



> OFFERING  
MEMORANDUM

# NNN INVESTMENT OPPORTUNITY



**6590 SUGARLOAF PARKWAY**  
**DULUTH, GA 30097**



Accelerating success.

# CONFIDENTIALITY & DISCLAIMER STATEMENT



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## PROPERTY INQUIRIES

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Commercial Real Estate Services

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*Walgreens*

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# Executive Summary

The Twist Capital Team of Colliers International presents the opportunity to acquire this freestanding Walgreens located at 6590 Sugarloaf Parkway in Duluth, Georgia. The property is strategically positioned at the northwest corner of the Sugarloaf Parkway and Meadow Church Road signalized intersection.

The building location benefits from the adjacent Infinite Energy Center development project, a billion dollar planned lifestyle center which hosted over 900 events and attracted over 1 million visitors last year.



## TENANT

Walgreens

## ADDRESS

6590 Sugarloaf Parkway  
Duluth, GA

## NOI

\$371,952.00

## ASKING PRICE

\$4,799,380.65

## CAP RATE

7.75%

## LEASE DETAILS

### LEASE TYPE

NN Landlord Roof and Structure

### LEASE EXPIRATION DATE

May 31, 2021

### OPTIONS TO RENEW

8, Five year options



# Retailer Map





# Highlights

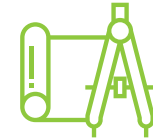
- Essential Retailer
- High-performing Walgreens location
- Positioned at a major signalized intersection in a healthy trade area
- Adjacent to Infinite Energy Center planned development project
- Less than a half mile away from the TPC Sugarloaf Country Club, home to the PGA Tour Mitsubishi Electric Classic. TPC Sugarloaf is an upscale county Club community with a median home sale price of \$1,012,500.
- \$12,086,000 total annual consumer spending on prescription drugs in a 3-mile radius
- Average household income of \$137,554 in a 1-mile radius
- Significant household population growth with an ideal average age of 39 years old, matching Walgreens targeted demographics.

*Walgreens*

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**±15,000  
SQUARE FOOT  
BUILDING**



**SITUATED  
ON ± 1.6  
ACRES**



**HEALTHY  
TRADE AREA**



**HIGH  
PERFORMING  
LOCATION**

# Property Specifications

ADDRESS	6590 Sugarloaf Parkway Duluth, GA
BUILDING TYPE	Freestanding retail
YEAR BUILT	2004
COUNTY	Gwinnett
PARCEL NO.	R7122-003B
ZONING	C2
STORIES	One
TOTAL RSF	±15,000 SF
LOT SIZE	±1.6 Acres
PARKING RATIO	2.92/1,000 SF
TENANCY	Walgreens





# Aerial View





# Tenant Profile



**Walgreens Boots Alliance, Inc.**

NASDAQ: WBA

200 Wilmot Road

Deerfield, Illinois, United States

[www.walgreens.com](http://www.walgreens.com)

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## TENANT FACTS

**FOUNDED IN:** 1901

**LOCATIONS:** ±9,277

**EMPLOYEES:** ±230,000

**INDUSTRY:** Drug Store/Pharmacy

**HEADQUARTERS:** Deerfield, Illinois, United States

**REVENUE:** ±\$136 Million



Founded in 1901 as a single drugstore, Walgreens today is a provider of trusted care in communities around the U.S. Through constant innovation, Walgreens has a history of breaking new ground to meet its customers' needs and improve their health, from offering self-service stores beginning in the 1950s to developing a 5-star rated mobile app today. In its pharmacies, Walgreens was the first major drugstore chain to put prescriptions into child-resistant containers in the 1960s (long before it was required by law) and in 2016 was the first to offer safe medication disposal kiosks in its stores.

This drive to innovate led Walgreens to merge with European-based Alliance Boots in 2014 to form Walgreens Boots Alliance, Inc., the first global pharmacy-led, health and well-being enterprise. Combining Walgreens with the Boots pharmacy chain and pharmaceutical distributor Alliance Healthcare has created opportunities to bring global beauty brands to Walgreens U.S. customers and offer more value to pharmacy patients through global pharmaceutical supply chains and group purchasing.

