



## Walgreens - Baltimore, MD

140 Back River Neck Rd, Baltimore, MD

### PROPERTY OVERVIEW

Price: \$2,546,869

Cap Rate: 7.25%

Building Size: 11,288 SF

Tenant: Walgreens

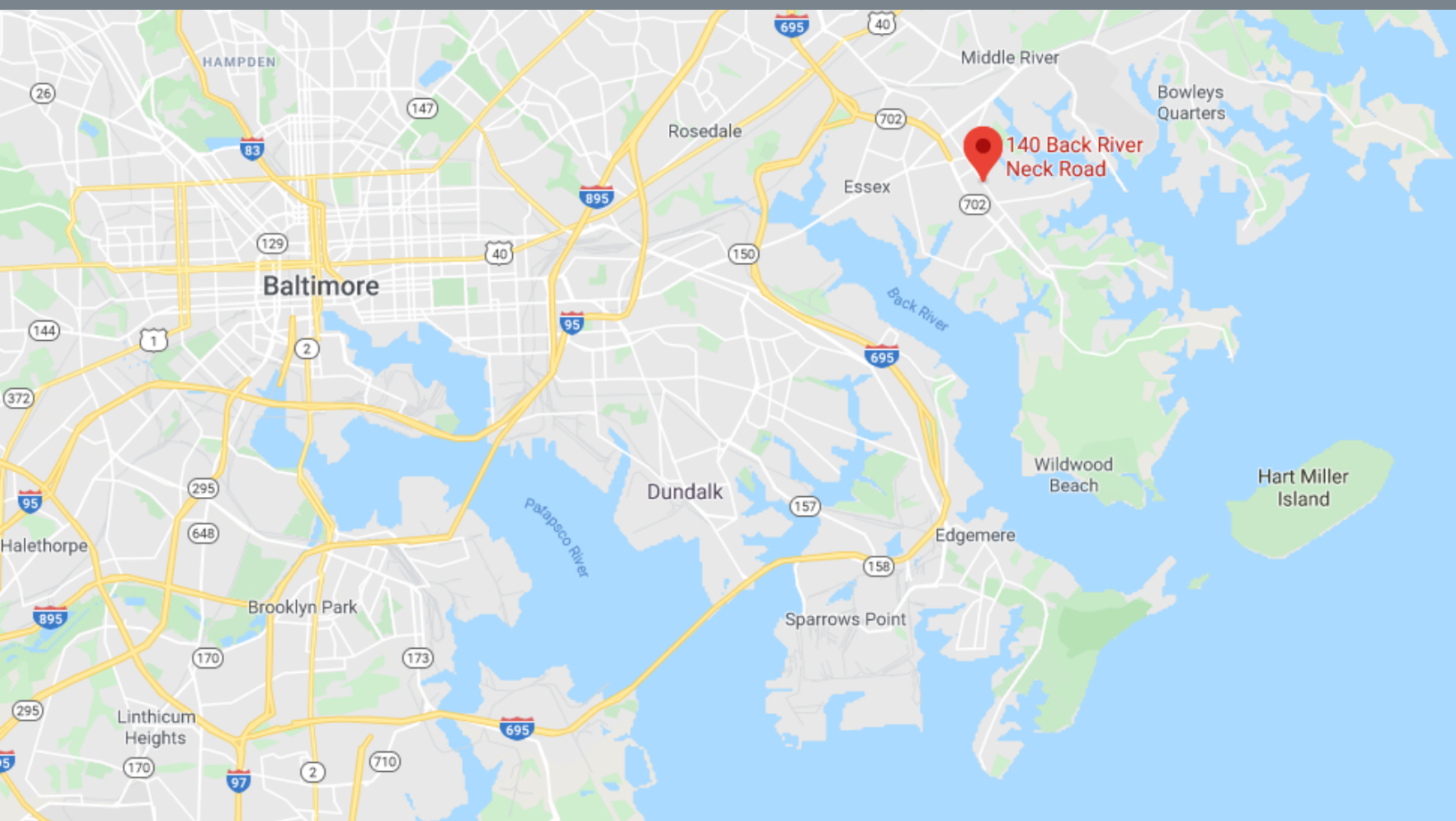
Lease Expiration: 10/31/2026

Annual Rent: \$184,648

Lease Type: NN

Renewal Options: Five 5-Year

Rental Escalations: \$1.00 PSF in each option



## PROPERTY HIGHLIGHTS

- Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Walgreens is an investment grade tenant (S&P: BBB)
- Over 70,000 people live within three miles of the property
- Positioned along a primary north-south thoroughfare (15,000 VPD)
- Low rent for a single tenant drug store
- Rental escalation in each renewal option

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	18,296	71,502	180,608
Total Households	7,597	27,825	69,484
Med. Household Income:	\$45,013	\$60,310	\$61,153

