



IMPROVED CREDIT - LEASE ASSIGNED TO WALGREEN CO.

REPRESENTATIVE PHOTO

WALGREENS

1820 Franklin Ave, Toronto, OH 43964

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WALGREENS

1820 Franklin Ave | Toronto, OH 43964

DRUGSTORE FOR SALE

CLICK ON THE FOLLOWING LINKS:



Drone Video



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$2,043,215
NOI:	\$132,809
Cap Rate:	6.5%
Land Acreage:	1.34 Acres
Year Built:	1997
Building Size:	11,335
Price / SF:	\$180.26

LEASE SUMMARY

Lease Type:	Double Net
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure:	Landlord Responsibilities
Term Remaining:	13 Years
Commencement Date:	May 10, 1997
Current Term Expiration:	May 31, 2032
Options:	Five, 5 Year
Guarantor:	Walgreen Co.
Right of First Refusal:	Yes; 30 Days

PROPERTY HIGHLIGHTS

- Lease Guaranteed by Walgreens Corporate Entity - Investment Grade Tenant - Standard & Poor's Credit Rating - "BBB"
- Tenant Extended Lease Early for an Additional Five Years in 2019 - Exhibits a Strong Commitment to the Location - 13 Years Remaining
- Rare Initial Term Rental Increases and Throughout Options
- Closest Drugstore Competition is 8 Miles Away
- Six (6), Five-Year Options with Increases
- Double Net Lease - Prototypical Store with Drive Thru
- Located Next to Trinity Family Health Care Facility and Toronto High School
- Near by National Retailers include: Family Dollar, and McDonald's

LEASE ABSTRACT



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Right of First Refusal:	Yes; 30 Days

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
January 1, 2017 - May 9, 2027	\$132,809.40	\$11,067.45
June 1, 2027 to May 31, 2032	\$153,156.00	\$12,763.00
Option 2 (June 1, 2032 - May 31, 2037)	\$158,745.96	\$13,228.83
Option 3 (June 1, 2037 - May 31, 2042)	\$164,334.96	\$13,694.58
Option 4 (June 1, 2042 - May 31, 2047)	\$169,926.00	\$14,160.50
Option 5 (June 1, 2047 - May 31, 2052)	\$175,515.96	\$14,626.33
Option 6 (June 1, 2052 - May 31, 2057)	\$181,106.04	\$15,092.17
Base Rent (11,335 / SF)		\$11.72
Net Operating Income		\$132,809.40

WALGREENS TENANT PROFILE



OVERVIEW

Company:	Walgreens
Founded:	1901
Total Revenue:	\$118.21 Billion
Net Income:	\$4.08 Billion
Headquarters:	Deerfield, IL
Website:	www.walgreens.com

TENANT HIGHLIGHTS

- Parent Company: Walgreens Boots Alliance
- Number of Locations: Over 8,175 Stores
- NASDAQ: WBA

TENANT OVERVIEW

The Walgreen Company is an American company which operates as the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. As of February 29, 2016, the company operated 8,177 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.

In 2014, the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became a subsidiary of the new company, which retains its Deerfield headquarters and trades on the Nasdaq under the symbol WBA

