

Walgreens - Syracuse, NY

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Walgreens - Syracuse, NY

401 W Seneca Turnpike, Syracuse, NY 13207

PROPERTY OVERVIEW

Price:	\$4,719,868	Rent Commencement:	
Cap Rate:	6.80%	Lease Expiration:	
Building Size:	12,738 SF	Annual Rent:	
Tenant:	Walgreens	Lease Type:	
		Renewal Options:	

Rent Commencement:	11/25/1999
Lease Expiration:	11/22/2028
Annual Rent:	\$320,951
Lease Type:	NN
Renewal Options:	Four 5-Year
Rental Escalations:	None

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Walgreens - Syracuse, NY

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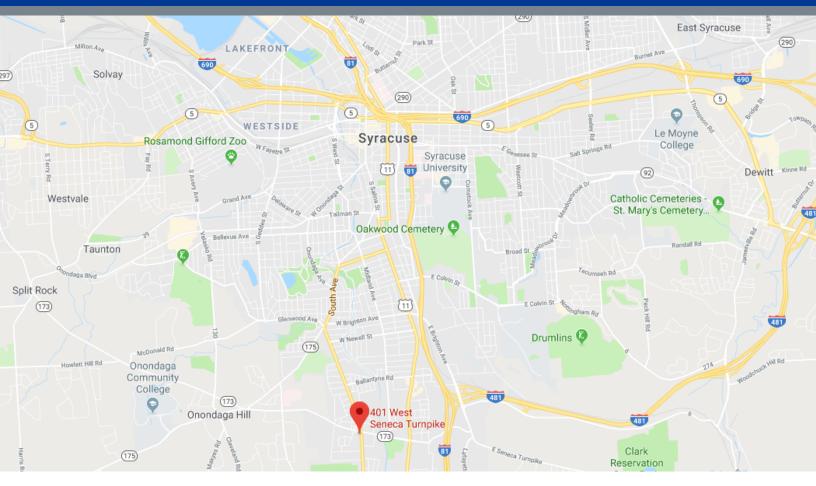
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PROPERTY HIGHLIGHTS

- Located within the Syracuse MSA
- Over 9 years remaining
- Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Walgreens is an investment grade tenant (S&P: BBB)
- Positioned at the corner of a signalized intersection along a primary east-west thoroughfare (17,539 VPD)
- Over 171,000 people live within five miles of the property
- Recent 10 year lease extension
- Strong store sales with low rent to sales ratio

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	10,470	70,907	171,179
Total Households Med. Household Income:	3,956 \$40,461	24,370 \$37,462	66,287 40,003



The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained herein 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.