



## Walgreens - Sand Lake, NY

4357 NY Highway 150, Sand Lake, NY

### PROPERTY OVERVIEW

Price: \$9,178,987

Cap Rate: 7.50%

Building Size: 14,673 SF

Tenant: Walgreens

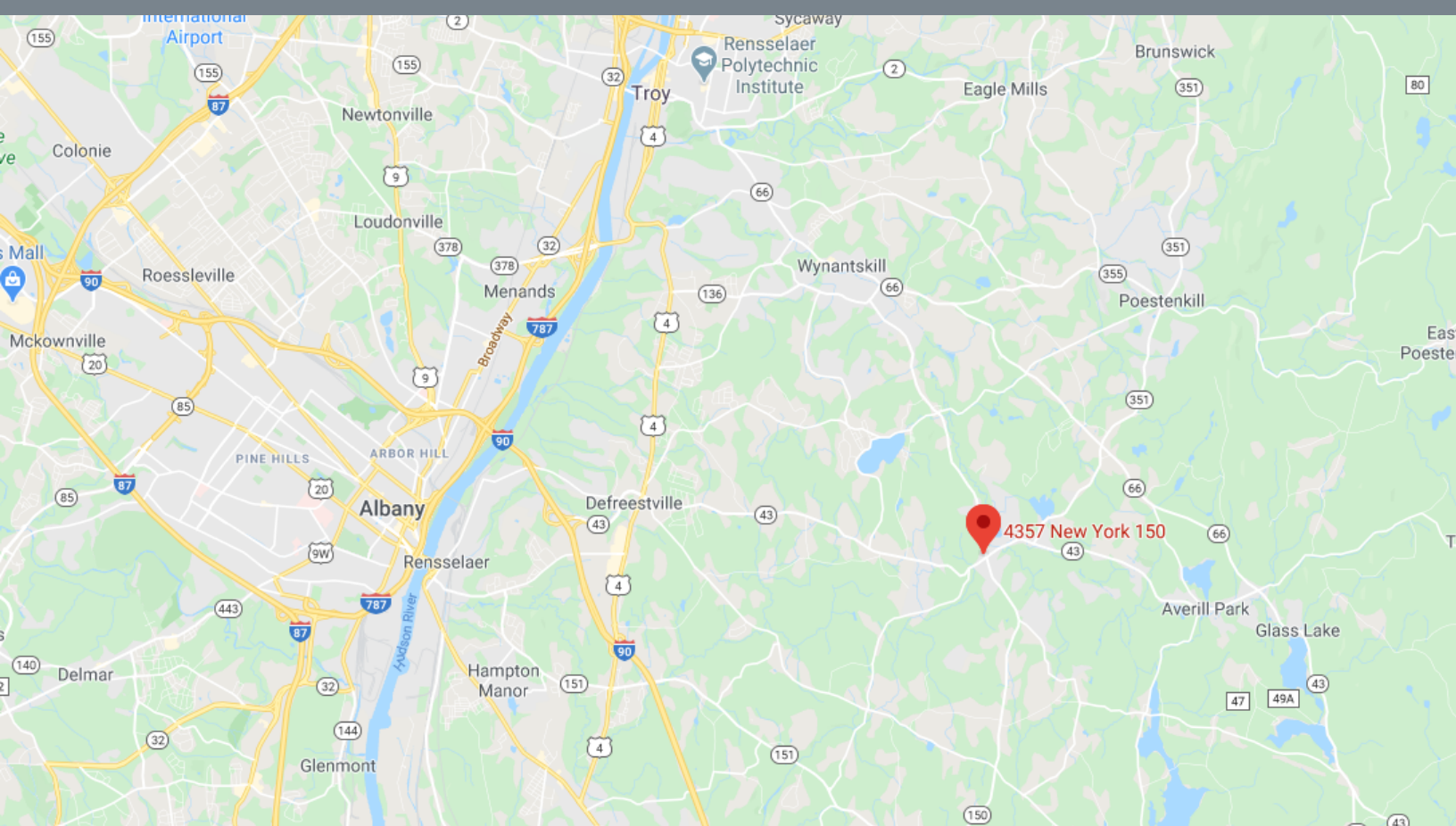
Lease Expiration: 10/31/2029

Annual Rent: \$688,424

Lease Type: NNN

Renewal Options: Five 5-Year & 1 3-Year + 11 Months

Rental Escalations: 10% in options 1 & 3  
FMV in options 5 & 6



## PROPERTY HIGHLIGHTS

- Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Walgreens is an investment grade tenant (S&P: BBB)
- NNN lease with no landlord responsibilities
- 10% rental escalation in options 1 & 3
- Positioned at the corner of a signalized intersection
- Limited competition in the area
- Median household income is in excess of \$90,000 within three miles of the property

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	2,960	9,973	32,293
Total Households	1,121	3,776	12,771
Med. Household Income:	\$96,048	\$93,087	\$88,499

