



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

# OFFERING MEMORANDUM

## Walgreens & Rite Aid Portfolio





# EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

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# INVESTMENT SUMMARY

Sold Individually or as a Portfolio

## TOTAL INVESTMENT

PRICE	\$8,761,104
NOI	\$547,569
CAP	6.25%
DEBT	Debt Must Be Assumed*

TENANT	LOCATION	PRICE	CAP	NOI	PRICE PER SF	BUILDING AREA
Walgreens	Bluefield, WV	\$2,524,320	6.25%	\$157,770	\$228.24	11,060 SF
Walgreens	Branchland, WV	\$1,811,152	6.25%	\$113,197	\$162.00	11,180 SF
Walgreens	Hinton, WV	\$1,885,200	6.25%	\$117,825	\$168.62	11,180 SF
Rite Aid	Buffalo, NY	\$2,540,432	6.25%	\$158,777	\$239.66	10,600 SF

\*Inquire For More Details

# WALGREENS – BLUEFIELD, WV

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 11,060 SF Walgreens Located at 4248 Coal Heritage Road in Bluefield, West Virginia. This Opportunity Includes a Corporate Guarantee By Walgreens Co. With Attractive Rent Increases, Providing For a Secure Investment.



Actual Property Image

## OFFERING SUMMARY

PRICE	\$2,524,320
CAP	6.25%
NOI	\$157,770
PRICE PER SF	\$228.24
LEASE GUARANTY	Corporate

## PROPERTY SUMMARY

ADDRESS	4248 Coal Heritage Road Bluefield, WV 24701
COUNTY	Mercer
BUILDING AREA	11,060 SF
LAND AREA	1.85 AC
BUILT	1999

