

Walgreens
drive thru pharmacy

1703 PARK AVENUE, MUSCATINE, IOWA

SINGLE TENANT NNN LEASED INVESTMENT OPPORTUNITY



EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, freestanding, drive-thru pharmacy equipped Walgreens, investment property located in Muscatine, IA. The tenant, Walgreen Co. (S&P: BBB), has approximately 9 years remaining in their initial term with 10 (5-year) options to extend, demonstrating their commitment to the site. The lease is NNN with landlord responsible for roof, structure, and parking lot replacement, a low-management investment opportunity for an out of state investor.

Walgreens is located prominently at the signalized, hard corner intersection of Harrison and Park Ave/US Highway 22, the primary retail corridor serving the city of Muscatine with over 15,400 combined vehicles passing by daily. The property has excellent visibility with unobstructed frontage along Park Ave/US Highway 22, and clear points of ingress/egress. Equipped with a drive-thru pharmacy, the store provides ease and convenience for customers. The asset is strategically positioned as a corner pad to Muscatine Mall, the local shopping mall for the city with main tenants Hibbett Sports, Anytime Fitness, and Younker's Department store, increasing exposure and crossover shopping to the property. In addition, just one mile north are notable national/credit tenants including a 24-hour Walmart Supercenter, Menards, Hy-Vee Supermarket, ALDI, AutoZone, and more, increasing consumer traffic to the area. The Muscatine Community College (1,850 students) is less than a half-mile south of Walgreens, providing the store with a direct student consumer base from which to draw. The city of Muscatine is also home to an AllSteel manufacturing facility (maker of office supplies) and a HJ Heinz Co. facility for the Kraft Heinz Food Company, two of the largest employers in the region. The 5-mile trade area is supported by a population of over 27,500 residents with an average household income of \$65,500.

PROPERTY PHOTOS



OFFERING SUMMARY



Walgreens

OFFERING

Pricing:	\$3,808,000
Net Operating Income:	\$247,500
Cap Rate:	6.50%
Guaranty:	Corporate (S&P: BBB)
Tenant:	Walgreen Co.
Lease Type:	NNN
Landlord Responsibilities:	Roof, Structure, Parking Lot Replacement

PROPERTY SPECIFICATIONS

Rentable Area:	15,120 SF
Land Area	1.28 Acres
Property Address:	1703 Park Avenue, Muscatine, IA 52761
Year Built:	2001
Parcel Number:	825251019
Ownership:	Fee Simple (Land & Building Ownership)



INVESTMENT HIGHLIGHTS

9 Years Remaining | Corporate Guaranteed | Options To Extend

- Walgreen Co., corporate guaranteed lease
- 9 years remaining with 10 (5-year) option periods to extend
- Investment grade tenant (NYSE: WAG | S&P: BBB)

NNN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- Landlord responsible for roof, structure, and parking lot
- Low management investment for an out-of-state, passive investor

Signalized Hard Corner Intersection | Excellent Access & Visibility | Drive-Thru Equipped

- Located at the signalized, hard corner intersection of Harrison and Park Ave/US Highway 22, the primary retail corridor serving the city of Muscatine with 15,400 VPD
- Significant amounts of highway frontage
- The asset has excellent access and visibility
- Drive-thru pharmacy feature provides ease and convenience for customers

Nearby Muscatine Community College | Major Employers | Direct Employee and Student Consumer Base

- Walgreens less than a mile north of Muscatine Community College (1,850 students)
- Close proximity to an AllSteel manufacturing facility (maker of office supplies) and a HJ Heinz Co. facility for the Kraft Heinz Food Company, two of the largest employers in the region
- Provides the store with a direct student and employee consumer base to draw from

Outparcel to Muscatine Mall | Retail Corridor with Nearby National/Credit Tenants

- Walgreens is positioned as a corner out-parcel/ pad to Muscatine Mall, the local shopping mall for the city with notable tenants Hibbett Sports, Anytime Fitness, and Younker's Department store
- Nearby national tenants include a 24-hour Walmart Supercenter, Menards, Hy-Vee Supermarket, ALDI, AutoZone, and more
- Increases consumer draw and crossover shopping to the trade area

Strong Demographics In 5-mile Trade Area

- More than 27,500 residents and 15,100 employees support the trade area
- \$65,500 average household income



PROPERTY OVERVIEW



PARCEL MAP



Parcel

Parcel Number: 825251019
Acres: 1.28
Square Feet: 55,757 SF

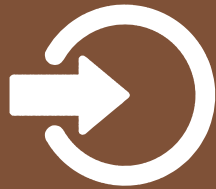


Improvements

15,120 SF

Year Built

2001



Access

Park Avenue/
State Highway 38 & 22/
U.S. Highway 61 Business
1 Access Point

Harrison Street
1 Access Point



Parking

There are approximately
64 parking spaces
on the owned parcel.

