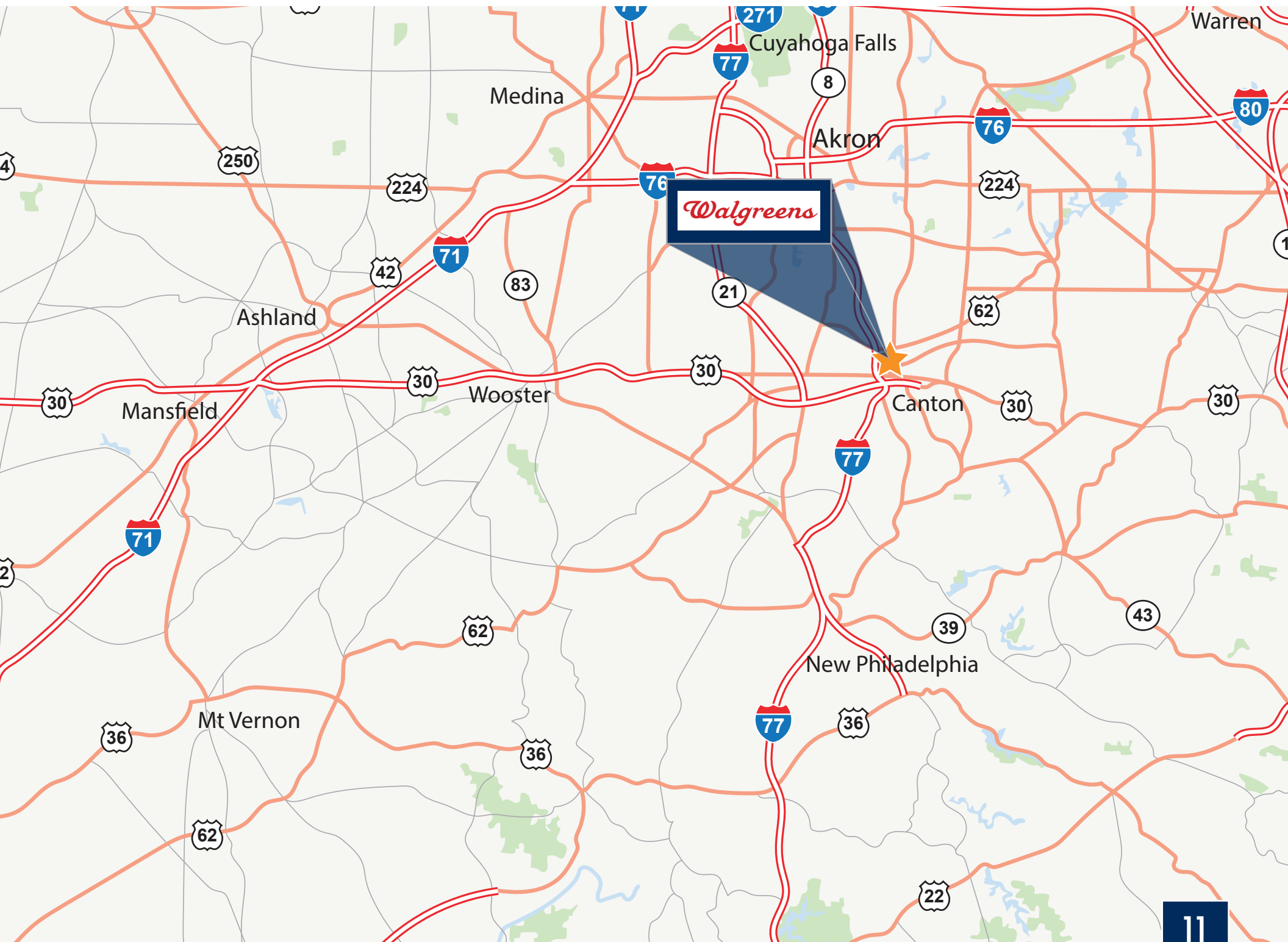
---





REPRESENTATIVE PHOTO







REPRESENTATIVE PHOTO



# LOCATION OVERVIEW

---

## CANTON, OHIO

Canton is a beautiful city in northeast Ohio, known for the Pro Football Hall of Fame. Interstate 77 runs through Canton and runs directly through the Pro Football Hall of Fame, making transportation accessible and easy for everyone in and around the city.

