



Walgreens - Syracuse, NY

401 W Seneca Turnpike, Syracuse, NY 13207

PROPERTY OVERVIEW

Price: \$4,719,868

Cap Rate: 6.80%

Building Size: 12,738 SF

Tenant: Walgreens

Rent Commencement: 11/25/1999

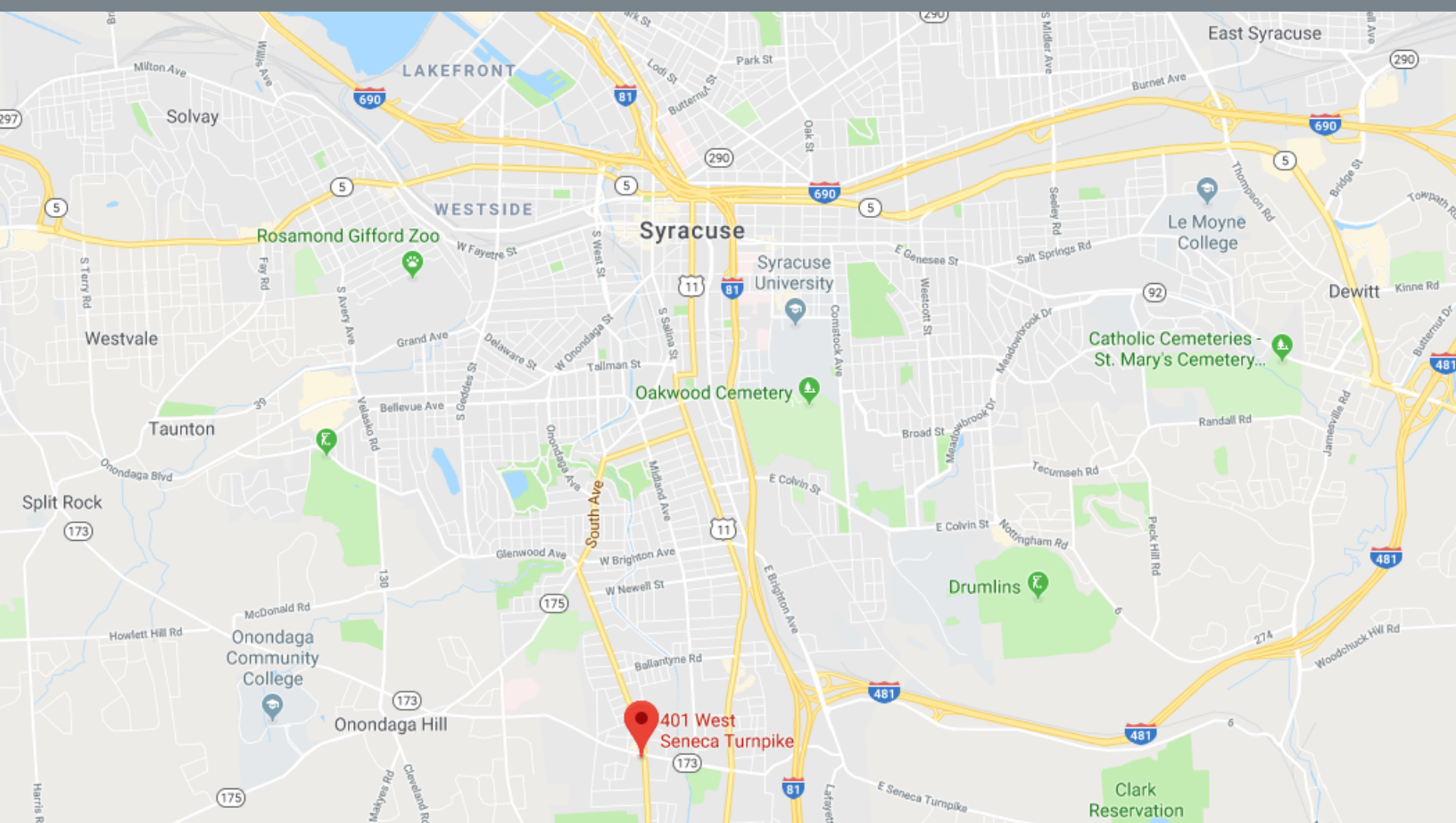
Lease Expiration: 11/22/2028

Annual Rent: \$320,951

Lease Type: NN

Renewal Options: Four 5-Year

Rental Escalations: None



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	3,956	24,370	66,287
Med. Household Income:	\$40,461	\$37,462	\$40,003

