



SINGLE TENANT DRUGSTORE INVESTMENT

ACTUAL PHOTO

WALGREENS

5703 S Saginaw, Grand Blanc, MI 48507

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WALGREENS

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CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$4,542,661
NOI:	\$288,459
Cap Rate:	6.35%
Land Acreage:	Site Condo
Year Built:	1998
Building Size:	13,905
Price / SF:	\$326.69
Rent / SF:	\$20.75

LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure / Parking:	Landlord Responsibility
Term Remaining:	11+ Years
Original Lease Term:	60 Years
Commencement Date:	February 21, 1999
Current Term Expiration:	February 28, 2029*
Options:	Eight, 5 Year
Increases:	Flat
Guarantor:	Walgreens Co.
Right of First Refusal:	Yes; 20 Days

PROPERTY HIGHLIGHTS

- Double Net Lease (NN) - Minimal Landlord Responsibilities
- Tenant has Occupied the Site Since 1999 and Recently Committed to a New 10 Year Firm Term - Exhibits a Strong Long Term Commitment to the Location
- 11+ Years Remaining on the Firm Term of the Lease
- S&P Rated "BBB" - Investment Grade Tenant
- Hard Corner Location at a Signalized Intersection - Strong Visibility and Traffic Counts with Multiple Points of Ingress & Egress
- Drive Thru Equipped
- Population within 5 Mile Radius Exceeds 116,385 - Average Household Income of \$60,319 within a 1 Mile Radius
- Investment Property Surrounded by Multiple National and Local Tenants such as Home Depot, Sam's Club, Meijer, Walmart, Panera Bread, Subway, AutoZone, PetSmart, Dollar General, and Many More

ADDITIONAL PHOTOS



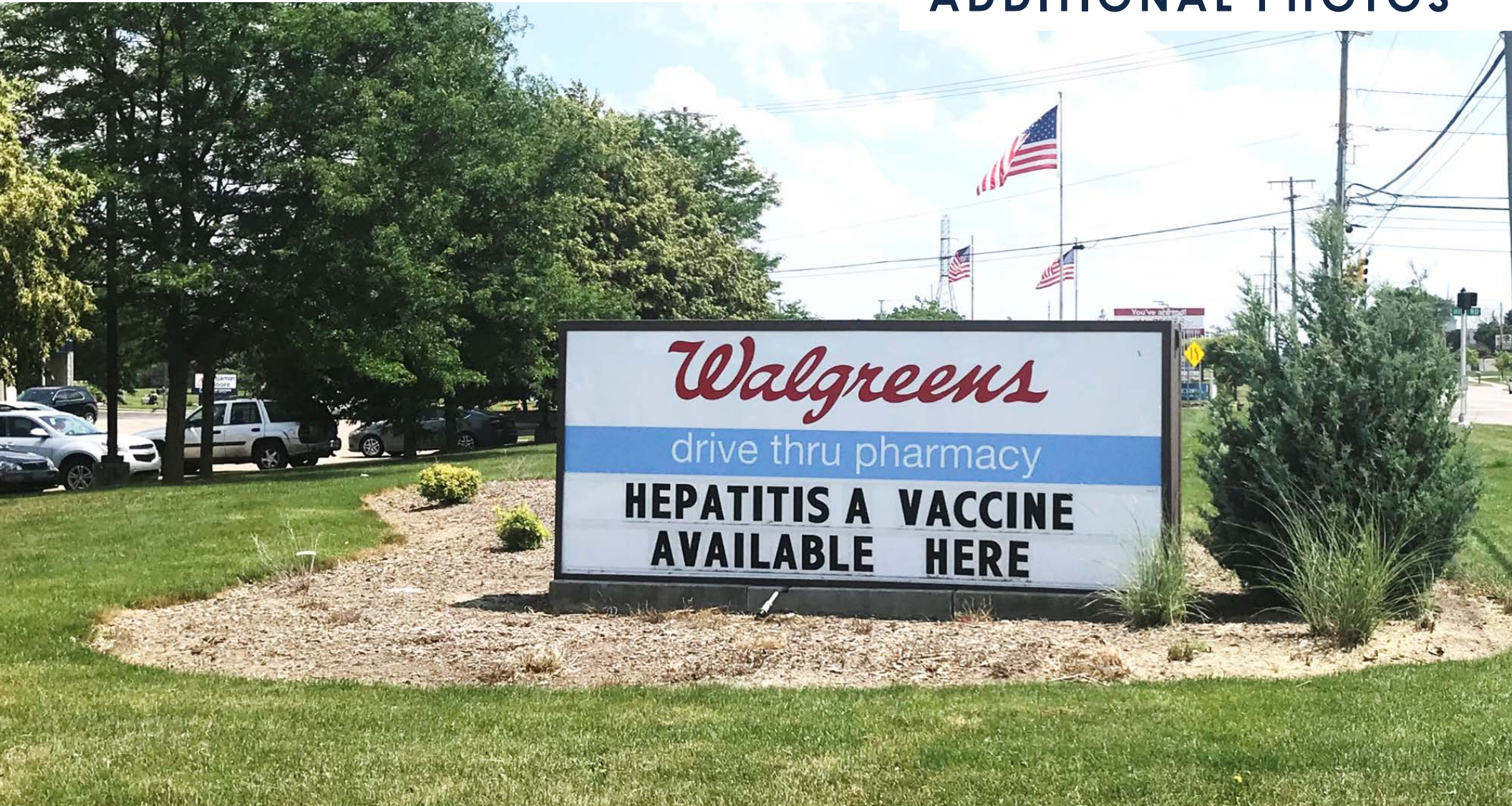
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION OVERVIEW