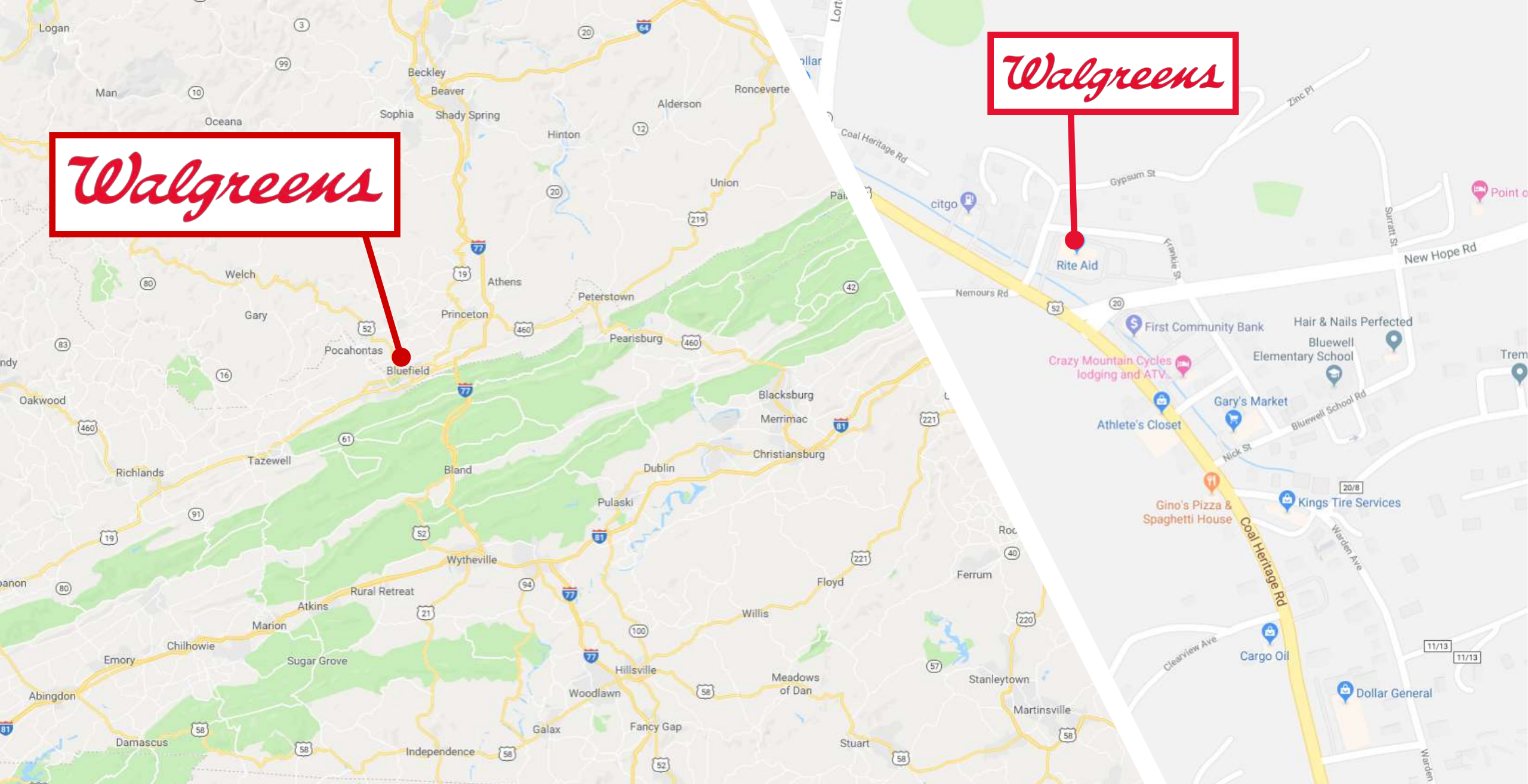


# LEASE ABSTRACT

TENANT	Walgreens Pharmacy
PREMISES	Approximately 11,060 SF Located in Bluefield, WV
LEASE COMMENCEMENT	April 6, 1999
LEASE EXPIRATION	February 28, 2029
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	Flat
LEASE TYPE	Double Net Lease (NN)
PERMITTED USE	Pharmacy
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

# HIGHLIGHTS

- Single-Tenant, Long-Term Investment Opportunity With Minimal Landlord Responsibilities
- Corporate Guarantee By Walgreens Co.
- Six (6) x Five (5) Year Options to Renew
- Close Proximity to Mercer County Airport – Next Closest Airport Being an Hour Away
- Select Neighboring Tenants Include: Family Dollar, Burger King, EZ Pawn, Dollar General, Exxon, First Community Bank, Citgo and Jumbo Joe's
- Situated at a Signalized Corner With Minimal Competition in the Area
- Excellent Ingress/Egress – Access From Highway 52 and New Hope Road



Walgreens | 4248 Coal Heritage Road | Bluefield, WV 24701





*Walgreens*

Four Seasons  
Tanning Salon

FAMILY DOLLAR

MC Hair  
Design

Exxon

S&S Express

T&D Transport

Belcher's Hydraulic  
Hose Service Inc.

Acme Alternator

Coal Heritage Rd

52

New Hope Rd



Walgreens



New Hope Rd

First Community Bank

52

Coal Heritage Rd

RITE AID



# DEMOGRAPHICS

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Walgreens | 4248 Coal Heritage Road | Bluefield, WV 24701



