

COMMERCIAL REAL ESTATE SERVICES

S NET LEASE OPPORTUNITY



Walgreens - Nashville, GA

402 S Davis St, Nashville, GA

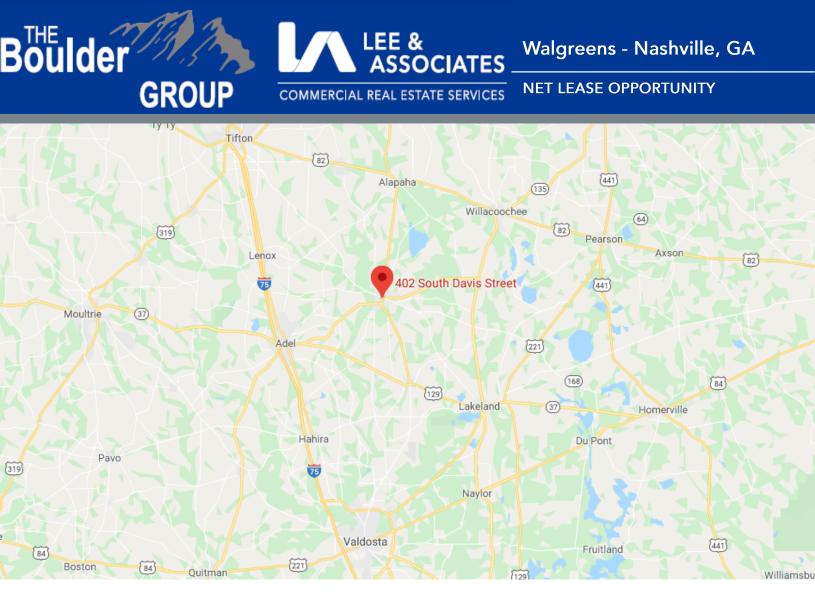
PROPERTY OVERVIEW

Price:	\$1,389,378
Cap Rate:	7.40%
Building Size:	10,004 SF
Tenant:	Walgreens

Lease Expiration:	11/30/2024
Annual Rent:	\$102,814
Lease Type:	NN
Renewal Options:	Six 5-Year
Rental Escalations:	Option 1: \$17,136 increase Options 2-5: \$5,712 increase in each option

www.bouldergroup.com

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PROPERTY HIGHLIGHTS

- Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Walgreens is an investment grade tenant (S&P: BBB)
- Lease was recently extended, demonstrating the tenant's commitment to the location
- Positioned at the corner of a signalized intersection
- Long operating history as a drug store at this location since 1996
- Low rent for a single tenant drug store
- Rental escalations in each option

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	3,217	5,949	8,024
Total Households Med. Household Income:	1,247 \$35,231	2,327 \$29,629	3,142 \$35,812



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