



Walgreens - Liberty, KY

343 Wallace Wilkinson Boulevard, Liberty, KY

PROPERTY OVERVIEW

Price: \$2,187,884

Cap Rate: 7.75%

Building Size: 10,752 SF

Tenant: Walgreens

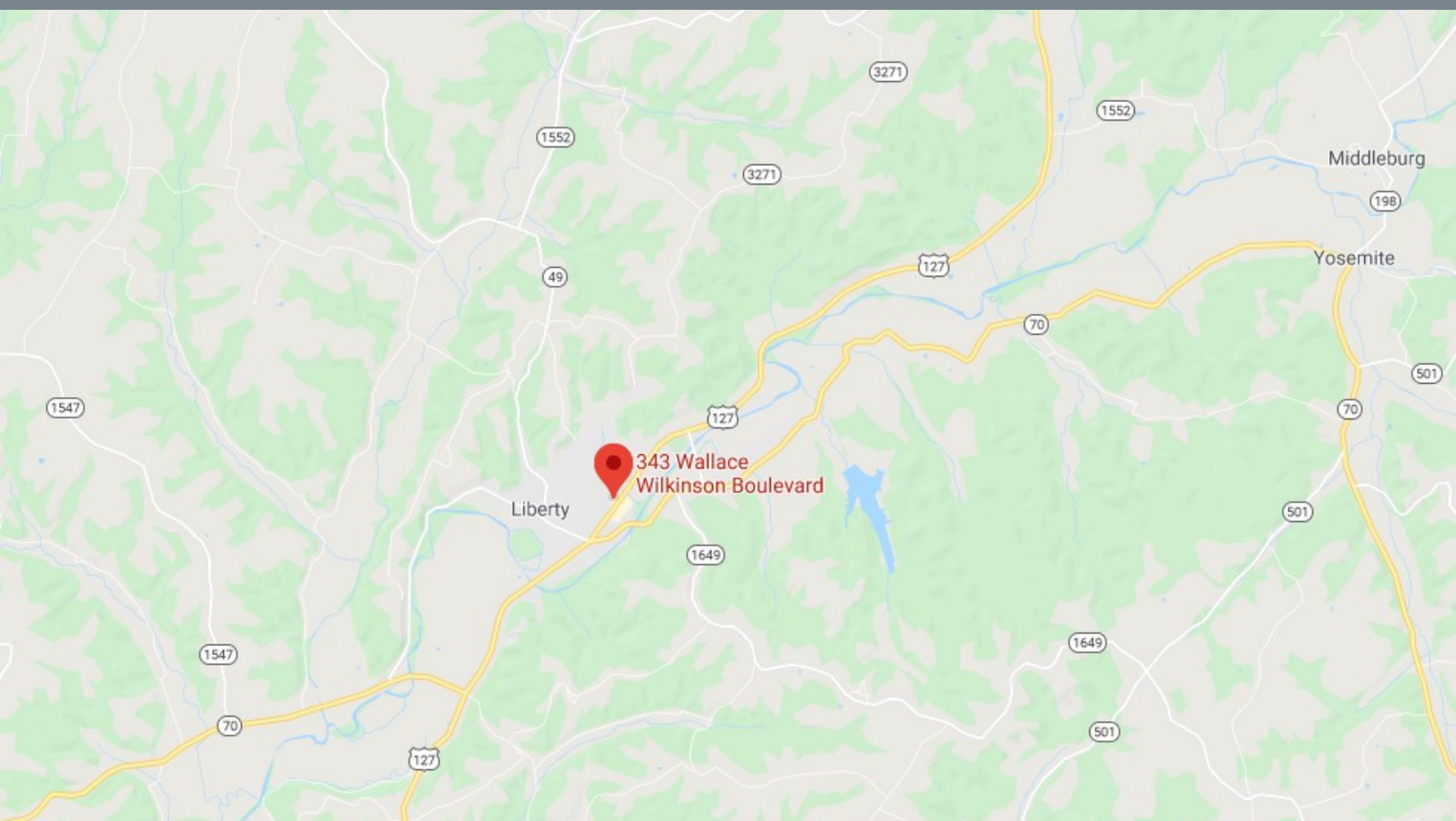
Lease Expiration: 02/29/2024

Annual Rent: \$169,561

Lease Type: NN

Renewal Options: Four 5-Year

Rental Escalations: Option 1: \$3.08 PSF
Options 2-4: \$1.32 PSF



PROPERTY HIGHLIGHTS

- Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Walgreens is an investment grade tenant (S&P: BBB)
- Low rent for a single tenant drug store
- Positioned along a primary north-south thoroughfare (10,000 VPD)
- Long operating history as a drug store since 1998
- Rental escalation in each renewal option

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	2,456	3,199	5,850
Total Households	994	1,266	2,354
Med. Household Income:	\$45,959	\$42,383	\$34,640