## Population

3-MILE

7,513

5-MILE

23,773

10-MILE

51,994



## Average Household Income

3-MILE

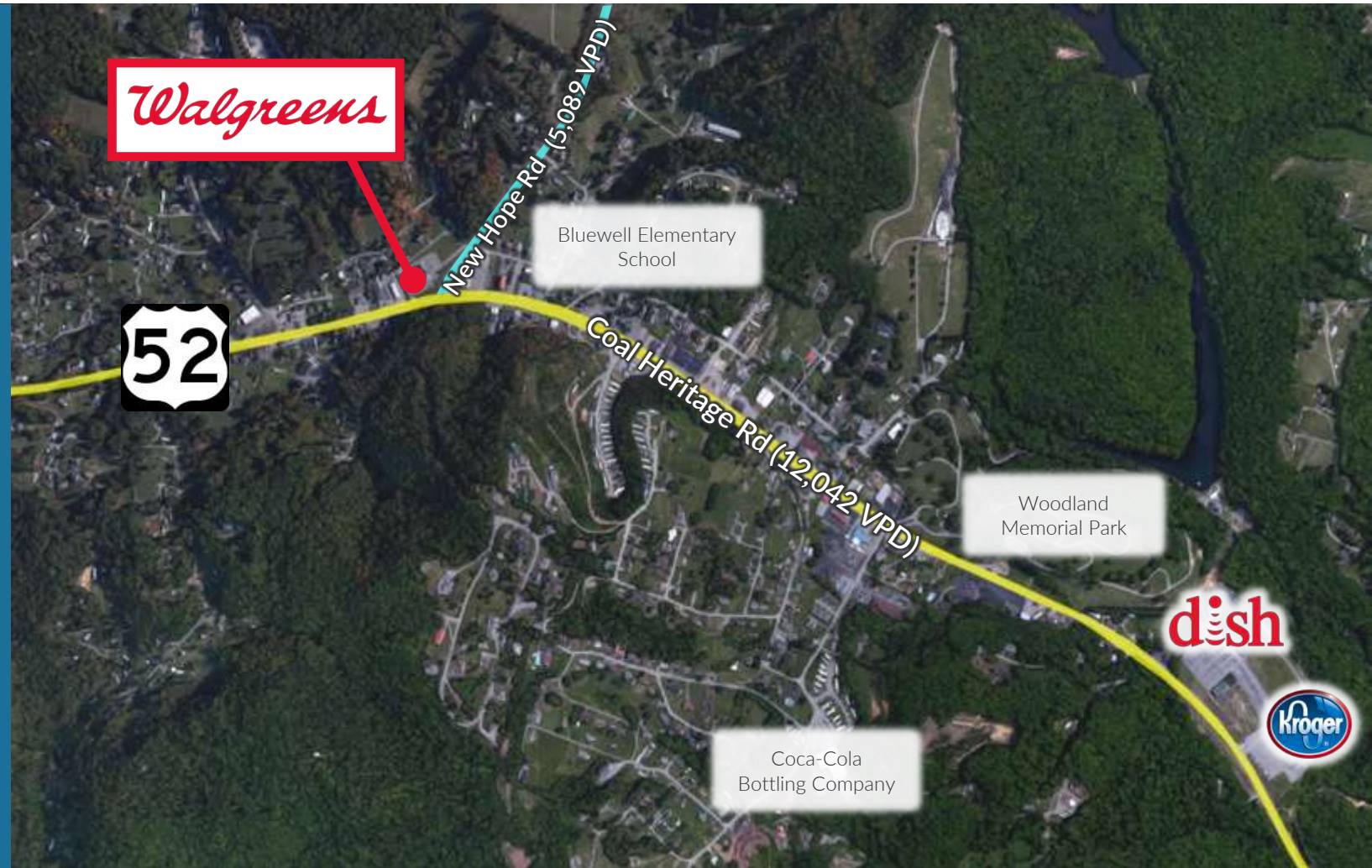
\$37,027

5-MILE

\$48,886

10-MILE

\$53,267



# CITY OVERVIEW

Bluefield | Mercer County | Mississippi

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MERCER COUNTY COURTHOUSE

## Bluefield, WV

Bluefield is a city in Mercer County in the state of West Virginia. The city's 2017 estimate population is about 9,869 residents. The city is the core city of the Bluefield WV-VA micropolitan area, which has a population of 107,342 residents. The city is located in the Appalachian Mountains of West Virginia across the state border from Bluefield, Virginia. The city is divided by the West Virginia-Virginia State line. The city is located about 50 miles to Blacksburg, VA, 106 miles from Charleston, WV, and 155 miles from Huntington, WV.



BLACKSBURG, VA

## Economy

Due to the cities close proximity, Blacksburg, VA's economy also affects Bluefield's. Blacksburg is home to the Virginia Tech Corporate Research Center, which is home to several companies of varying sizes including Honeywell, and the National Weather Service. The area is also home to MOOG, a major supplier for the defense department and the health care industry and Rackspace. Due to its close proximity to Virginia Tech and Radford University, Blacksburg is an ideal location for developing high tech industry.



APPALACHIAN MOUNTAINS

## Contemporary Life

The city is close to the Appalachian Mountains, so one of the most popular activities to do in the area is go hiking and camping. The city includes the East River Mountain Scenic Overlook, which is an observation deck overlooking the beautiful scenery. The area also includes the Pinnacle Rock State Park which is a 374-acre state park that surrounds Pinnacle Rock, a sandstone formation that rises above the surrounding terrain. The area is also home to the Glenwood Park which includes a 55-acre lake, paddle boat rentals and play equipment.



# WALGREENS – BRANCHLAND, WV

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 11,180 SF Walgreens Located at 5798 McClellan Highway in Branchland, West Virginia. This Opportunity Includes a Corporate Guarantee By Walgreens Co. With Limited Competition in the Area, Providing For a Secure Investment.



## OFFERING SUMMARY

PRICE	\$1,811,152
CAP	6.25%
NOI	\$113,197
PRICE PER SF	\$161.99
LEASE GUARANTY	Corporate

## PROPERTY SUMMARY

ADDRESS	5798 McClellan Highway Branchland, WV 25506
COUNTY	Lincoln
BUILDING AREA	11,180 SF
LAND AREA	1.16 AC
BUILT	1948

