



Walgreens - Oak Hill, WV

1201 Main St E, Oak Hill, WV 25901

PROPERTY OVERVIEW

Price: \$2,429,793

Cap Rate: 6.75%

Building Size: 11,261 SF

Tenant: Walgreens

Lease Expiration: 2/28/2029

Annual Rent: \$164,011

Lease Type: NN

Renewal Options: Four 5-Year Remaining

Rental Escalations:
Option 1: \$193,414
Option 2: \$204,594
Option 3: \$215,774
Option 4: \$226,954



PROPERTY HIGHLIGHTS

- Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Walgreens is an investment grade tenant (S&P: BBB)
- Lease was extended early in 2014, illustrating their commitment to the site
- Positioned at the corner of a signalized intersection
- Located just off of HWY 19 (17,840 VPD)
- Low rent to sales ratio
- Low rent for a net lease pharmacy

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	5,575	13,643	19,128
Total Households	2,403	5,821	8,054
Med. Household Income:	\$41,271	\$38,391	\$38,016