LOCATION OVERVIEW

The City of Grand Blanc is located in southeast Genesee County 10 miles south of Flint and 60 miles north of Detroit. The City occupies an area of approximately four (4) square miles. Current population, as determined by the 2010 U.S. Census, is 8,276

"Grand Blanc", which literally means "Great White", was originally settled by Chippewa Indians. French traders arrived before 1800 and gave the town its name. By 1823, pioneer families began setting up trading posts and settling on the abundant farmland which sold for \$1.25 an acre. The railroad added more work and growth to the small community in 1862. The village of Grand Blanc was the first in the state to consolidate its schools in 1904. Grand Blanc adopted its City Charter on March 4, 1930. The City is currently served by an appointed City Manager, an elected Mayor and six (6) elected Council Members.

Today, residents of Grand Blanc are fortunate to have many services and programs available to them. Parks and Recreation activities, Senior Citizen services, McFarlen Public Library programs, and Community Education courses are available to satisfy many diverse interests. The Heritage Museum preserves the history of the area. Our school system is one of the best in the State of Michigan. Opportunities for shopping and dining are available in the City, as well as medical and dental facilities. Churches of all denominations are present throughout the area. Bus, train and air transportation are easily accessible.

Grand Blanc, priding itself on its small town atmosphere and friendliness, is an excellent community in which to work and live.

WALGREENS TENANT PROFILE



OVERVIEW

Company:
Founded:
Headquarters:
Website:

Walgreens
1901
Deerfield, IL
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