The parking ratio is approximately
4.37 stalls per 1,000 SF
of leasable area.



Traffic Counts

Park Avenue/
State Highway 22
15,400 Cars Per Day

U.S. Highway 61
20,600 Cars Per Day



Zoning

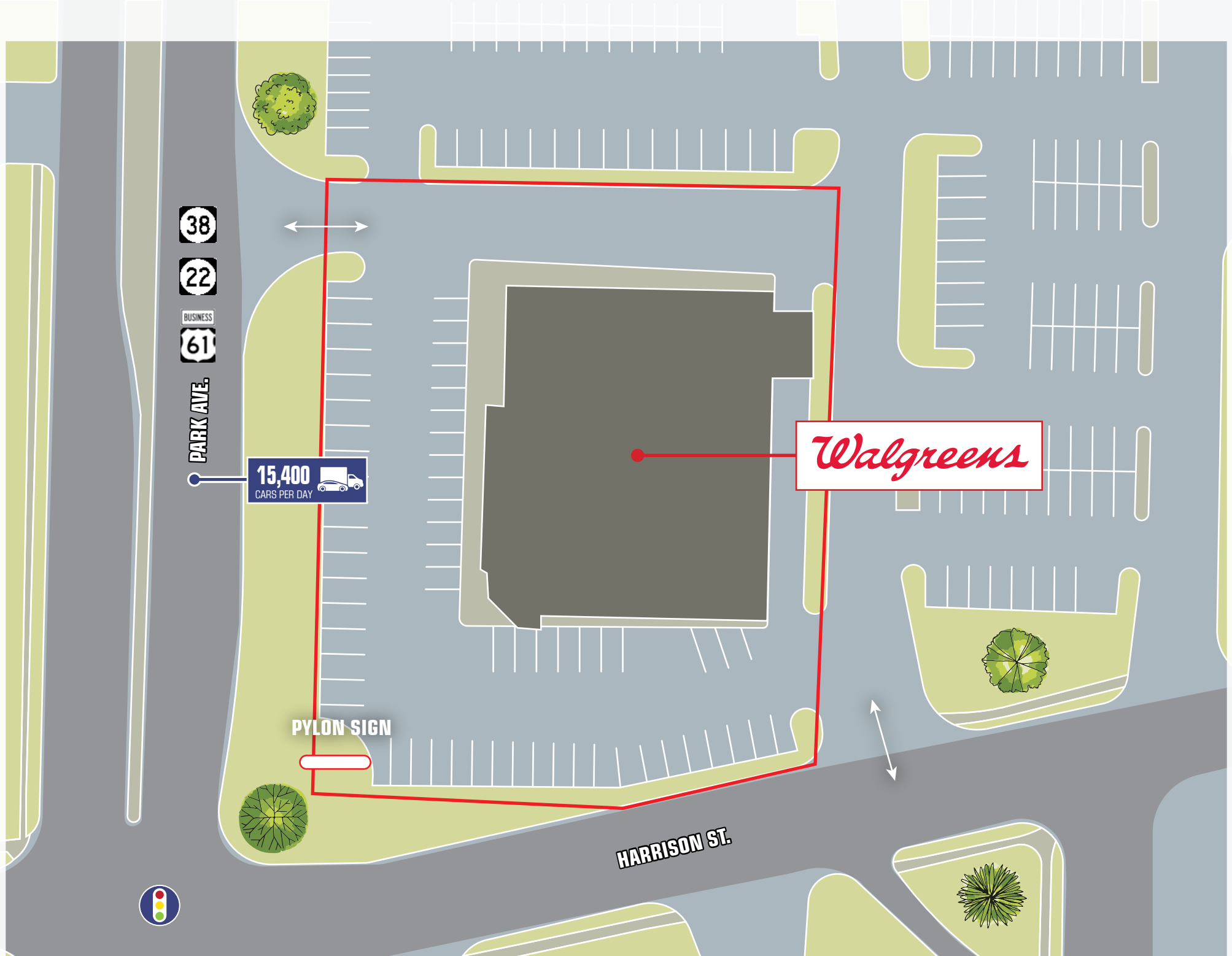
C1-Neighborhood-General
Commercial





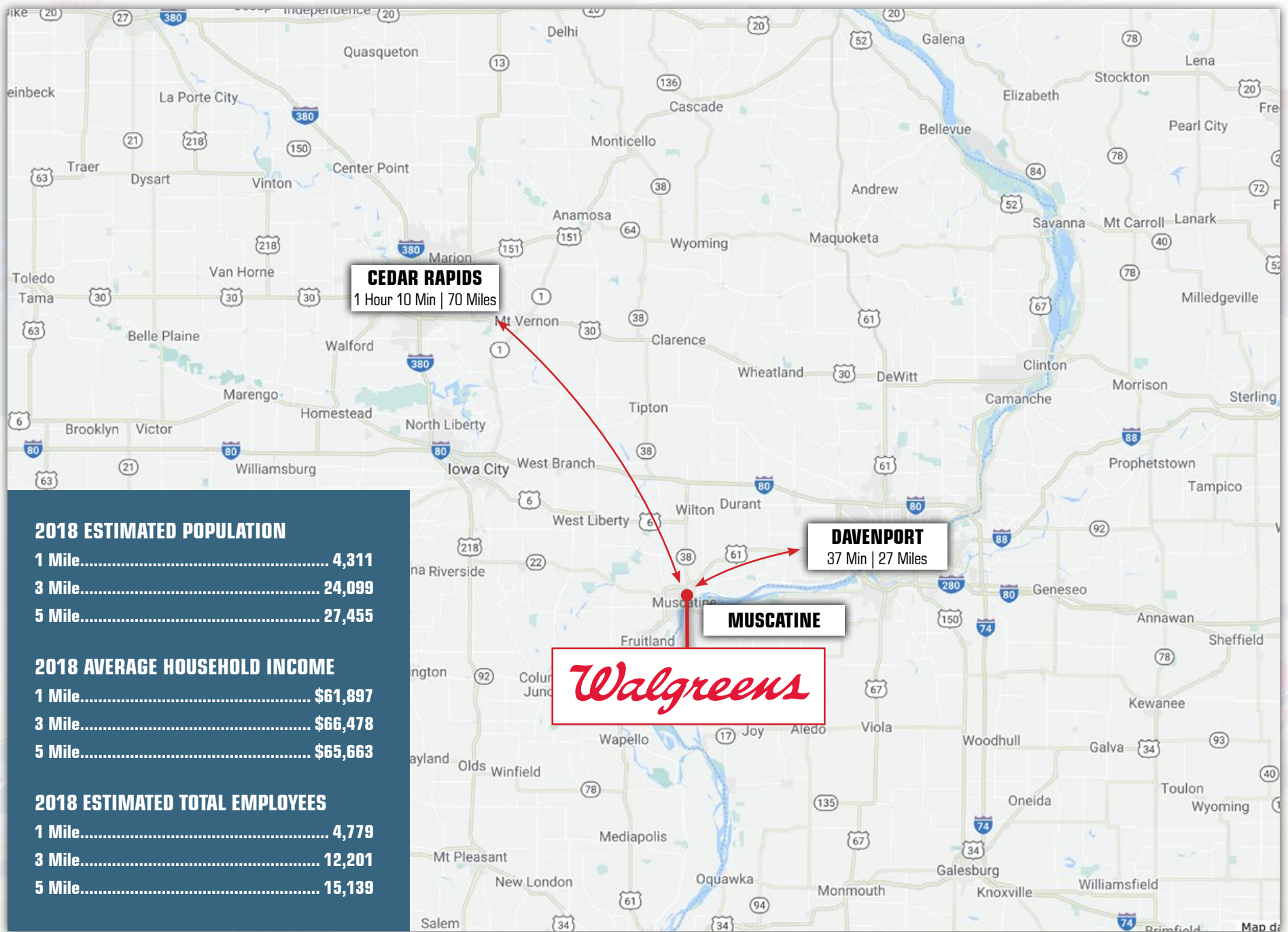








LOCATION MAP



AREA OVERVIEW

MUSCATINE, IOWA

Muscatine is a city in Muscatine County, Iowa, United States. The City of Muscatine had a population of 23,824 as of July 1, 2018. Muscatine ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Iowa. The county seat of Muscatine County, it is located along the Mississippi River. The local business association says that the name Muscatine is not used by any other community.

