

Walgreens | Charlotte, NC



 **Purchase Price:**
\$6,000,000

 **Cap Rate:**
6.25%

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Walgreens property located at 1510 Sardis Road N in Charlotte, North Carolina (the "Property"). Walgreens will continue to operate under the original lease structure, a 25-year NNN lease with limited landlord responsibilities. The lease has 11 years and 7 months remaining along with 5, 5-year renewal options which permits Walgreens to occupy the property until 2055. Walgreens has been at this location since 2005. The Property is located on the signalized corner of Sardis Road N and Monroe Road and observes a combined traffic count of 62,000+ vehicles per day. It is located within one mile of Independence Blvd, which has an observed traffic count of more than 60,300 vehicles per day.

Property Overview

The Property is part of the Charlotte MSA and is located 10 miles southeast from downtown Charlotte. The Property serves a trade area of 203,000 people within a 5-mile radius and an average household income of \$100,000 within a 5-mile radius. The site has been occupied by Walgreens since 2005; at the time, Walgreens signed a 25-year lease with 5, 5-year options remaining, signaling strong confidence in this location on a go-forward basis.

Investment Highlights

- Best-in-Class Guaranty by Walgreen Co.
- Long-Term Tenancy
- Excellent Visibility and Outstanding Access
- Drive-Thru Pharmacy
- Affluent Location with Large Population Base



[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

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