



Walgreens - Hamlin, WV

8315 Court Ave, Hamlin, WV

PROPERTY OVERVIEW

Price: \$1,565,097

Cap Rate: 7.75%

Building Size: 11,325 SF

Tenant: Walgreens

Lease Expiration: 02/29/2024

Annual Rent: \$121,295

Lease Type: NN

Renewal Options: Four 5-Year

Rental Escalations: Option 1: \$2.89 PSF
Option 2-4: \$1.00 PSF



PROPERTY HIGHLIGHTS

- Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Walgreens is an investment grade tenant (S&P: BBB)
- Long operating history as a drug store at this location since 1998
- Limited competition in the area
- Low rent for a single tenant drug store
- Rental escalation in each option

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	2,028	2,571	5,303
Total Households	820	1,050	2,152
Med. Household Income:	\$34,882	\$34,241	\$34,125