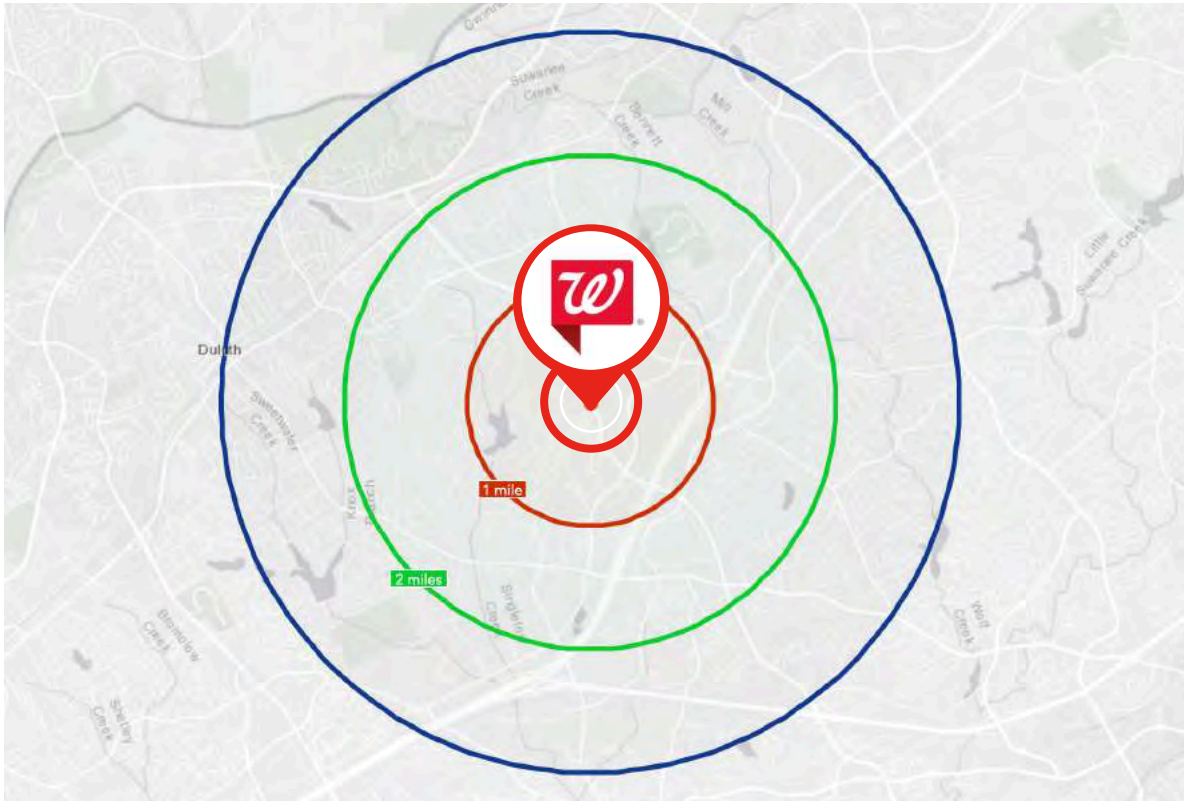
Today, Walgreens is one of the largest pharmacy chains in the United States.

# Demographics

## DULUTH, GEORGIA

The Population within a three-mile radius grew by approximately 12.87 percent from 2010 to 2019. The population is projected to further increase annually to 76,905 residents by 2024. The current average household income for the population within a three-mile radius of the Property is estimated at over **\$109,576** per household and is expected to grow by 1.92 percent over the next five years.

