

Recently Acquired by Walgreens

Walgreens



Walgreens - Piedmont, SC

915 Anderson St, Piedmont, SC 29673

PROPERTY OVERVIEW

Price: \$1,418,919

Cap Rate: 7.40%

Building Size: 10,908 SF

Tenant: Walgreens

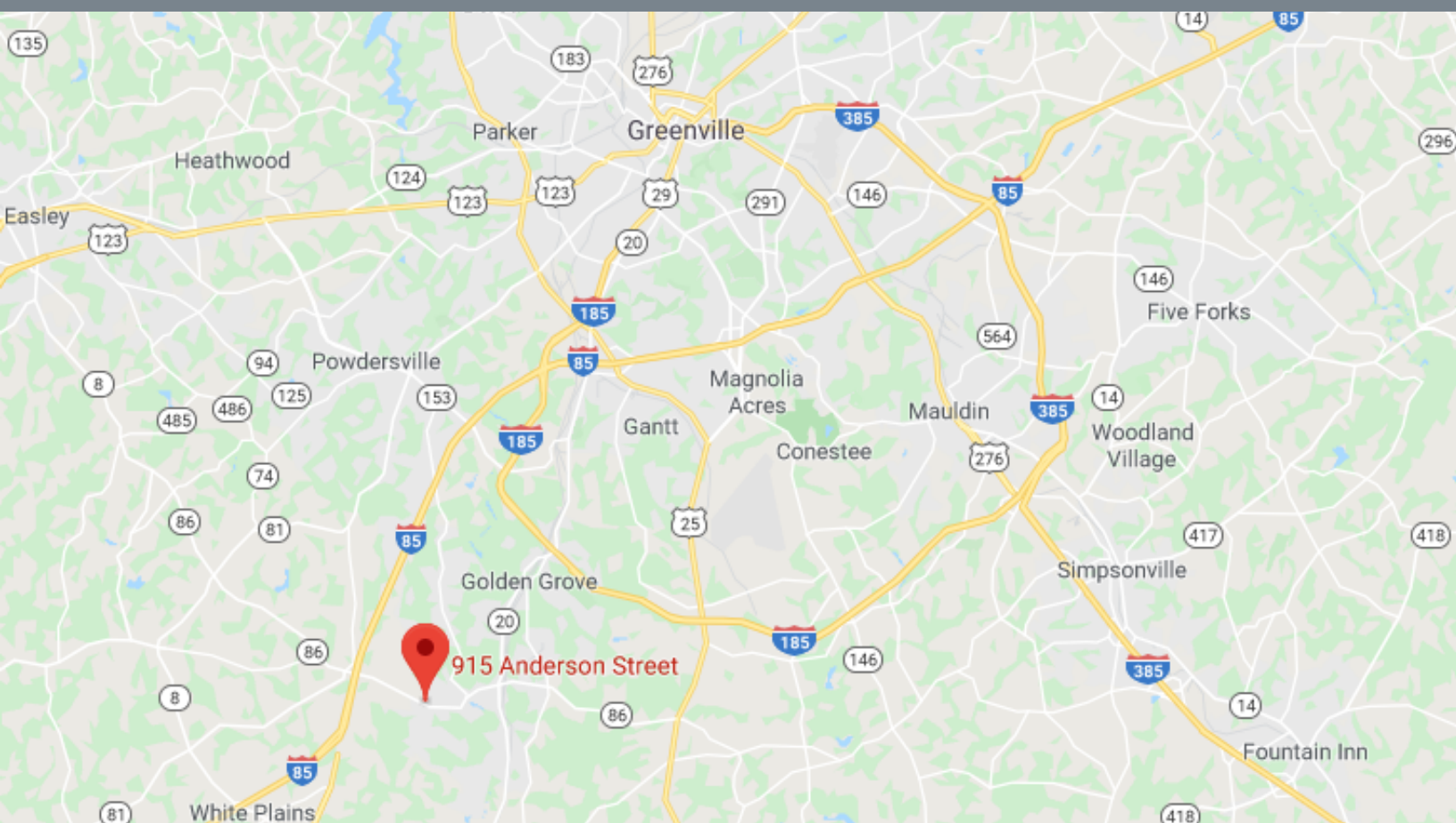
Lease Expiration: 11/1/2025

Annual Rent: \$105,000

Lease Type: NN

Renewal Options: Four 5-Year

Rental Escalations:
\$110,250 - First Option
\$115,763 - Second Option
\$121,551 - Third Option
\$127,628 - Fourth Option



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
- Low rent for single tenant drug store property\
- Hard corner of a signalized intersection

DEMOGRAPHICS

	3-MILE	5-MILE
Population:	10,827	32,218
Total Households	4,123	12,274
Med. Household Income:	\$48,138	\$50,260

