

SAMBAZIS
SRG RETAIL GROUP



WALGREENS

DANVILLE, WEST VIRGINIA

OFFERING MEMORANDUM



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EXCLUSIVELY LISTED BY

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**SUBJECT
PROPERTY**

US
119

85

MADISON MIDDLE
579 STUDENTS

SCOTT HIGH
667 STUDENTS

MADISON ELEMENTARY
376 STUDENTS

DOLLAR
GENERAL





Walgreens

ADDRESS

406 Smoot Avenue
Danville, West Virginia 25053

PRICE

\$1,717,000

CAP RATE

6.50%

NOI

\$111,602

FINANCIAL OVERVIEW

PRICE	\$1,717,000
CAP RATE	6.50%
GROSS LEASABLE AREA	9,600 SF
YEAR BUILT/RENOVATED	1996/2012
LOT SIZE	0.74 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE EXPIRATION	2/28/2029
INCREASES	16% at Option 1 % 5% at Each Option Thereafter
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

Rent Roll

TERM	ANNUAL RENT	MONTHLY RENT
Current - 2/28/2029	\$111,602	\$9,300
Option 1	\$130,202	\$10,850
Option 2	\$136,402	\$11,366
Option 3	\$143,222	\$11,935
Option 4	\$150,384	\$12,532

INVESTMENT *HIGHLIGHTS*

- Early Lease Extension, 9 Years Remaining
- Absolute NNN Lease with Zero Landlord Responsibilities
- Corporate Guaranty, Rated BBB by S&P
- 23-Year Operating History at this Location
- Store Recently Rebranded to Walgreens, Previously Rite Aid Relocation
- Serving Over 24,000 Residents in Boone County
- Underserved Retail Market with Limited Competition, Nearest Walgreens/CVS/Rite Aid is Over 15 Miles Away
- Hard Corner Location at Signalized Intersection
- Close Proximity to New Boone Memorial Hospital
- Surrounded by Several State Parks and Forests with Millions of Visitors Annually





CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: WALGREENS
GUARANTOR: WALGREENS BOOTS ALLIANCE

Walgreen Company or simply Walgreens is an American company that operates as the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services.

Walgreens Boots Alliance (Nasdaq: WBA) is a global leader in retail and wholesale pharmacy, touching millions of lives every day through dispensing and distributing medicines, its convenient retail locations, digital platforms and health and beauty products. ... has more than 18,750 stores in 11 countries.



HEADQUARTERED IN
DEERFIELD,
ILLINOIS



18,750
LOCATIONS



PUBLICLY TRADED
COMPANY
NASDAQ:
W B A



B B B
S&P CREDIT
RATING



415,000
EMPLOYEES



FOUNDED IN
1909



PROPERTY PHOTOS
WALGREENS





WALGREENS

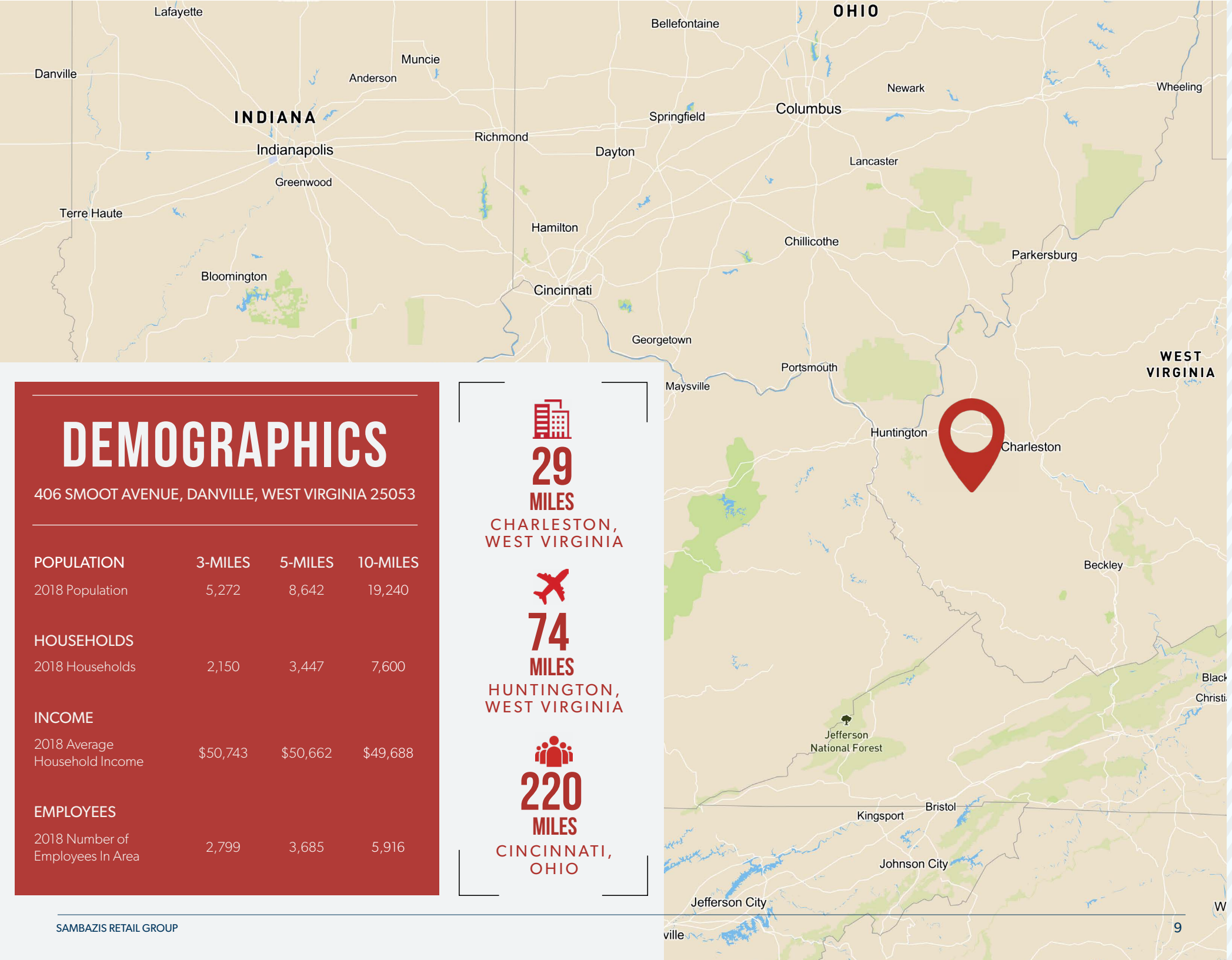
TRASH

SMOOT AVE

3RD ST

CINDY SISSY DR





DEMOGRAPHICS

406 SMOOT AVENUE, DANVILLE, WEST VIRGINIA 25053

POPULATION	3-MILES	5-MILES	10-MILES
2018 Population	5,272	8,642	19,240
HOUSEHOLDS			
2018 Households	2,150	3,447	7,600
INCOME			
2018 Average Household Income	\$50,743	\$50,662	\$49,688
EMPLOYEES			
2018 Number of Employees In Area	2,799	3,685	5,916



29
MILES

CHARLESTON,
WEST VIRGINIA



74
MILES

HUNTINGTON,
WEST VIRGINIA



220
MILES

CINCINNATI,
OHIO

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O F F E R I N G M E M O R A N D U M

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