



Walgreens - Schodack, NY

1645 Columbia Turnpike, Schodack, NY 12033

PROPERTY OVERVIEW

Price: \$6,106,089

Cap Rate: 6.75%

Building Size: 14,564 SF

Tenant: Walgreens

Lease Expiration: 3/31/2027

Annual Rent: \$412,161

Lease Type: NN

Renewal Options: Five 5-Year Remaining

Rental Escalations: 5% increases in option 1, 10% increases in options 2-5



PROPERTY HIGHLIGHTS

- Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Walgreens is an investment grade tenant (S&P: BBB)
- Limited competition in the area
- Long operating history
- Immediately off of Interstate 90 (33,683 VPD)
- Well above average sales at this location with a very low rent to sales ratio

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	1,576	12,502	29,546
Total Households	668	5,013	11,894
Med. Household Income:	\$83,724	\$93,206	\$84,967



