



Walgreens - Cortland, NY

NET LEASE OPPORTUNITY



Walgreens - Cortland, NY

170 Port Watson St, Cortland, NY 13045

PROPERTY OVERVIEW

Walgreens

Price: \$4,601,827 Lease Expiration: 1/25/2025

Cap Rate: 7.50% Annual Rent: \$345,137

Building Size: 13,454 SF Lease Type: NNN

Renewal Options: Four 5-Year

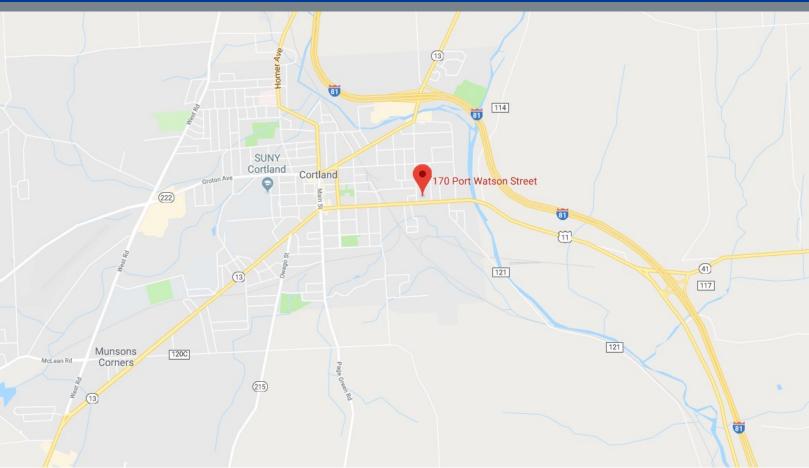
Rental Escalations: \$0.50 PSF in options

Tenant:



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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 Med. Household Income:	3,739 \$38,588	9,618 \$45,770	12,236 \$49,068



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