

Walgreens - Sand Lake, NY

COMMERCIAL REAL ESTATE SERVICES

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NET LEASE OPPORTUNITY



Walgreens - Sand Lake, NY

4357 NY Highway 150, Sand Lake, NY

PROPERTY OVERVIEW

Price:	\$9,178,987	Lease Expiration:	10/31/2029
Cap Rate:	7.50%	Annual Rent:	\$688,424
Building Size:	14,673 SF	Lease Type:	NNN
Tenant:	Walgreens	Renewal Options:	Five 5-Year & 1 3-Year + 11 Months
		Rental Escalations:	10% in options 1 & 3

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FMV in options 5 & 6

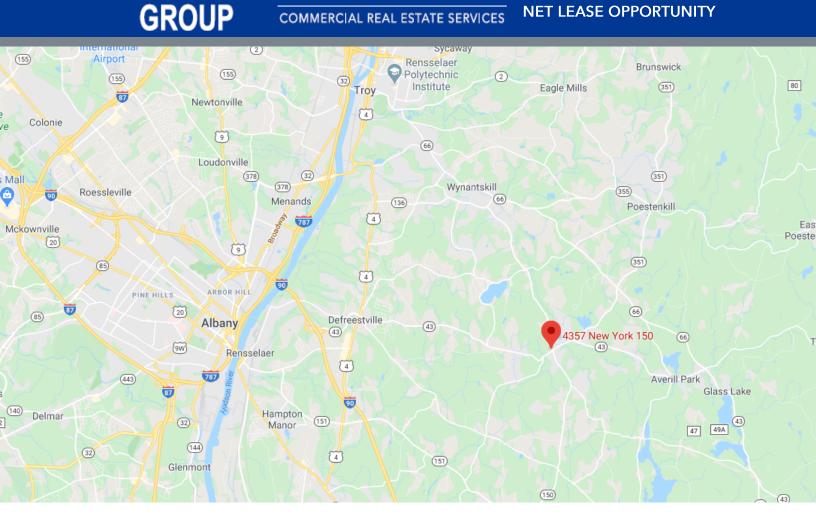
Daniel Barnes Principal 314.400.4004 dbarnes@lee-associates.com

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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)
- 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 Med. Household Income:	1,121 \$96,048	3,776 \$93,087	12,771 \$88,499



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