



Walgreens - Columbus, GA

6950 Beaver Run, Columbus, GA

PROPERTY OVERVIEW

Price: \$3,919,308

Cap Rate: 6.65%

Building Size: 13,824 SF

Tenant: Walgreens

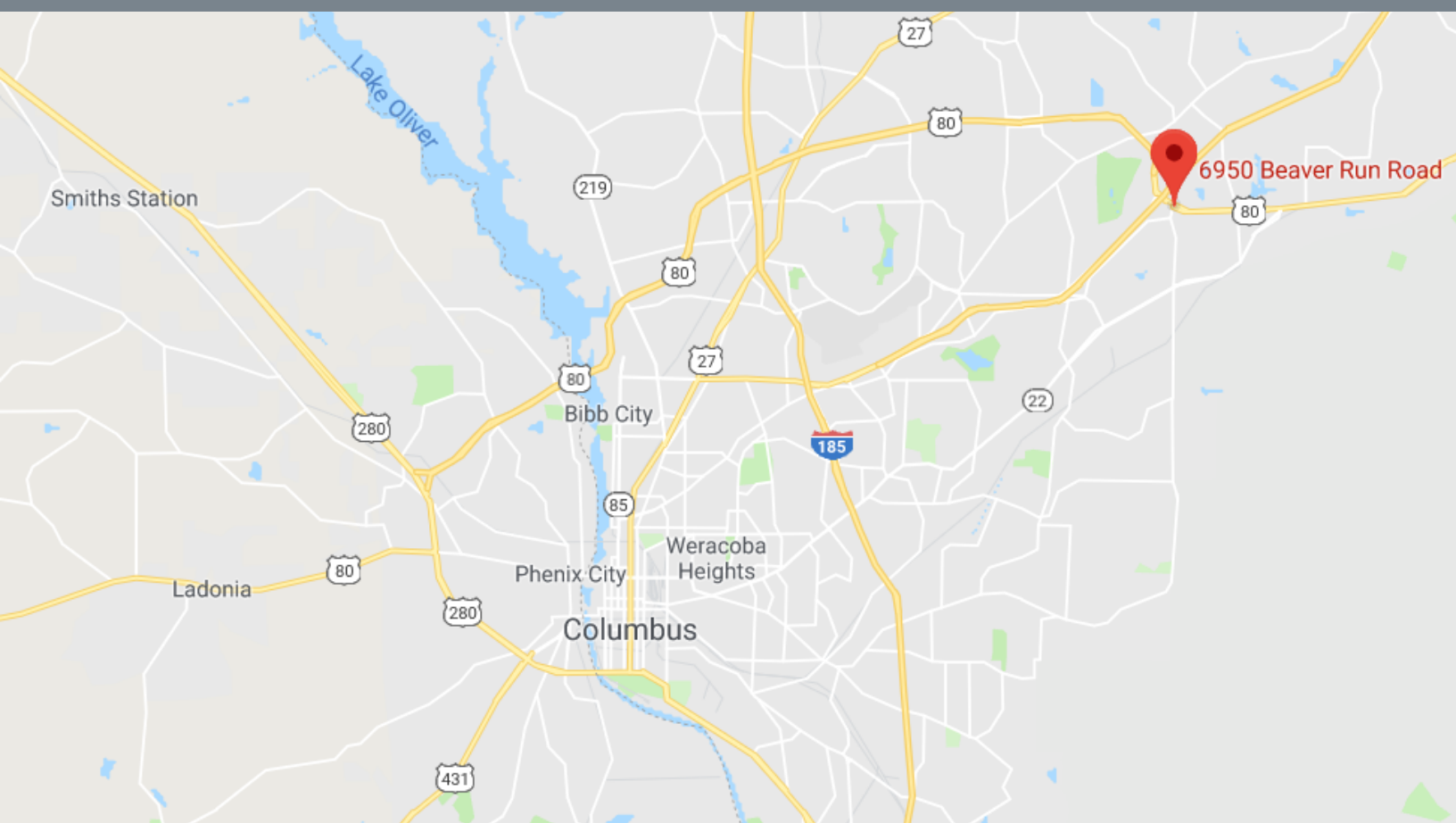
Lease Expiration: 3/26/2028

Annual Rent: \$260,634

Lease Type: NNN

Renewal Options: Four 5-Year Remaining

Rental Escalations:
Option 1: \$267,546
Option 2: \$274,458
Option 3: \$281,370
Option 4: \$288,282



PROPERTY HIGHLIGHTS

- Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Walgreens is an investment grade tenant (S&P: BBB)
- Absolute NNN
- Well above average sales at this location with a very low rent to sales ratio
- Positioned at the corner of a signalized intersection
- Located along a primary east-west thoroughfare (20,601 VPD)
- Long operating history
- The lease was extended early in 2016, illustrating their commitment to the site
- Rental escalations in each option

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	4,811	27,107	71,491
Total Households	2,044	10,462	28,456
Med. Household Income:	\$65,586	\$61,321	\$53,186





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