

# WALGREENS

## 4398 Atlanta Highway

Loganville, GA 30052





ON MARKET:  
**WALGREENS IN LOGANVILLE, GEORGIA**



## INVESTMENT HIGHLIGHTS

- ▶ **Walgreens in Loganville, GA**  
36 MILES EAST OF DOWNTOWN ATLANTA
- ▶ **Triple Net (NNN) Lease With 12 Years Remaining**  
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Corporate Guaranty | S&P: BBB**
- ▶ **Dense Retail Corridor**  
MORE THAN 500,000 SF OF COMMERCIAL RETAIL WITHIN 2 MILES OF THE SUBJECT ASSET
- ▶ **Ideally Located on the Hard Signalized Corner of Main St. and Atlanta Highway**  
MORE THAN 51,000 VEHICLES PER DAY (VPD)
- ▶ **Significant Capital Commitment to the Area**  
MORE THAN \$200 MILLION IN RECENT DEVELOPMENT PERMITS
- ▶ **Strong Growth Within the Market**  
A MORE THAN 14 PERCENT POPULATION INCREASE BETWEEN 2010-2019
- ▶ **Additional Nearby Retailers Include**  
WALMART SUPERCENTER, PUBLIX, STARBUCKS, HOME DEPOT, DUNKIN, LOWES, DOLLAR TREE, AND MANY MORE

# FINANCIAL OVERVIEW

4398 ATLANTA HIGHWAY  
LOGANVILLE, GA 30052

PRICE	\$6,720,000
CAP RATE	6.25%
NOI	\$420,000
PRICE PER SQUARE FOOT	\$463.77
RENT PER SQUARE FOOT	\$28.99
YEAR BUILT	2005
APPROXIMATE LOT SIZE	2.23 Acres
GROSS LEASEABLE AREA	14,490 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Walgreens, Co.
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsibility



ANNUALIZED OPERATING DATA				
BASE RENT		ANNUAL RENT	MONTHLY RENT	INCREASES
CURRENT	07/31/31	\$420,000.00	\$35,000.00	-



An aerial photograph of a city street grid, likely Loganville, Georgia. A large, semi-transparent red 'X' is overlaid on the image, centered over a specific intersection. The text 'WALGREENS - Loganville, Georgia' is prominently displayed across the top of the image.

# WALGREENS - Loganville, Georgia





# LEASE SUMMARY

LEASE COMMENCEMENT DATE	08/1/06
LEASE EXPIRATION DATE	07/31/31
LEASE TERM	25 Years
TERM REMAINING	12 Years
INCREASES	None Remaining
OPTIONS TO RENEW	Ten, 5-Year





# TENANT OVERVIEW

Founded in 1901, Walgreens Boots Alliance, Incorporated is the nation's largest drugstore chain. Charles R. Walgreen built the chain from a single drugstore where he created his own drug products. By 1919 there were 20 stores, and in 1927 the Company went public. Three years later, the store count was well over 500. Today, Walgreen operates over 8,200 stores in all 50 states, DC, Puerto Rico and the United States Virgin Islands. More than 400 of its stores offer medical services through its Healthcare Clinics. Additionally, the Company operates digital businesses that include: Walgreens.com, drugstore.com, Beauty.com, SkinStore.com and VisionDirect.com.

In December 2014, Walgreen acquired the remaining 55 Percent of European retailer and wholesaler Alliance Boots and reorganized under a holding company called Walgreens Boots Alliance, Incorporated; headquartered in Chicago. The Walgreen chain now constitutes the Retail Pharmacy United States of America Division of Walgreens Boots Alliance, Incorporated.



## OVERVIEW

<b>TENANT TRADE NAME</b>	Walgreens Boots Alliance, Incorporated (Inc)
<b>TENANT</b>	Walgreens
<b>OWNERSHIP</b>	Public
<b>LEASE GUARANTOR</b>	Walgreens Co.
<b>NUMBER OF LOCATIONS</b>	13,200+
<b>HEADQUARTERED</b>	Deerfield, Illinois
<b>WEB SITE</b>	www.walgreens.com
<b>SALES VOLUME</b>	\$136.097-Billion (2019)
<b>NET WORTH</b>	\$48.97-Billion (2019)
<b>STOCK SYMBOL</b>	WBA
<b>BOARD</b>	NASDAQ
<b>CREDIT RATING</b>	BBB
<b>RATING AGENCY</b>	Standard & Poor (S&P)
<b>RANK</b>	Number 17 on Fortune 500 (July 2019)