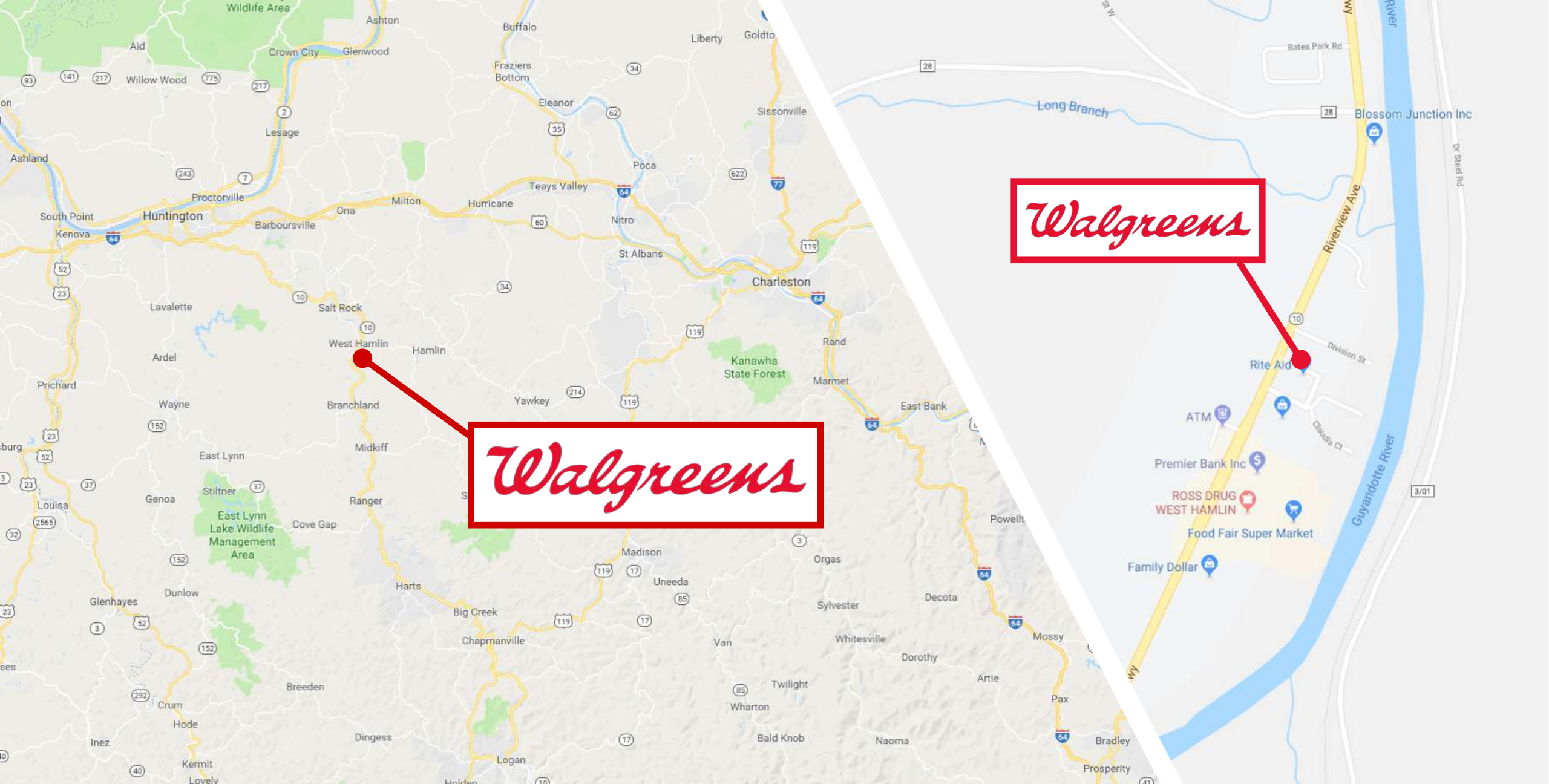
# LEASE SUMMARY

TENANT	Walgreens Pharmacy
PREMISES	Approximately 11,180 SF Located in Branchland, WV
LEASE COMMENCEMENT	December 2, 1996
LEASE EXPIRATION	February 28, 2029
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	Flat
LEASE TYPE	Double Net Lease (NN)
PERMITTED USE	Pharmacy
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

# HIGHLIGHTS

- Single National Credit Tenant, Long-Term Investment Opportunity With Minimal Landlord Responsibilities
- Corporate Guarantee By Walgreens Co.
- Three (3) x Five (5) Year Options to Renew
- Limited Competition in the Area
- Sits Along McClellan Highway, the Main Highway That Runs Through Branchland and West Hamlin
- Situated 1-Mile Away From Downtown West Hamlin
- Situated Along the Guyandotte River, a Tributary of Ohio River, Approximately 166 Miles Long