Source: Esri



## DEMOGRAPHIC SNAPSHOT 3-MILE RADIUS



**2019 POPULATION**  
**71,444**



**2019 AVERAGE  
INCOME**  
**\$109,576**



**2019 TOTAL  
HOUSEHOLDS**  
**24,488**



# Demographics

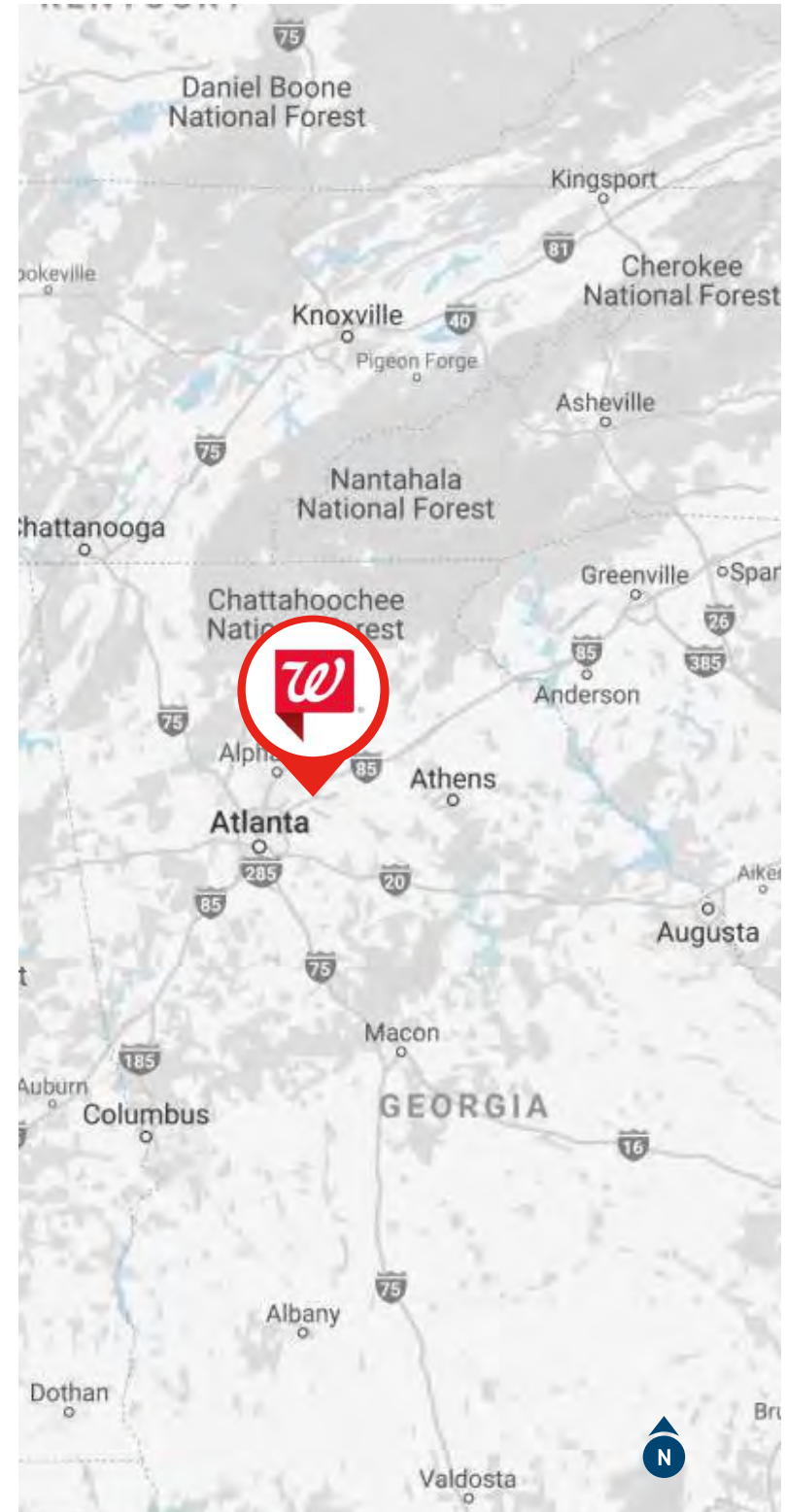
	1 MILE	2 MILES	3 MILES
2019 Population	8,427	27,749	71,444
2024 Population	9,962	31,042	76,095
Annual Growth Rate (2019-2024)	2.84%	2.47%	6.51%
2019 Households	2,968	9,413	24,488
2024 Households	3,401	10,612	26,034
Annual Growth Rate (2019-2024)	1.40%	1.06%	6.31%
2019 Average Household Size	2.76%	2.43%	1.96%
2019 Average Household Income	\$137,554	\$125,582	\$109,576
2024 Average Household Income	\$145,359	\$135,347	\$120,493



# Location Overview

## DULUTH, GEORGIA

The Property is situated directly on Sugarloaf Parkway, a major arterial roadway in Duluth, an affluent suburb of Atlanta, Georgia. Positioned just north of the Interstate 85 Interchange and south of Peachtree Industrial Boulevard, the building benefits from easy access to multiple roadways that also connect with I-285 and surrounding amenities. Duluth is approximately 30 minutes from Atlanta, with easy access to Atlanta International Airport.



