

Recently Acquired by Walgreens



Walgreens - Cortland, NY

170 Port Watson St, Cortland, NY 13045

PROPERTY OVERVIEW

Price: \$4,601,827

Cap Rate: 7.50%

Building Size: 13,454 SF

Tenant: Walgreens

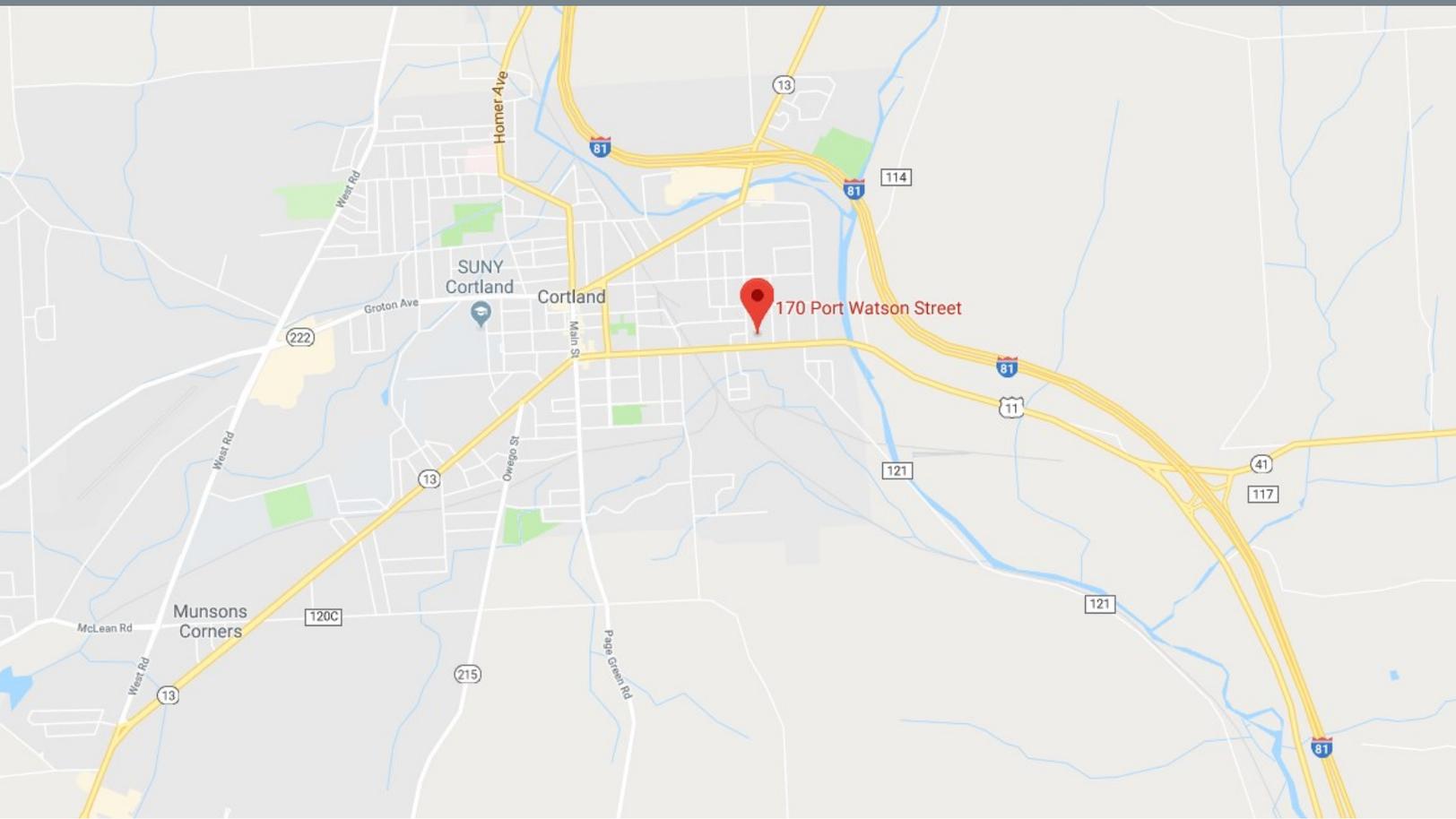
Lease Expiration: 1/25/2025

Annual Rent: \$345,137

Lease Type: NNN

Renewal Options: Four 5-Year

Rental Escalations: \$0.50 PSF in options



PROPERTY HIGHLIGHTS

- Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Walgreens is an investment grade tenant (S&P: BBB)
- Positioned at the corner of a signalized intersection along a primary east-west thoroughfare (10,690 VPD)
- Located near SUNY Cortland
- Absolute NNN

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	8,854	25,993	32,660
Total Households	3,739	9,618	12,236
Med. Household Income:	\$38,588	\$45,770	\$49,068