Companies in Muscatine include Bridgestone Bandag, H. J. Heinz Company, Carver Pump, Monsanto, the Kent Corporation with its subsidiaries: Kent Nutrition Group, Grain Processing Corporation and Kent Pet Group, Musco Lighting and Stanley Consultants. The Musser Lumber Company was one of Iowa's pioneer lumber concerns. Headquartered in Muscatine, The HNI Corporation designs and manufactures office furniture including chairs, filing cabinets, workstations, tables, desks and educational furniture under various brand names The HON Company, Allsteel, HBF, Artcobell, Paoli, Gunlocke, Maxon, Lamex, bpergo, and Midwest Folding Products.

Muscatine Community School District is home to the Muscatine Muskies. Muscatine Schools cover Muscatine, Fairport, Iowa, and Montpelier, Iowa, as well as rural areas of Letts, Iowa, Fruitland, Iowa, and Blue Grass, Iowa. Muscatine is home to Muscatine Community College and the MCC Cardinals. The Augustana College, Saint Ambrose University, Black Hawk College, University of Iowa, and other colleges and universities offer higher educational facilities.

You can visit the Pearl Button Museum. There are a number of parks in the city including the Lincolnshire Park, Longview Park, and the Fairport Recreation Area. One can enjoy shopping at the Muscatine Mall. Some of the local houses of worship include the Church of Jesus Christ of Latter Day Saints and the Our Saviors Lutheran Church. Those interested in books can visit the Musser Public Library. The city hosts the Heritage Day and Buckskinners Rendezvous every year in the month of September.

Quad City International Airport provides air transportation facility.

Muscatine County is a county located in the U.S. state of Iowa. As of the 2017 census, the population was 42,929. The county seat is Muscatine. The southeastern border is formed by the Mississippi River. Muscatine County comprises the Muscatine, IA Micropolitan Statistical Area, which is included in the Davenport-Moline, IA-IL Combined Statistical Area.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	4,311	24,099	27,455
2023 Projected Population	4,370	24,346	27,690
2010 Census Population	4,215	23,692	27,080
Projected Annual Growth 2018 to 2023	0.27%	0.20%	0.17%
Historical Annual Growth 2010 to 2018	0.27%	0.21%	0.17%
2018 Estimated Households	1,782	9,384	10,619
2023 Projected Households	1,803	9,454	10,683
2010 Census Households	1,750	9,286	10,539
Projected Annual Growth 2018 to 2023	0.23%	0.15%	0.12%
Historical Annual Growth 2010 to 2018	0.22%	0.13%	0.09%
2018 Estimated White	93.05%	91.33%	91.63%
2018 Estimated Black or African American	2.34%	4.24%	4.02%
2018 Estimated Asian or Pacific Islander	1.67%	1.41%	1.31%
2018 Estimated American Indian or Native Alaskan	0.49%	0.55%	0.67%
2018 Estimated Other Races	8.19%	6.50%	6.58%
2018 Estimated Hispanic	19.86%	17.18%	17.28%
2018 Estimated Average Household Income	\$61,897	\$66,478	\$65,663
2018 Estimated Median Household Income	\$50,711	\$52,762	\$52,157
2018 Estimated Per Capita Income	\$25,449	\$26,125	\$25,698
2018 Estimated Total Businesses	304	844	985
2018 Estimated Total Employees	4,779	12,201	15,139



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES		ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF				
Walgreens (Corporate Guaranty)	15,120	11/30/2001	7/31/2028	Current	-	\$20,625	\$1.36	\$247,500	\$16.37	NNN	10 (5-Year)

Note: If Tenant shall elect to exercise any option, Tenant must provide Landlord with 12 month prior notice.

Tenant has the option to terminate this lease on 7/31/2028 and every 5 years following this date.



FINANCIAL INFORMATION

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For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.

BRAND PROFILE

Walgreens

WALGREENS

Walgreens (walgreens.com), one of the nation's largest drugstore chains, is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the first global pharmacy-led, health and wellbeing enterprise. Approximately 8 million customers interact with Walgreens in stores and online each day, using the most convenient, multichannel access to consumer goods and services and trusted, cost-effective pharmacy, health and wellness services and advice. As of August 31, 2018, Walgreens operates 9,560 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, along with its omnichannel business, Walgreens.com.

Company Type: Subsidiary

Parent: Walgreens Boots Alliance

2018 Employees: 244,000

2018 Revenue: \$131.54 Billion

2018 Net income: \$5.02 Billion

2018 Assets: \$68.12 Billion

2018 Equity: \$26.01 Billion

Credit Rating: S&P: BBB





SRS

NATIONAL NET LEASE GROUP



1000+
PROPERTIES CURRENTLY REPRESENTED



600+
CLIENTS REPRESENTED IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS, PROFESSIONALS, AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO RETAIL SERVICES IN NORTH AMERICA

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.