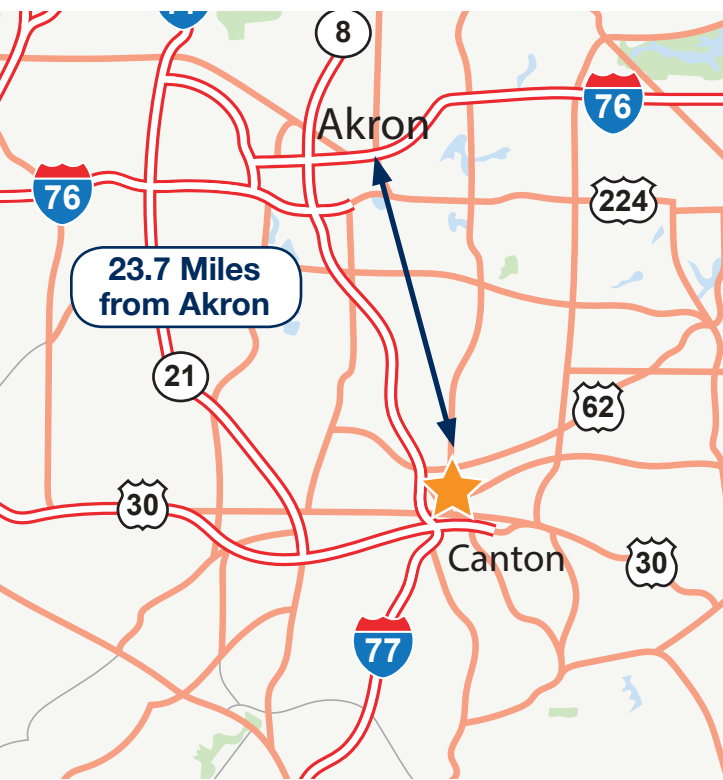
Canton takes football very seriously. The Pro Football Hall of Fame is located here for many reasons. Before the NFL was founded, the first professional football team, the Canton Bulldogs, was created. Shortly after, the NFL was founded in Canton on September 17, 1920. The Bulldogs were also the first two-time champions of the NFL in 1922 and 1923. James Thorpe, the first well-known football player, played his first pro Football for the Bulldogs. In addition, Canton's citizens were determined to make their city the location for the Pro Football Hall of Fame due to football's strong history here. This has established the city as the birthplace of professional American football.

The McKinley Presidential Library and Museum is also in Canton. President William McKinley, America's 25th President, who was assassinated during his 2nd term, spent much of his life in Canton. For this reason, Canton built a historical library, planetarium, and presidential museum, and interactive experience to honor the president. McKinley's gravesite is also here, marked by the iconic domed mausoleum on the hill.

Other than famous museums and a strong place in American history, Canton is filled with a bright city life in Downton Canton. With over 25 art galleries, live music at many bars, and local restaurants, there is always something to do in Canton. On the first Friday of each month, the streets come alive, filling the city with a bright energy to set the tone for the rest of the month.

In order to keep the city constantly improving and developing, the Canton Development Partnership was established. The partnership organization includes the Canton Regional Chamber of Commerce, Canton Special Improvement District, Downtown Canton Land Bank, and Canton Tomorrow, Inc. These area development organizations all share the interest of improving Canton and always increasing the quality of life for its citizens. For example, Canton Tomorrow Inc. is a public/ private partnership that recognizes the city's history, while bringing new ideas and initiatives for the city's future. With amazing museums displaying American history and plenty to do in downtown, Canton is the perfect place to explore all Ohio has to offer.

**OPPORTUNITY ZONE:** Federal Opportunity Zones, established by congress in the Tax Cuts and Jobs Act of 2017. Federal Opportunity Zones are designed to drive long-term investments to low-income communities. It provides federal tax incentive for investors to re-invest their capital gains into Opportunity Funds. These Opportunity Funds then delegate the investments to designated low-income areas.



#### MAJOR EMPLOYERS: CANTON, OH

Aultman Hospital	5,258
Stark County	2,793
Mercy Medical Center	2,676
The Timken Co.	2,443
Canton City School District	1,926
City of Canton	1,100
Fresh Mark Inc.	800
Nationwide Insurance	720
United States Postal Service	466

## LOCATION HIGHLIGHTS

### CANTON, OHIO

HOME TO PRO FOOTBALL HALL OF FAME



Located merely  
2.3 miles NW from  
Aultman Hospital, the  
region's largest employer