GM Weld
Tool Center

KOHL'S STAPLES

PETSMART

Walmart

Panera
BREAD

Sam's
CLUB

Auto
Zone

AL SERRA
AUTO PLAZA

BELLE TIRE

KFC

RITE
AID

tropical
CAFE

DQ

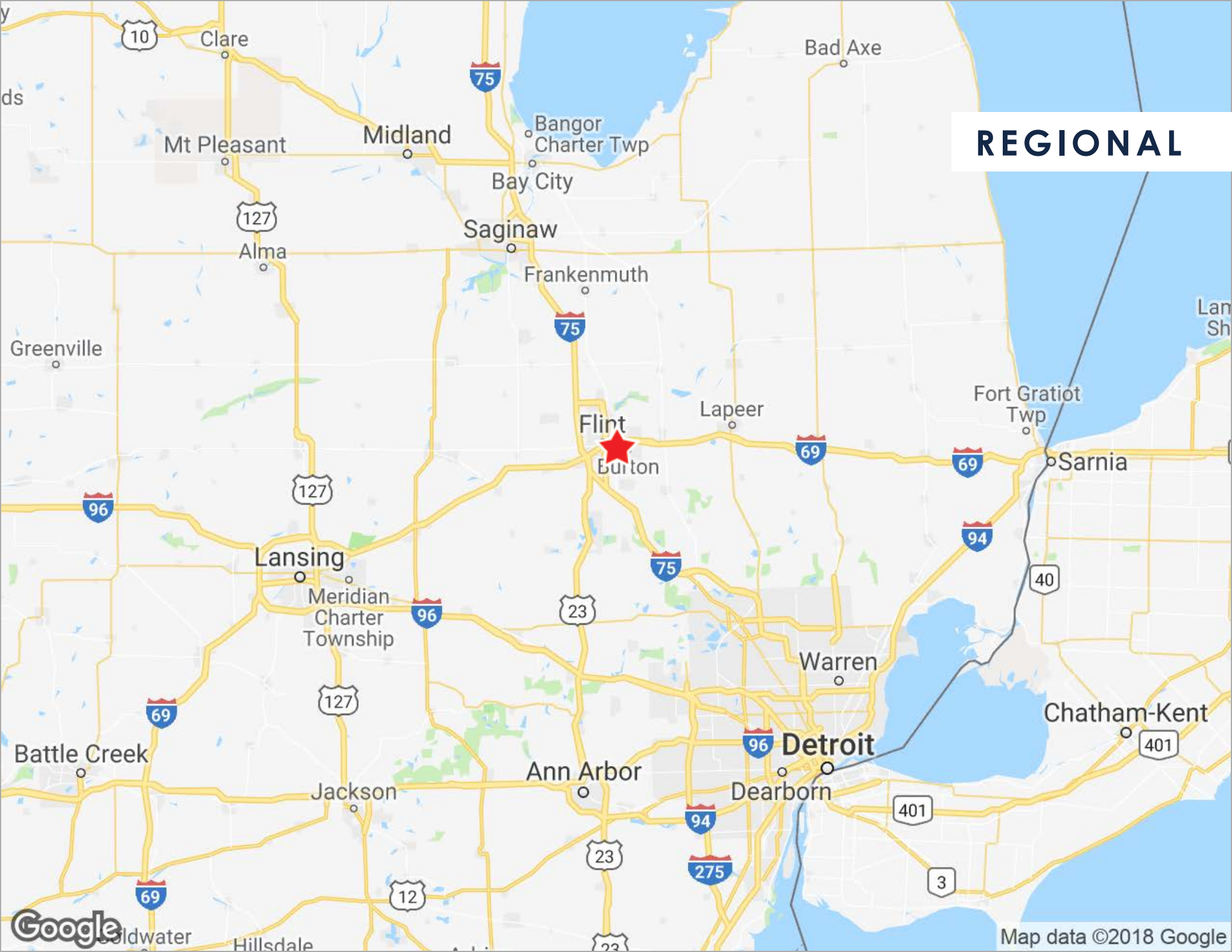
Little
Caesars

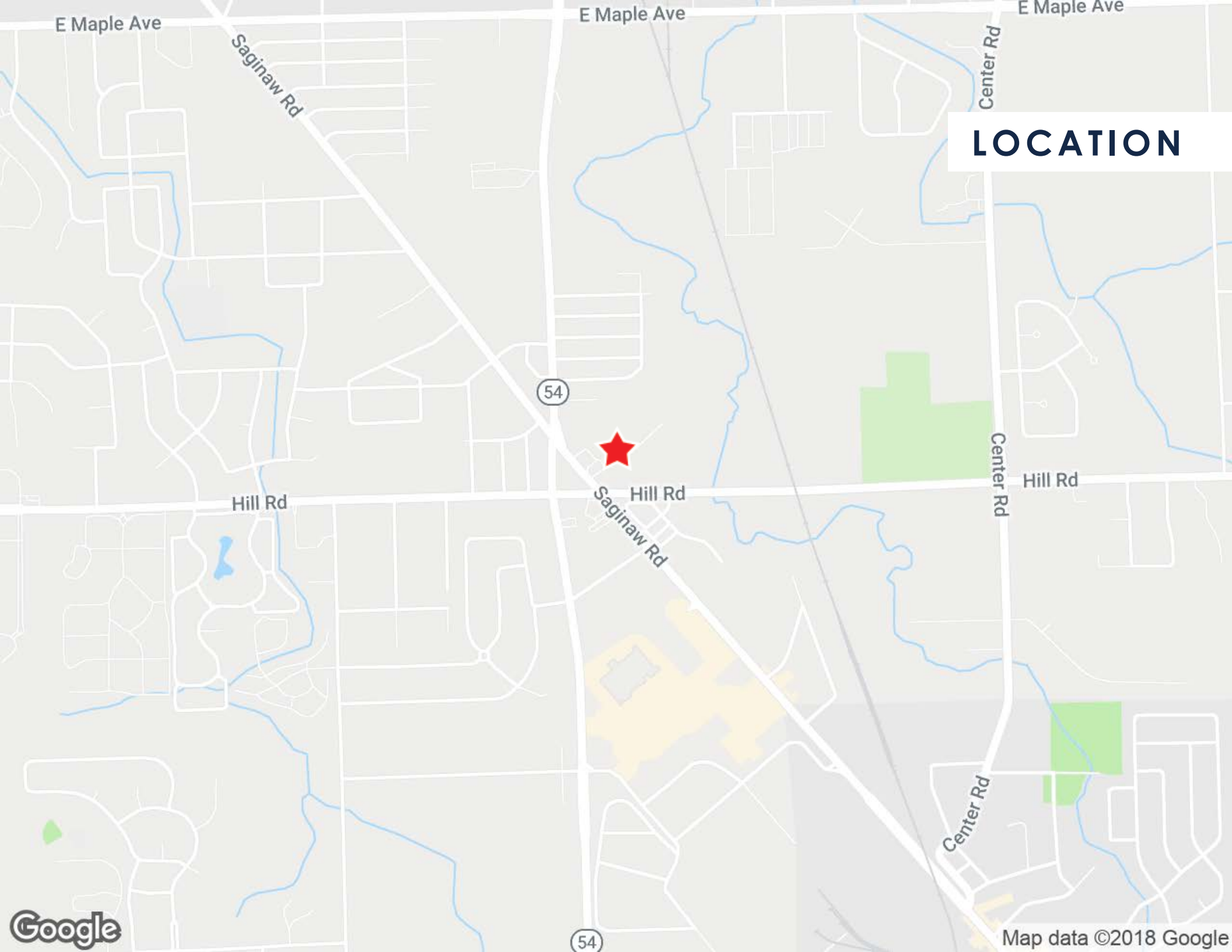
CHASE

MIDAS

Subject
Property

REGIONAL





E Maple Ave

E Maple Ave

E Maple Ave

Saginaw Rd

Center Rd

LOCATION

54

Hill Rd

Hill Rd
Saginaw Rd

