



WALGREENS

350 HIGHWAY 321 N | LENOIR CITY, TN

EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

Matthews Real Estate Investment Services is pleased to offer for sale the fee-simple interest in a single-tenant Walgreens (the “Property” or “Asset”) located in Lenoir City, TN.

INVESTMENT HIGHLIGHTS

INVESTMENT GRADE CREDIT TENANT:

- The Lease is guaranteed by The Walgreens Company, an investment grade, net lease tenant with outstanding corporate financials (S&P ‘BBB’ Credit Rating). Walgreens is an industry leader in the retail pharmacy industry with over 9,500 locations throughout the United States.

LONG TERM ABSOLUTE TRIPLE NET (NNN) LEASE:

- With over ±10.5 Years remaining on the current term, the property possesses ideal net lease fundamentals, highlighted by an Absolute NNN lease structure w/ zero landlord responsibilities

RARE/EARLY LEASE EXTENSION:

- Walgreens extended the Lease until 2030, showing a rare commitment to the location. Additionally, the Lease includes six (6), five (5) Year Tenant options to renew, extending the total term to 2070.

SUPERB LOCATION, EXCELLENT VISIBILITY, & INCOME-TAX FREE STATE:

- Subject Walgreens is situated on the main retail artery of Lenoir City, Tennessee, boasts excellent visibility off US-321 (±26,000 VPD), & is out-parceled to the newly developed Ingles Shopping Center, which is a ±95,000 Sq. Ft., Fully Occupied Neighborhood Center, a main traffic driver in the area

DENSE TENANT-MIX WITHIN CLOSE PROXIMITY TO SUBJECT WALGREENS:

- Tenants in the immediate area include Sonic, BB&T, Wendy’s, McDonald’s, ALDI, NAPA, Big Lots, Arby’s, Advance Auto Parts, Subway, Tractor Supply, O’Reilly, Hardee’s, Taco Bell, Meineke, Valvoline, AutoZone, Gold’s Gym, Dollar General Market, Sherwin-Williams, Burger King, Domino’s, Boost, Home Depot, Walmart Supercenter, Firehouse Subs, Mobil, KFC, Starbucks, UPS, Bojangles, Panda Express, SunTrust, Regions, Murphy USA, Cricket, Zaxby’s, Chili’s, Cracker Barrel, Captain D’s, Chick-fil-A, Dunkin Donuts, Waffle House, Exxon, Sprint, Ruby Tuesday, Shell, PureMagic Carwash, and many more.





LOCATION HIGHLIGHTS

- Lenoir City is located in the Knoxville Metropolitan Area, and is positioned along Route 11 in the state's eastern region, along the Tennessee River southwest of Knoxville, & is the 51st largest city in the state with an estimated population of over 10,000 residents
- Lenoir City is a full-service City on the outskirts of the greater metropolitan Knoxville area, has a strong commercial base on Highway 321 that is coupled with a very charming Historic Downtown Area, is home to a great school system, a new state of the art Public Library, and a beautifully designed Park System.
- Lenoir City is nationally known as the "Lake Capital of the South." This reference originates from the fact that Lenoir City is surrounded by three beautiful lakes, which offer many recreational opportunities.

NEARBY ANCHORS THAT DRIVE TRAFFIC IN THE IMMEDIATE AREA

- Fort Loudon Medical Center, Knoxville Institute of Dermatology, Village Podiatry Centers of Lenoir City, Peninsula Behavioral Health, Loudon Dermatology, Tennessee Foot & Ankle Clinic, Kelly Pointe Apartments, Chrysler Dodge Jeep Dealership, Town Creek Village Apartments, Lenoir City Police Department, Lenoir City Fire Dept., First Baptist Church Lenoir, First Church of the Nazarene, Lenoir City Ford Dealership, Pine Top Church, Highland Park Baptist Church, Lenoir City Elementary School, St. Thomas the Apostle Catholic Church, Crossroads Christian Academy, & Lenoir City's Industrial Park.

FINANCIAL ANALYSIS

WALGREENS

350 Highway 321 N
Lenoir City, TN 37771

List Price	\$3,999,000
CAP Rate	5.90%
GLA	± 16,197 SF
Price Per SF	\$246.90
Lot Size	± 2.48 Acres
Year Built/Renovated	1995/2005
Parking Spaces	± 65 Spaces

Lease Summary

Operator:	WAG
Guarantor:	Walgreen Co.
# of Units:	9,560
Ownership:	Fee Simple
Lease Type:	Absolute NNN
Original Lease Term:	20 Years
Lease Commencement:	3/17/2000
Lease Expiration:	3/31/2030
Years Remaining:	±10.5
Rent Increases:	None
Options to Renew:	Eight, 5-Year Options

PARCEL MAP



Annualized Operating Data

	NOI/yr	NOI/mth	Rent/Sf/Yr	Rent/Sf/mth
Current	\$235,862	\$19,655.17	\$14.56	\$1.21



Walgreens Boots Alliance, Inc. | Public | NASDAQ: WBA
www.walgreens.com



Revenue :
\$76.39 B



No. of Employees :
± 253,400



Net Income :
\$1.93 B



Headquartered :
Deerfield, IL



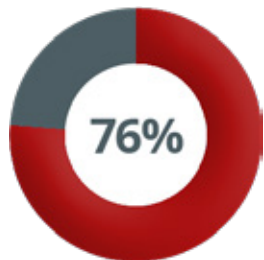
No. of locations :
± 8,300



Year Founded :
1901

TENANT OVERVIEW

The nation's #1 drugstore chain, Walgreens, operates close to 8,300 stores in all 50 US states, the District of Columbia, the Virgin Islands and Puerto Rico. Prescription drugs are the focus of the company as they account for close to two-thirds of sales; the rest comes from general merchandise, over-the-counter medications, cosmetics, and groceries. Most locations offer drive-through pharmacies and one-hour photo processing, which separates them from the competition. Recently, Walgreen Co. fully acquired Alliance Boots, Europe's leading drug wholesaler, to create Walgreens Boots Alliance, of which it is a subsidiary.