PROPERTY



AERIAL





Toronto Junior /
Senior High School

AERIAL

FAMILY DOLLAR

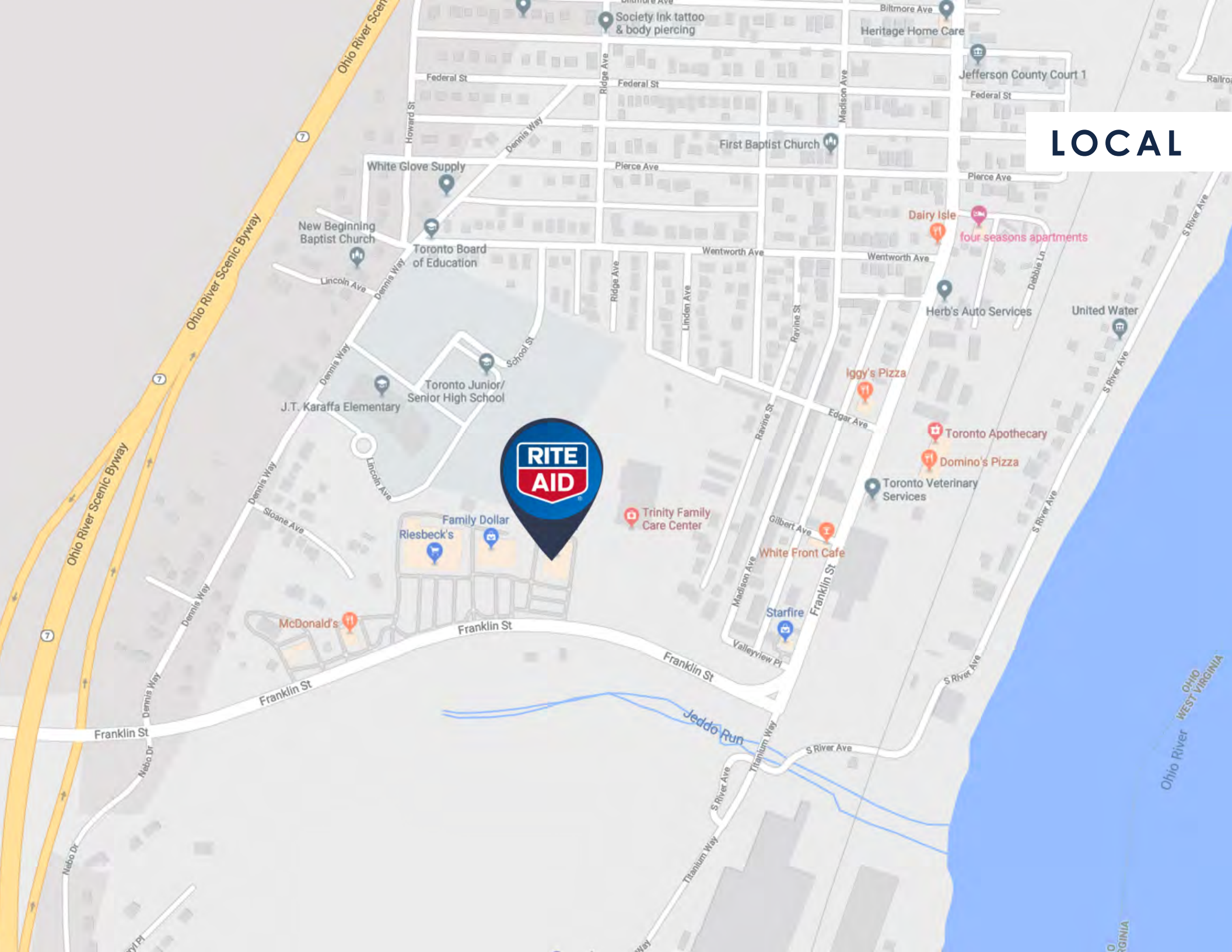
RITE
AID

Franklin St



REGIONAL

LOCAL



LOCATION OVERVIEW



LOCATION OVERVIEW

Toronto is the second-largest city in Jefferson County, Ohio, United States, along the Ohio River 6 miles northeast of Steubenville. The population was 5,091 at the 2010 census. It is part of the Weirton-Steubenville, WV-OH Metropolitan Statistical Area.

Jefferson County is a county located in the U.S. state of Ohio. As of the 2010 census, the population was 69,709. Its county seat is Steubenville. The county is named for Thomas Jefferson, who was Vice President at the time of its creation.

Jefferson County is part of the Weirton-Steubenville, WV-OH Metropolitan Statistical Area, which is also included in the Pittsburgh-New Castle-Weirton, PA-WV-OH Combined Statistical Area.



DEMOGRAPHICS

Population:	3 Mile	5 Mile	10 Mile
2023 Projection	12,202	31,952	85,785
2018 Estimate	12,426	32,543	87,203
2010 Census	13,040	33,849	90,397
Growth 2018-2023	(1.80%)	(1.82%)	(1.63%)
Growth 2010-2018	(4.71%)	(3.86%)	(3.53%)
2018 Population Hispanic Origin	139	407	1,274
2018 Population by Race:			
White	11,868	30,877	80,350
Black	316	926	4,378
Am. Indian & Alaskan	19	57	173
Asian	33	142	448
Hawaiian & Pacific Island	3	7	27
Other	186	534	1,828
U.S. Armed Forces:	0	8	15
Households:			
2023 Projection	5,272	13,876	36,191
2018 Estimate	5,371	14,137	36,813
2010 Census	5,643	14,704	38,234
Growth 2018 - 2023	(1.84%)	(1.85%)	(1.69%)
Growth 2010 - 2018	(4.82%)	(3.86%)	(3.72%)
Owner Occupied	4,085	10,332	26,261
Renter Occupied	1,286	3,805	10,551
2018 Avg Household Income	\$54,467	\$57,926	\$58,746

DRUGSTORE FOR SALE

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