Walgreens | 5798 McClellan Highway | Branchland, WV 25506



*Walgreens*

Emerald Garden  
Apartments

*Food  
Fair*

West Hamlin Unity  
Apartments

**FAMILY DOLLAR**

**M  
MARATHON**

Car Wash

Bargain Barn

Mama Trish Dinner

Self Storage

**EL RANCHO GRANDE**  
MEXICAN GRILL & CANTINA

**NAPA**

**Tudor's  
BISCUIT  
WORLD**

**Gino's**  
PIZZA & SUBS

Carries Bargains and  
Consignments

10

McClellan Highway



# DEMOGRAPHICS

Walgreens | 5798 McClellan Highway | Branchland, WV 25506



## Population

3-MILE

3,589

5-MILE

9,503

10-MILE

20,833



## Average Household Income

3-MILE

\$47,245

5-MILE

\$58,998

10-MILE

\$57,163



# CITY OVERVIEW

Branchland | Lincoln County | West Virginia

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LINCOLN COUNTY COURTHOUSE



HUNTINGTON, WV



HUNTINGTON MUSEUM OF ART

## Branchland, WV

Branchland, also called Hadley, is a community in western Lincoln County in the state of West Virginia. The community lies along the West Virginia Route 10 southwest of the town of Hamlin, which is the county seat of Lincoln County. The county's population, as a whole, is about 20,825 residents. Lincoln County is part of the Huntington-Ashland, WV-KY-OH Metropolitan Statistical Area, which has about 361,580 residents. The city's elevation is 597 feet. The community derives its name from one Colonel Branch, a businessperson in the local coal-mining industry. The city is located about 25 miles from the city of Huntington.

## Economy

Due to the cities close proximity, Huntington's economy also affects Branchland's. Huntington's primary industries have shifted to high technology, such as, the film and television industries, health care, biomedical technology, finance, tourism, and the service sector. The Amazon Customer Service Center in Huntington employs approximately 500-700 people. The city has grown its economic base in recent years to include retail, finance, education, and medical care (which constitutes the largest proportion of the city's employment). The largest employers are Marshall University, Cabell Huntington Hospital, St. Mary's Medical Center, Amazon, DirecTV, and the City of Huntington.

## Contemporary Life

Branchland is only about 30 minutes to Huntington, which is perfect for a day trip. The city is home to the Huntington Museum of Art which is a longtime museum featuring a large, varied collection of art, plus hiking trails & a conservatory. The city is also home to the Ritter Park Historic District which encompasses 68 contributing buildings and 5 contributing structures, including the Ritter Park municipal park. The area also includes the Harris River Park which includes ample green space with a skate park, playground & amphitheater, plus picnic tables & exercise equipment. The area is also home to the Heritage Farm Museum and Village which is a history museum that focuses on Appalachian history and culture.



# WALGREENS – HINTON, WV

Sands Investment Group is Pleased to Exclusively Offer For Sale the 11,180 SF Walgreens Located at 513 Stokes Drive in Hinton, West Virginia. This Opportunity Includes a Corporate Guarantee By Walgreens Co. With No Drugstore Competition in the Area, Providing For a Secure Investment.



## OFFERING SUMMARY

PRICE	\$1,885,200
CAP	6.25%
NOI	\$117,825
PRICE PER SF	\$168.61
LEASE GUARANTY	Corporate

## PROPERTY SUMMARY

ADDRESS	513 Stokes Drive Hinton, WV 25506
COUNTY	Summers
BUILDING AREA	11,180 SF
LAND AREA	2.98 AC
BUILT	1960

Actual Property Image

# LEASE SUMMARY

TENANT	Walgreens Pharmacy
PREMISES	Approximately 11,180 SF Located in Hinton, WV
LEASE COMMENCEMENT	January 11, 1999
LEASE EXPIRATION	February 28, 2029
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	Flat
LEASE TYPE	Double Net Lease (NN)
PERMITTED USE	Pharmacy
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

# HIGHLIGHTS

- Single-Tenant, Long-Term Investment Opportunity With Minimal Landlord Responsibilities
- Corporate Guarantee By Walgreens Co.
- Six (6) x Five (5) Year Options to Renew
- Situated Along a Strong Retail Corridor
- No Drugstore Competition – Closest Walgreens or Rite Aid Being 29 Miles Away
- Alongside the New River - a Major Outdoor Entertainment Attraction
- Situated 1-Mile Away From Downtown Hinton





Walgreens | 513 Stokes Drive | Hinton, WV 25506





CITY NATIONAL BANK  
The way up.

Hilton House Apartments

Lifeline  
Church

Stokes Dr





Walgreens

Exxon

3

Pizza Hut

The Laughing Professor  
The "Professor" for a Reason, Supplying and Teaching Printers.

Pop's on the New

gomart

McDonald's

Stokes Dr

Lifeline Church



SUBWAY

Advance  
Auto Parts

Save  
a lot



DOLLAR GENERAL



First  
Community Bank

FAMILY DOLLAR



Stokes Dr

20



Walgreens

Do it  
Best Exxon

3



# DEMOGRAPHICS

Walgreens | 513 Stokes Drive | Hinton, WV 25506



## Population

3-MILE	5-MILE	10-MILE
3,166	5,549	11,608



## Average Household Income

3-MILE	5-MILE	10-MILE
\$44,516	\$45,896	\$48,094





# CITY OVERVIEW

Hinton | Summers County | West Virginia

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## Hinton, WV

Hinton is the county seat of Summers County in the state of West Virginia. The city's 2017 estimated population is about 2,448 residents. Summer's County, as a whole, has an estimated population of about 12,993 residents. Hinton was established in 1873 and chartered in 1897. Hinton was named after John "Jack" Hinton, the original owner of the town site. Much of the city's downtown was placed on the National Register of Historic Places in 1984. The city is famous for being part of the location for Paramount's 1994 film of Lassie.