**STORES LOCATED WITHIN FIVE
MILES OF APPROXIMATELY 76%
OF AMERICANS.**

**WALGREENS INTERACTS WITH 10
MILLION CUSTOMERS A DAY**





PROPERTY OVERVIEW

THE OFFERING

Property Name		Walgreens
Property Address		350 Highway 321 N Lenoir City, TN 37771
Assessor's Parcel Number		053020D H 01600
Site Description		
Number of Stories		One
Year Built/Renovated		1999/2015
Gross Leasable Area (GLA)		± 16,197 SF
Lot Size		± 2.48 Acres (± 108,029 SF)
Type of Ownership		Fee Simple
Parking		± 65 Spaces
Roof and Structure		Tenant Responsibility

An aerial photograph of a commercial district in Covington, Louisiana, with various business logos overlaid. The logos include:

- Top Left:** SUPERCUTS, FOOD CITY, Bojangles, PIZZA HUT, Starbucks.
- Top Center:** Fort Loudoun Medical Center, Covington.
- Top Right:** GameStop, UPS, ZAXBY'S, CATO, MURPHY USA, HIBBETT, Walmart, Dollar Tree, metro, Firehouse Subs, KFC, THE HOME DEPOT.
- Middle Left:** TACO BELL, SUBWAY, ingles.
- Middle Center:** McDonald's, Weigel's.
- Middle Right:** CVS, meineke, ALDI, Hardee's, O'Reilly, Advance Auto Parts, R&B, Little Caesars, NAPA, Arby's, Wendy's, BB&T, BIG LOTS!, AutoZone, PAPA JOHN'S, VSC, TRACTOR SUPPLY CO.
- Bottom Left:** Walgreens (highlighted with a red outline).
- Bottom Center:** A yellow highlighted road corridor with a shield sign for 321 and a traffic volume label: ± 25,450 VPD.

AREA OVERVIEW

LENOIR CITY, TN

Lenoir City is a suburban city in Loudon County, Tennessee. Lenoir City is the 51st largest city in the state. Lenoir City is a full-service City on the outskirts of the greater metropolitan Knoxville area. It is located along Route 11 in the state's eastern region, along the Tennessee River southwest of Knoxville.

Lenoir City has a strong commercial base on Highway 321, coupled with a very charming Historic Downtown Area. Lenoir City is home to a great school system, a new state of the art Public Library, and a beautifully designed Park System. Lenoir City is nationally known as the "Lake Capital of the South." This reference originates from the fact that Lenoir City is surrounded by three beautiful lakes, which offer many recreational opportunities.

Lenoir City's economy has grown exponentially. U.S. Highway 321 has by far seen the most growth. It has seen two major commercial developments in recent years. Creekwood Park is a recent development positioned parallel to I-75 between US-321 and US-70. A new four-lane road was built between the two highways. A luxury apartment complex was built on part of the site along with a few medical offices.

PROPERTY DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2024 Projection	4,644	18,782	34,033
2019 Estimate	4,426	17,832	32,121
2010 Census	4,062	16,221	28,705
Growth: 2019 - 2024	4.92%	5.33%	5.95%
Growth: 2010 - 2019	8.96%	9.93%	11.90%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2024 Projection	1,924	7,377	13,387
2019 Estimate	1,826	6,987	12,628
2010 Census	1,658	6,317	11,277
Growth: 2019 - 2024	5.37%	5.58%	6.01%
Growth: 2010 - 2019	10.13%	10.61%	11.98%
INCOME	1 Mile	3 Mile	5 Mile
2019 Est. Average Household Income	\$64,042	\$73,265	\$90,787

KNOXVILLE, TN

Nestled in the foothills of the Great Smoky Mountains National Park, Knoxville is a progressive, friendly and rapidly growing city accessible from an international waterway that is often described as a hidden gem. Three interstates run through the city providing accessibility to Nashville, Chattanooga, and Lexington. It is the largest city in eastern Tennessee, serving as a gateway to the tourist and recreation destinations of the Great Smoky Mountains National Park.

After the arrival of the railroads in the 1850s, Knoxville grew to become a major wholesaling and manufacturing center and has continued to develop into a metropolitan hub. Existing industries expanded and new industries took root, prospered and diversified the economy. The region's employer base is a mix of large government employers, such as the Oak Ridge National Laboratory and the University of Tennessee, and many creative, innovative companies, such as Alcoa and Kimberly Clark. Regal Entertainment Group, a Fortune 1000 company, is the largest publicly traded corporation based in Knoxville. Major companies located in the Knoxville MSA includes Clayton Homes, Ruby Tuesday, DeRoyal, and Weigel's.



TOP EMPLOYERS

Clayton



Alcoa

THE UNIVERSITY OF
TENNESSEE
KNOXVILLE



UT THE UNIVERSITY OF TENNESSEE
MEDICAL CENTER



CITY OF KNOXVILLE

Tennova
Hospice



Covenant
Health

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Walgreens** located at **350 Highway 321 N, Lenoir City, TN 37771** (“**Property**”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

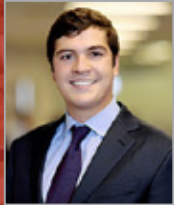
Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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