Center Rd

Hill Rd

Center Rd

54

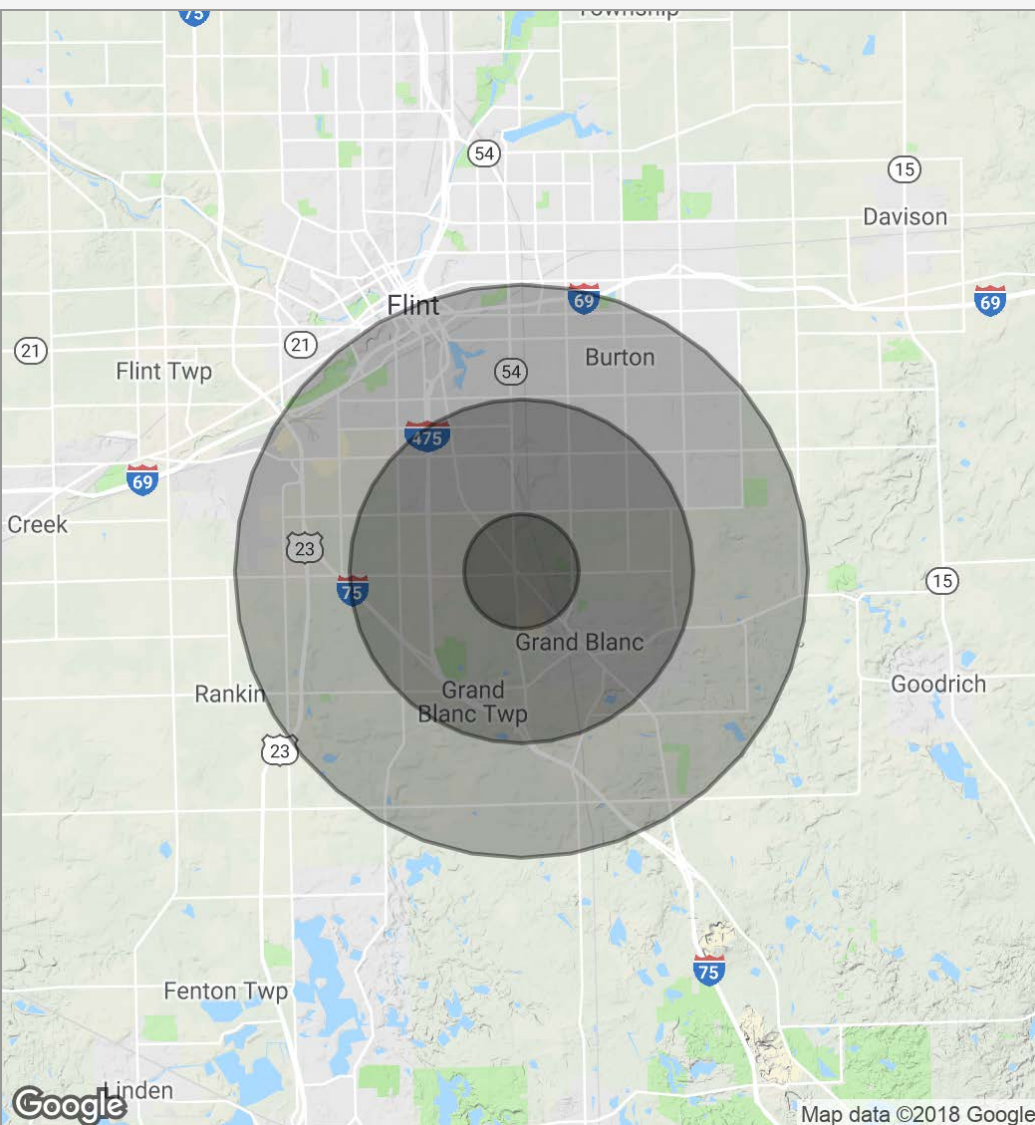
Google

Map data ©2018 Google

AERIAL

Walgreens

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,198	44,782	116,385
Median age	34.6	35.7	35.9
Median age (male)	33.9	33.9	34.6
Median age (Female)	35.1	37.4	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,978	17,587	46,500
# of persons per HH	2.6	2.5	2.5
Average HH income	\$60,319	\$59,368	\$57,310
Average house value	\$165,918	\$149,993	\$147,178
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	4.0%	3.1%	2.9%
RACE (%)	1 MILE	3 MILES	5 MILES
White	81.3%	84.8%	78.5%
Black	11.3%	9.4%	16.1%
Asian	3.1%	2.2%	1.6%
Hawaiian	0.1%	0.0%	0.0%
American Indian	0.1%	0.4%	0.5%
Other	1.1%	0.8%	0.7%

* Demographic data derived from 2010 US Census

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