## Economy

Major employers in Hinton include Summers Nursing & Rehabilitation Center, Summers County ARH, CSX transportation, Summers County School, ManTech International, and Kroger. Due to the cities close proximity, Charleston's economy also affects Hinton's. Charleston, WV is home to the Appalachian Power company, the Mountaineer Gas Company, the City Holding Company, the Gestamp Automocion, Charleston Newspapers, MATRIC, and Tudor's biscuit World. Today, trade, utilities, government, medicine, and education play central roles in the city's economy.



## Contemporary Life

The area is home to the Bluestone State Park which is a 2,154-acre park located along the western shore of Bluestone Lake. Bluestone Lake is a flood control reservoir located on the New River; the lake is a popular recreational site with a fishable lake, hiking trails & campsites in forest surrounds. The area also includes the Sandstone Falls which includes lush forest trails offering sweeping views of the powerful Sandstone waterfall spanning the New River. The city is also home to the Hinton City Railroad Museum and the Hinton Historical District.



# RITE AID – BUFFALO, NY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 10,600 SF Rite Aid Located at 350 Niagara Street in Buffalo, New York. This Opportunity Includes a Corporate Guarantee By Walgreens Co. and is Situated in a Highly Populated Area With Over 257,000 Residents, Providing For a Secure Investment.



Actual Property Image

## OFFERING SUMMARY

PRICE	\$2,540,432
CAP	6.25%
NOI	\$158,777
PRICE PER SF	\$239.66
LEASE GUARANTY	Corporate

## PROPERTY SUMMARY

ADDRESS	350 Niagara Street Buffalo, NY 14201
COUNTY	Erie
BUILDING AREA	10,600 SF
LAND AREA	1.41 AC
BUILT	1995