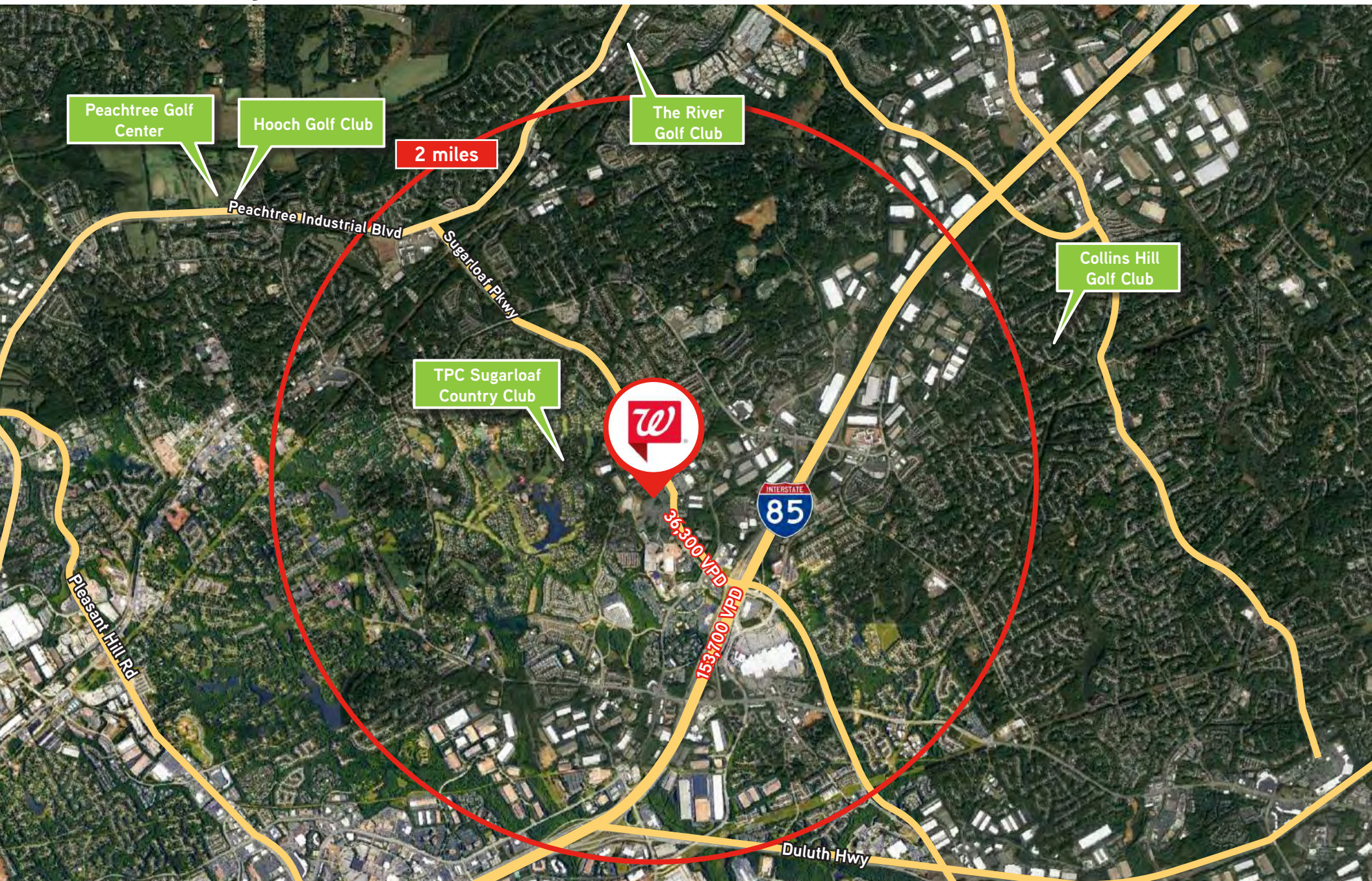


# Aerial View





# Nearby Golf Courses





# Market Overview

## D U L U T H , G E O R G I A

Duluth is a city in Gwinnett County, Georgia, an increasingly more affluent and developed suburb of Atlanta. Duluth experienced a significant boom in development with a growth rate of more than 12% between 2000 - 2010. Duluth has continued to maintain a level of steady growth in the last decade with further residential and commercial development.

As the second largest city in Gwinnett County, Duluth is noted first in financial stability throughout the State of Georgia. It has a balanced mix of retail, residential and commercial development and is home to the Infinite Energy Center, a 118-acre multipurpose campus, which is adjacent to the subject property.

