



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



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	1,247	2,327	3,142
Med. Household Income:	\$35,231	\$29,629	\$35,812