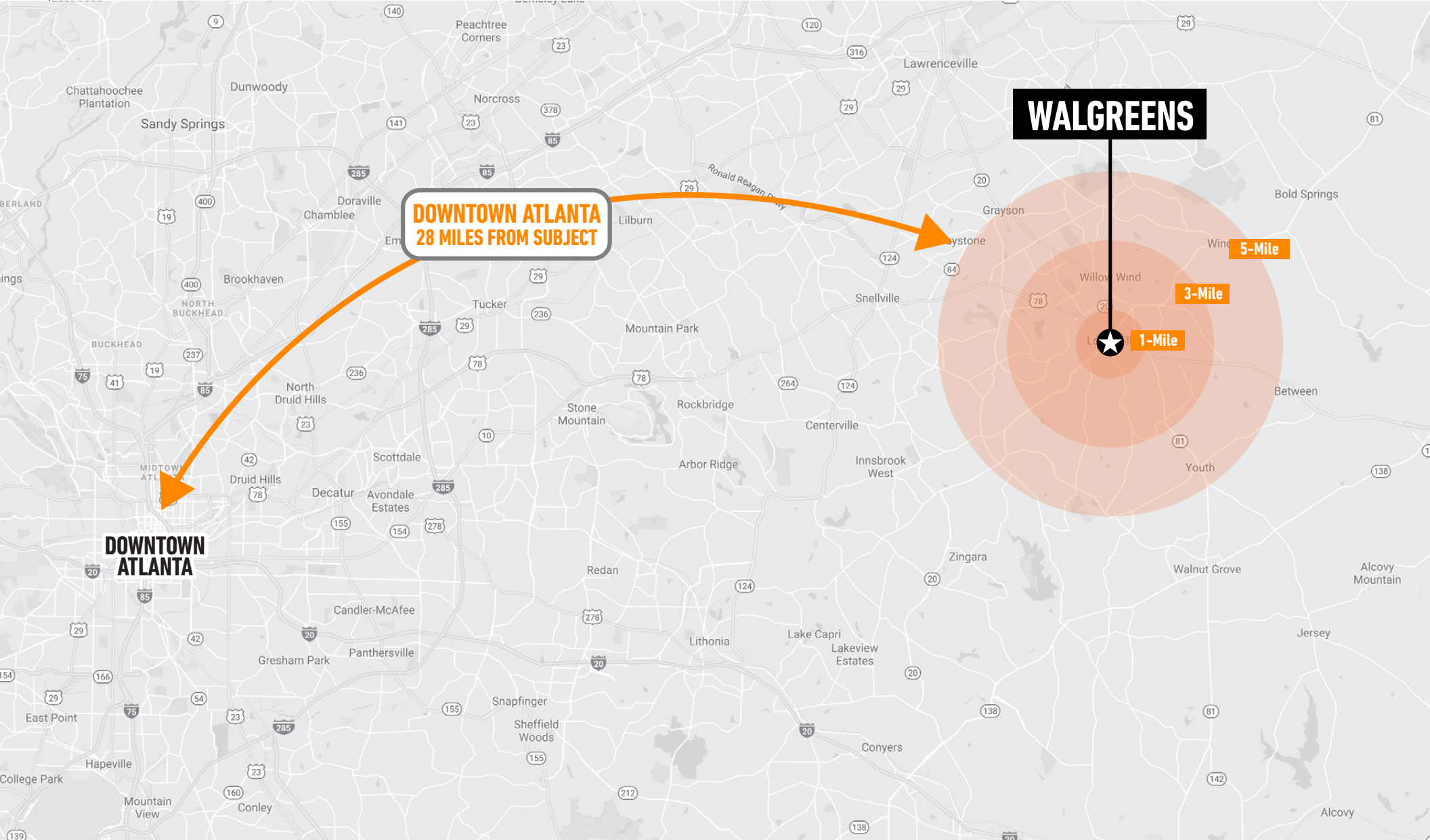
# ABOUT LOGANVILLE

Loganville is a city in Walton and Gwinnett counties, Georgia, and is centrally located between Atlanta and Athens, GA. Loganville's schools maintain the school of excellence status, and the city is only minutes from major universities and technical colleges including University of Georgia, Gwinnett Technical College and Athens Technical College. The city is also home to several large parks including Tribble Mill Park, Bay Creek Park, and Vines Park which attract local and regional residents to Loganville.

Loganville's tag line of "Where People Matter" is more than a phrase; it's a constant reminder of the values and principles that make the community great. The unique blend of hometown feel mixed with modern conveniences is why so many companies and organizations find Loganville a great place to open their doors and prosper. The city has many community events including a Christmas parade, Independence Celebration, tree lighting, and many summer concerts.







	1-Mile	3-Mile	5-Mile
2000 Population	3,137	15,507	37,321
2010 Population	5,169	27,118	66,087
2018 Population	5,806	30,959	75,578
2023 Population	6,200	33,163	80,990

	1-Mile	3-Mile	5-Mile
2000 Households	1,109	5,324	12,502
2010 Households	1,924	9,321	22,049
2018 Households	2,153	10,561	25,013
2023 Households	2,297	11,293	26,752

	1-Mile	3-Mile	5-Mile
2018 Average HH Income	\$67,973	\$75,775	\$80,534
2018 Median HH Income	\$57,499	\$65,984	\$69,097
2018 Per Capita Income	\$25,206	\$25,849	\$26,653



---

## **BROKER HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS:**

---

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Broker and should not be made available to any other person or entity without the written consent of Broker.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

### **NON-ENDORSEMENT NOTICE**

Broker is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Broker, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Broker, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BROKER AGENT FOR MORE DETAILS.**



CONTACT US:

**JORDAN KOEPPPEL**

LICENSED REAL ESTATE SALESPERSON

jkoeppe@sabcap.com

t. 646.809.8842

**BROKER OF RECORD**

Jeremy Just

jeremy@blacktidedev.com

t. 615.732.6273

Blacktide Real Estate Advisors, LLC

LICENSE INDIVIDUAL #: 385981 (GA)

LICENSE CORPORATE #: 76761 (GA)

**SAB**

**Walgreens**

**Walgreens**

Walgreens  
4398

ACTUAL PROPERTY