### QUICK FACTS

#### Accessibility

- Direct access to Interstate 85
- Proximity to Atlanta metro area
- ±30 minutes to Atlanta International airport

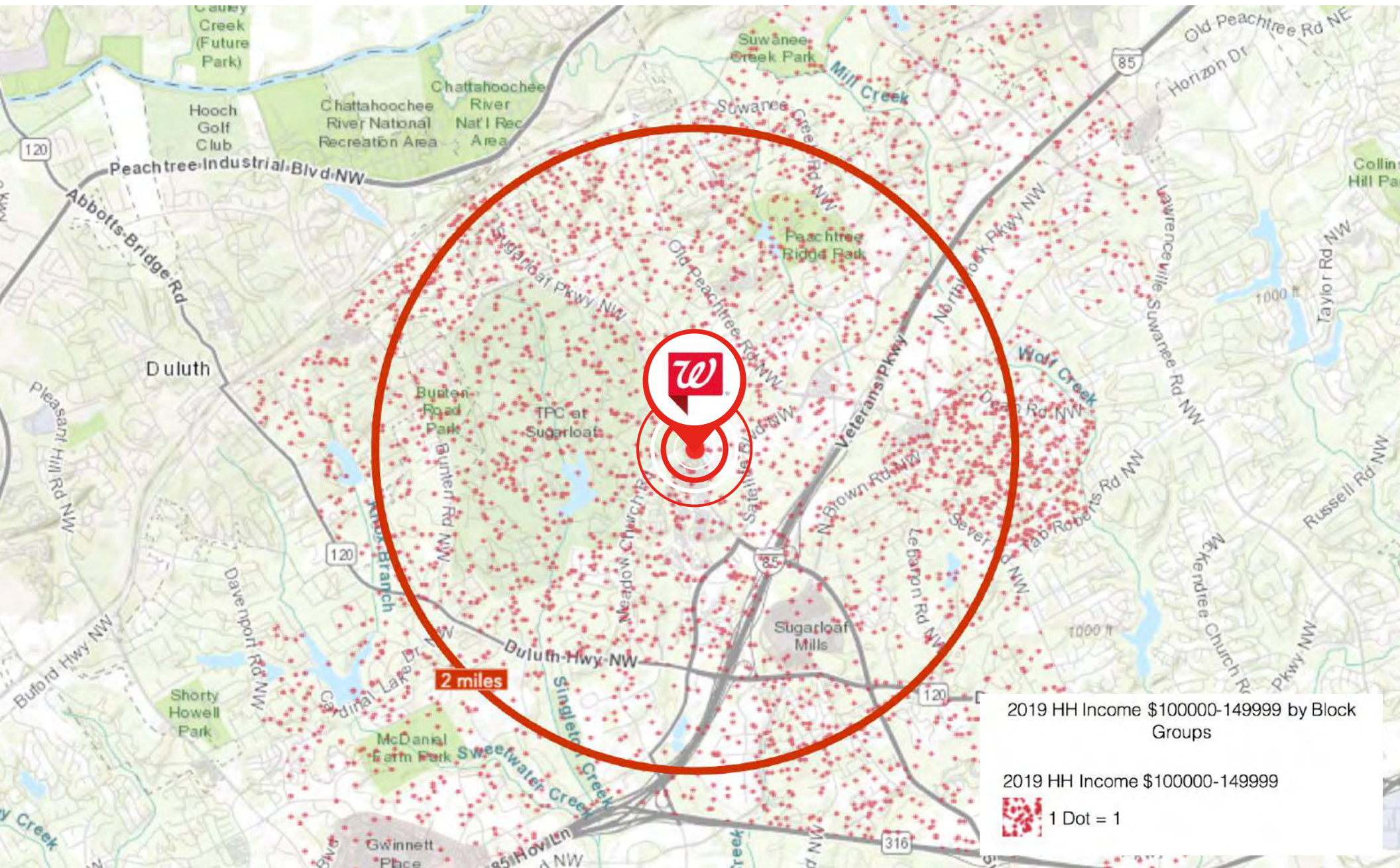
#### Business

- Strong commerce/retail corridor
- Housing options
- Strong Trade area
- Excellent demographics