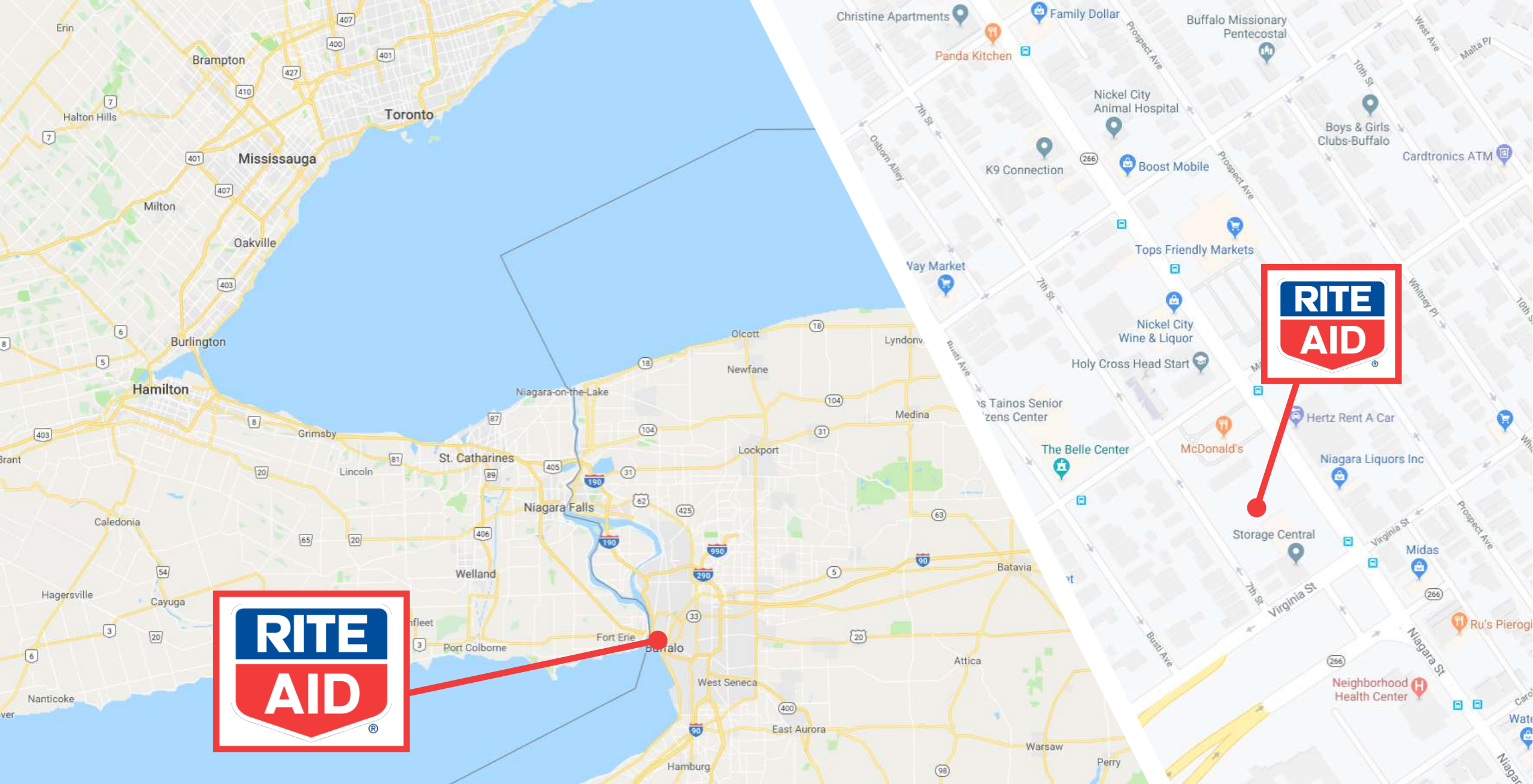
# LEASE SUMMARY

TENANT	Rite Aid Pharmacy
PREMISES	Approximately 10,600 SF Located in Buffalo, NY
LEASE COMMENCEMENT	February 28, 1997
LEASE EXPIRATION	January 31, 2029
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	9% At Options 3 & 4
LEASE TYPE	Triple Net Lease (NNN)
PERMITTED USE	Pharmacy
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

# HIGHLIGHTS

- Single-Tenant, Long-Term Investment Opportunity With Minimal Landlord Responsibilities
- Corporate Guarantee By Walgreens Co.
- Four (4) x Five (5) Year Options to Renew
- Situated Along a Strong Retail Corridor
- Strong Demographics With Over 257,000 People Within a 5-Mile Radius
- Less Than 1-Mile Away From Downtown Buffalo
- Next to the Kaleida Health Center – the Largest Healthcare Provider in Western New York
- 15-Miles South of Niagara Falls – Where Over 50,000 Tourists Visit Each Year





Rite Aid | 350 Niagara Street | Buffalo, NY 14201



The Electric Tower

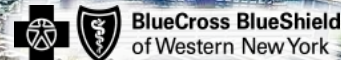
Bryant & Stratton College  
FOR EVERY & IN LIFE



HARBORCENTER

City Hall of Buffalo

Marine Drive Apartments



WESTIN  
HOTELS & RESORTS



EMBASSY SUITES  
HOTELS



Internal Revenue  
Services

Shoreline Landing  
APARTMENTS

Hutchinson Central  
Technical High School



Waterfront/ Emerson  
Young Park



Virginia St.

Ricotta's Pizza

Niagara's  
Liquor Store

Sammy's Auto  
Center

Niagara St.





U.S. Customs and  
Border Patrol



D'Youville

Mary Agnes Manor

Grover Cleveland  
High School

KLEINHANS MUSIC HALL

Gateway Longview

GBU SAHN

FAMILY DOLLAR

NICKEL CITY  
ANIMAL HOSPITAL

Christine  
Apartments



boostmobile

MoneyGram

Tim Hortons



BOYS & GIRLS CLUBS  
OF BUFFALO

ELMWOOD VILLAGE  
CHARTER SCHOOLS

best self  
BEHAVIORAL HEALTH

Holy Cross  
Head Start



Hertz

Sammy's Auto  
Center

Niagara's  
Liquor Store

Ricotta's Pizza

Niagara St.

Virginia St.



Kinek  
your delivery network







FAMILY DOLLAR

FAMILY DOLLAR

Tim Hortons  
BW | Best Western  
Hotels & Resorts

cricket

M&T Bank  
Tops  
Tim Hortons

INTERSTATE  
190



MIDAS

Virginia St.

M&T Bank

aLoft  
HOTELS

metroPCS

amc

Niagara St.

EMBASSY SUITES  
Hampton  
KeyBank  
SUBWAY  
WESTIN  
HOTELS & RESORTS

RITE  
AID

Mobil  
metroPCS

FRIDAYS  
Holiday Inn  
Express

M&T Bank

STARBUCKS  
HYATT  
REGENCY  
Bank of America  
MORTON'S  
THE STEAKHOUSE  
Citizens Bank

Hilton Garden Inn  
Northwest  
RITE  
AID



# DEMOGRAPHICS

Rite Aid | 350 Niagara Street | Buffalo, NY 14201



## Population

3-MILE

108,083

5-MILE

257,033

10-MILE

620,771



## Average Household Income

3-MILE

\$50,568

5-MILE

\$51,962

10-MILE

\$62,985





# CITY OVERVIEW

Buffalo | Erie County | New York

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## Buffalo, NY

Buffalo is the second largest city in the state of New York and the largest city in Western New York. As of 2017, the population was estimated to be 258,612 residents. The city is the county seat of Erie County and a major gateway for commerce and travel across the Canada-United States border, forming part of the bi-national Buffalo Niagara Region. Buffalo is on the eastern shore of Lake Erie, at the head of the Niagara River, 16 miles south of the Niagara Falls. The city's early embrace of electric power led to the nickname of "The City of Light". The city is also famous for its urban planning and layout by Joseph Ellicott, an extensive system of parks designed by Frederick Law Olmstead, as well as significant architectural works.