Strong barriers  
to entry



Minimal competition in  
the immediate area



Ease of access  
with several points  
of ingress/egress





REPRESENTATIVE PHOTO



# DEMOGRAPHICS / CANTON, OHIO

 **145,756**

Total Population Within 5-Mile Radius



**\$58,538**

Average Household Income  
Within 5-Mile Radius



**\$43,492**

Median Household Income  
Within 5-Mile Radius



**60,855**

Total Households in 5-Mile Radius



POPULATION	1 MILE	3 MILES	5 MILES
2023 Projection			
Total Population	16,437	85,038	144,529
2018 Estimate			
Total Population	17,369	86,942	145,756
2010 Census			
Total Population	17,601	87,645	146,243
2000 Census			
Total Population	21,196	96,479	154,903
Current Daytime Population			
2018 Estimate	27,053	101,201	179,834
HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2023 Projection			
Total Households	7,044	36,332	61,010
2018 Estimate			
Total Households	7,293	36,710	60,855
Average (Mean) Household Size	2.27	2.31	2.32
2010 Census			
Total Households	7,407	37,045	61,086
2000 Census			
Total Households	8,659	40,047	63,500
Occupied Units			
2023 Projection	7,044	36,332	61,010
2018 Estimate	9,040	42,224	68,183
HOUSEHOLDS BY INCOME	1 MILES	3 MILES	5 MILES
2018 Estimate			
\$150,000 or More	2.28%	3.10%	4.69%
\$100,000 - \$149,000	5.12%	6.12%	8.50%
\$75,000 - \$99,999	6.28%	8.81%	10.84%
\$50,000 - \$74,999	13.16%	17.51%	19.60%
\$35,000 - \$49,999	14.05%	15.41%	15.21%
Under \$35,000	59.11%	49.03%	41.17%
Average Household Income	\$41,766	\$49,785	\$58,538
Median Household Income	\$28,066	\$35,829	\$43,492
Per Capita Income	\$18,448	\$21,394	\$24,808

HOUSEHOLDS BY EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Average Household Retail Expenditure	\$42,524	\$48,687	\$54,889
Consumer Expenditure Top 10 Categories			
Housing	\$11,325	\$12,928	\$14,394
Transportation	\$7,291	\$8,269	\$9,314
Shelter	\$6,334	\$7,146	\$7,863
Food	\$4,429	\$4,939	\$5,555
Personal Insurance and Pensions	\$3,784	\$4,627	\$5,610
Health Care	\$2,870	\$3,648	\$4,280
Utilities	\$2,816	\$3,189	\$3,530
Entertainment	\$1,574	\$1,806	\$2,026
Household Furnishings and Equipment	\$1,110	\$1,325	\$1,537
Apparel	\$1,054	\$1,141	\$1,250

POPULATION PROFILE	1 MILES	3 MILES	5 MILES
Population By Age			
2018 Estimate Total Population	17,369	86,942	145,756
Under 20	26.90%	26.07%	24.37%
20 to 34 Years	22.46%	20.67%	19.43%
35 to 39 Years	6.33%	6.09%	5.83%
40 to 49 Years	11.94%	11.29%	11.38%
50 to 64 Years	20.22%	19.80%	20.77%
Age 65+	12.13%	16.07%	18.21%
Median Age	35.48	37.6	40.34
Population 25+ by Education Level			
2018 Estimate Population Age 25+	11,367	58,322	100,555
Elementary (0-8)	3.71%	3.05%	2.45%
Some High School (9-11)	11.20%	9.69%	8.32%
High School Graduate (12)	38.43%	39.53%	38.30%
Some College (13-15)	24.95%	22.85%	21.79%
Associate Degree Only	7.59%	7.73%	8.27%
Bachelors Degree Only	8.02%	10.59%	12.76%
Graduate Degree	5.17%	5.58%	7.30%



REPRESENTATIVE PHOTO

# Walgreens

CANTON  
OHIO

## Lior Regenstreif

SENIOR MANAGING DIRECTOR INVESTMENTS  
SENIOR DIRECTOR, NET LEASED PROPERTIES GROUP  
ENCINO OFFICE  
Tel: (818) 212-2730  
Fax: (818) 212-2710  
Lior.Regenstreif@marcusmillichap.com  
License: CA 01267761

## Jason Tuvia

FIRST VICE PRESIDENT INVESTMENTS  
ENCINO OFFICE  
Tel: (818) 212-2735  
Jason.Tuvia@marcusmillichap.com  
License: CA 01772495

## Herschel Weintraub

INVESTMENT ASSOCIATE  
NATIONAL MULTI HOUSING GROUP  
ENCINO OFFICE  
Tel: (818) 212-2415  
Herschel.Weintraub@marcusmillichap.com  
License: CA 01982264

NNN  
NNN DEAL  
THE SINGLE TENANT RESOURCE

Marcus & Millichap