

FOR SALE

# WALGREENS

3583 E BROAD ST, COLUMBUS, OH 43213



CLICK ON THE FOLLOWING LINKS:



Map



Street

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## OVERVIEW

Company:	Walgreens Boots Alliance
Founded:	1901
Total Revenue:	\$131.5 Billion (2018)
Net Income:	\$5.0 Billion (2018)
Net Worth:	\$68.12 Billion (2018)
Headquarters:	Deerfield, Illinois
Website:	<a href="http://www.walgreens.com/">www.walgreens.com/</a>

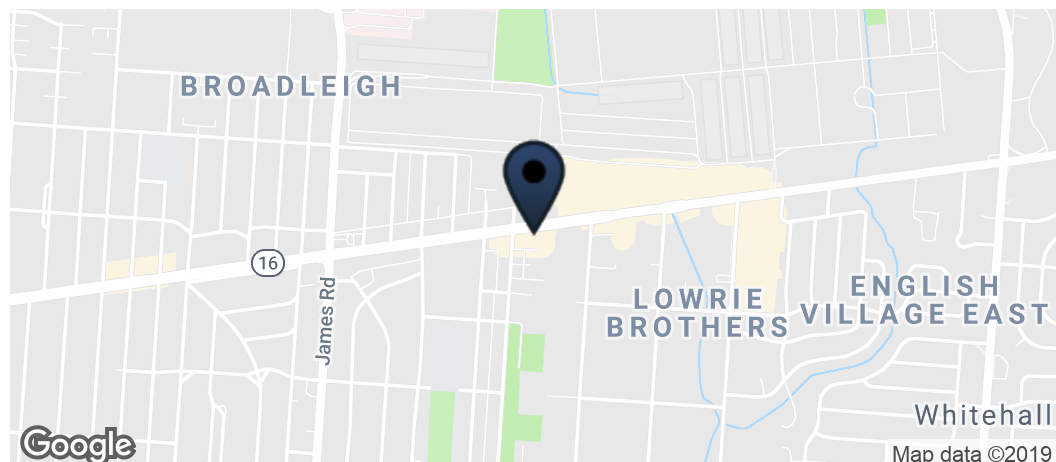
## TENANT DESCRIPTION

Walgreen Company or simply Walgreens is an American company that 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 August 31, 2018, the company operated 9,560 stores in all 50 states, the District of Columbia and the US territories of 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.

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$5,587,100
Building Size:	15,060 SF
Lot Size:	2.28 Acres
Price / SF:	\$370.99
Cap Rate:	7.75%
NOI:	\$433,000
Year Built:	2001

### LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	2 Years (Currently In First Option Period)
Original Lease Term:	20 Years
Current Term Expiration:	08/31/2021
Options:	(7) 5 Year Options Remaining
Increases:	Flat
Guarantor:	Walgreens

### PROPERTY HIGHLIGHTS

- NN Lease Structure - Minimal Landlord Responsibilities
- Investment Grade Tenant; Standard & Poor's Credit Rating BBB
- Sits on a 2.28 Acre Lot Providing Excellent Parking and Options to Re-Tenant or Re-Purpose
- Population Exceeds 103,000 People within a 3 Mile Radius
- Constructed with an Existing Drive-Thru
- Surrounded by a Plethora of National Tenants Including Kroger, Taco Bell, McDonald's, and Many More