## Economy

Buffalo's economy has transitioned to service industries with a greater emphasis on healthcare, research and higher education. Buffalo's economic sectors include industrial, light manufacturing, high technology and services. The State of New York, with over 15,000 employees, is the city's largest employer. Other major employers include the United States government, Kaleida Health, M&T Bank, the University at Buffalo, General Motors, Time Warner Cable, and Tops Friendly Markets. Buffalo is home to Rich Products, Canadian brewer Labatt, cheese company Sorrento Lactalis, and New Era Cap Company. More recently, the Tesla Gigafactory 2 opened in South Buffalo in summer 2017, as a result of the Buffalo Billion program.



## Contemporary Life

Although the region's primary tourism destination is Niagara Falls State Park and Observation deck to the north, Buffalo's tourism relies on historical attractions and outdoor recreation. The city is home to the Albright-Knox Art Gallery which is a contemporary & modern works by such artists as Picasso & Warhol in a 1905 Greek Revival building. The city is also home to the Buffalo Zoo which welcomes approximately 400,000 visitors and is the second largest tourist attraction in Western New York. The city's other points of interest include the Edward M. Cotter fireboat, considered the world's oldest active fireboat, Buffalo and Erie County Botanical Gardens, and the Buffalo Museum of Science.



# TENANT PROFILE



**Walgreens Boots Alliance**

Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The company's heritage of trusted health care services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25 countries and employ more than 415,000 people. The company is a global leader in pharmacy-led, health and wellbeing retail and, together with its equity method investments, has more than 18,500 stores in 11 countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390 distribution centers delivering to more than 230,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products.

The company's portfolio of retail and business brands includes Walgreens, Duane Reade, Boots and Alliance Healthcare, as well as increasingly global health and beauty product brands, such as No7, Soap & Glory, Liz Earle, Sleek MakeUP and Botanics. Walgreens Boots Alliance is proud to be a force for good, leveraging many decades of experience and its international scale, to care for people and the planet through numerous social responsibility and sustainability initiatives that have an impact on the health and wellbeing of millions of people. Walgreens Boots Alliance is included in Fortune magazine's 2019 list of the World's Most Admired Companies and ranked first in the food and drugstore category. This is the 26th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.



COMPANY TYPE  
NYSE: WBA



FOUNDED  
1901



# OF LOCATIONS  
18,500+



HEADQUARTERS  
Deerfield, IL



WEBSITE  
walgreens.com





# TENANT PROFILE

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Rite Aid Corporation is a drugstore chain in the United States. Rite Aid began in 1962, opening its first store in Scranton, Pennsylvania. In the beginning, it was called Thrift D Discount Center. After several years of growth, Rite Aid adopted its current name and debuted as a public company in 1968. The company is headquartered in Camp Hill, East Pennsboro Township, Cumberland County in Pennsylvania, near Harrisburg.

With approximately over 2,525 stores in 19 states, Rite Aid has a strong presence on both the East and West Coasts, employing more than 51,000 associates. The company ranked No. 94 in the 2018 Fortune 500 list of the largest United States corporations by total revenue. Rite Aid is the largest drugstore chain on the East Coast and the third largest in the U.S. Rite Aid has a personal interest in customer's health and wellness. That's why they deliver the products and services that valued customers need to lead a healthier, happier life, which is what makes the Rite Aid Corporation proud to be one of the nation's leading drugstore chains.



COMPANY TYPE  
NYSE: RAD



FOUNDED  
1962



# OF LOCATIONS  
2,525+



HEADQUARTERS  
Camp Hill, PA



WEBSITE  
riteaid.com





# RENT ROLL

Walgreens & Rite Aid Portfolio | West Virginia & New York

LOCATION	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Walgreens	11,060 SF	25%	\$157,770	\$14.26	Flat	04/06/1999	02/28/2029	6 x 5 Years
Walgreens	11,180 SF	25%	\$113,197	\$10.12	Flat	12/02/1996	02/28/2029	3 x 5 Years
Walgreens	11,180 SF	25%	\$117,825	\$10.54	Flat	01/11/1999	02/28/2029	6 x 5 Years
Rite Aid	10,600 SF	25%	\$158,777	\$14.98	9% At Options 3 & 4	02/28/1997	01/31/2029	4 x 5 Years
TOTAL	44,020 SF	100%	\$547,569					





# CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

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