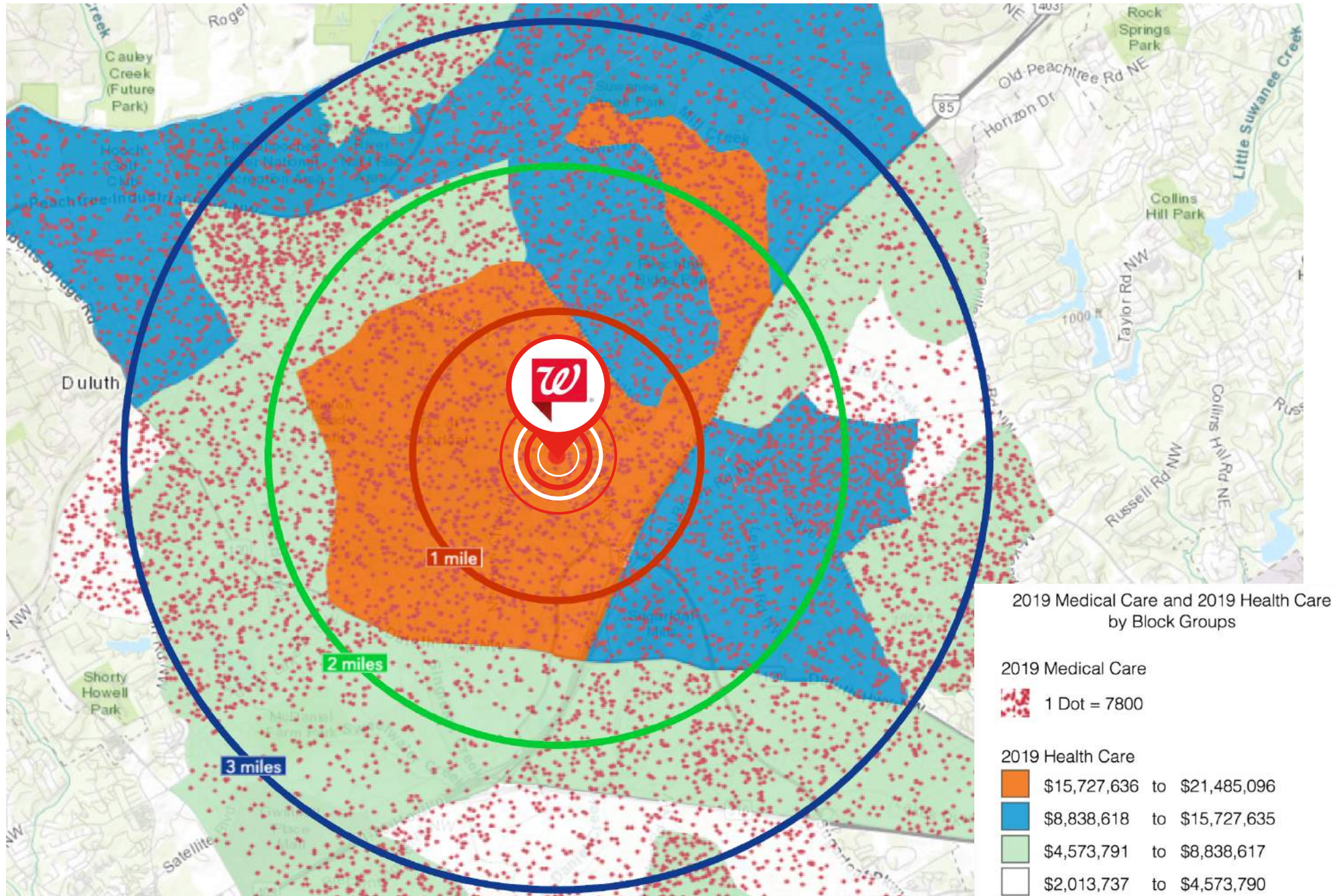


# Household Income





# Health Care Expenditures





# Infinity Energy Center Rendering

Infinite Energy Center is a 118-acre campus just minutes outside of Atlanta that can accommodate a variety of events from concerts, performances, meetings, trade shows, conventions, banquets, and celebrations. The multipurpose campus includes an amazing 13,000-seat arena (Infinite Energy Arena), a 708-seat theater (Infinite Energy Theater), 23 versatile meeting rooms, a 50,000-square-foot exhibit hall space, and a 21,600-square-foot grand ballroom (Infinite Energy Forum). The campus, operated by the Gwinnett Convention and Visitors Bureau, distinguishes itself by hosting a diverse range of events, including the ECHL's Atlanta Gladiators, NLL's Georgia Swarm, Carrie Underwood, Justin Timberlake, Menopause the Musical, JapanFest, Romeo Santos, Red Hot Chili Peppers, George Strait, Eric Clapton, NCAA Women's Gymnastics Championships, Disney On Ice, U2, Paul McCartney, Orange Conference, Beyoncé and more.

*Source: in initeenergycenter.com*





# Infinity Energy Center Site Plan

CONCEPTUAL SITE PLAN

Revel



NORTH AMERICAN PROPERTIES



REVEL - INFINITE ENERGY ARENA

CLINTON COUNTY | SEDGWICK

1" = 100'

SP-28

21 FEBRUARY 2018



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