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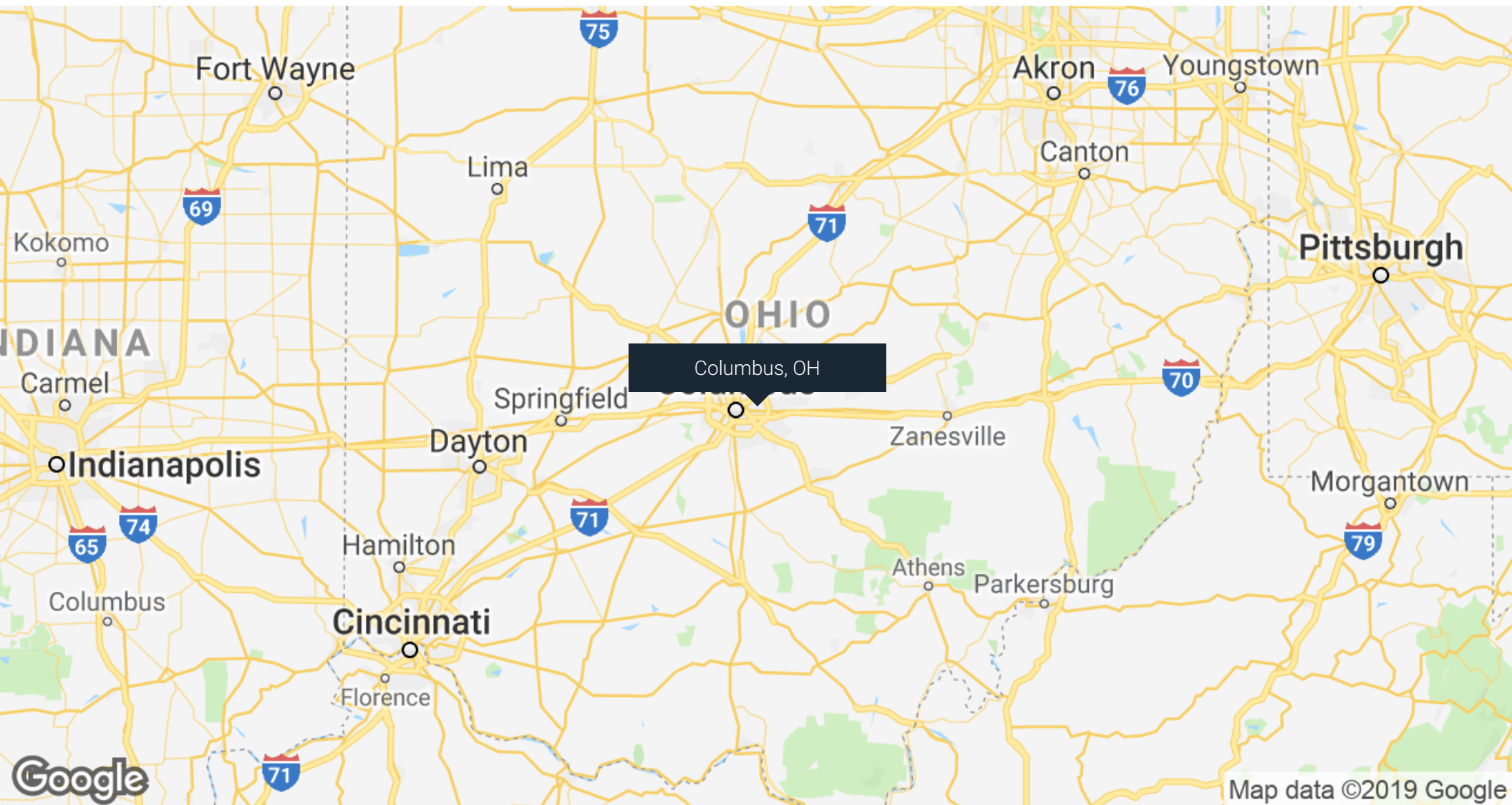
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Additional Photos







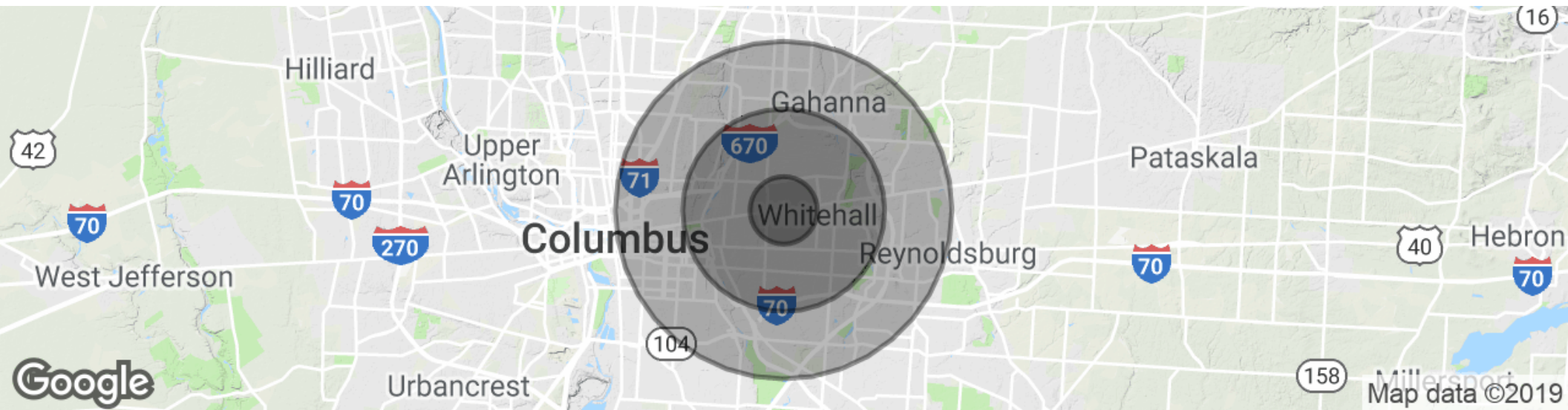
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Retailer Map



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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	14,813	103,466	297,089
Median age	35.2	35.6	35.1
Median age (Male)	32.0	34.2	33.5
Median age (Female)	37.6	37.1	36.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	6,443	43,099	123,293
# of persons per HH	2.3	2.5	2.5
Average HH income	\$44,099	\$60,413	\$57,235
Average house value	\$171,181	\$145,095	\$152,982



PROPERTY EVALUATION

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