



Walgreens - Piedmont, SC

NET LEASE OPPORTUNITY



Walgreens - Piedmont, SC

915 Anderson St, Piedmont, SC 29673

PROPERTY OVERVIEW

Price: \$1,418,919 Lease Expiration: 11/1/2025

Cap Rate: 7.40% Annual Rent: \$105,000

Building Size: 10,908 SF Lease Type: NN

Tenant: Walgreens Renewal Options: Four 5-Year

Rental Escalations: \$110,250 - First Option

\$115,763 - Second Option \$121,551 - Third Option \$127,628 - Fourth Option



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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



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