

WALGREENS

12075 GA-92

Woodstock, GA



ON MARKET:
WALGREENS IN WOODSTOCK, GEORGIA



SHOPPES AT TRICKUM SHOPPING CENTER

WAL*MART SUPERCENTER, DOLLAR TREE, H&R BLOCK, DISCOUNT TIRE, PAPA JOHN'S, STARBUCKS, WELLS FARGO, MCDONALD'S, BB&T, verizon, GameStop, U-HAUL, SportClips, bp

CENTRE AT WOODSTOCK

Publix PET SUPERMARKET, Domino's, The UPS Store, REGIONS

SUBJECT PROPERTY

Walgreens

WOODSTOCK CROSSING

Kroger, Pizza Hut, Great Clips, BOJANGLES

INVESTMENT HIGHLIGHTS

- ▶ **Walgreens in Woodstock, GA**
30 MILES NORTH OF ATLANTA
- ▶ **Triple Net Lease (NNN)**
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Strong Corporate Guaranty | S&P: BBB**
- ▶ **Exercised First Option Period**
DEMONSTRATES COMMITMENT TO LOCATION
- ▶ **High Growth Market**
RESIDENT POPULATION INCREASED 22% SINCE 2010 WITHIN A 3 MILE RADIUS
- ▶ **Strong Local Demographics**
AVERAGE HOUSEHOLD INCOME GREATER THAN \$119,900 WITHIN A 5 MILE RADIUS
- ▶ **Ideally Located Along the Hard Signalized Corner of GA-92 and Trickum Rd**
COMBINED MORE THAN 54,100 VEHICLES PER DAY (VPD)
- ▶ **Adjacent to Walmart, Publix Super Market and Kroger**
- ▶ **2 Miles from Woodstock Community Village**
PLANNED \$365 MILLION DOLLAR DEVELOPMENT | 800 UNITS OF RESIDENTIAL, 200,000 SF OF RETAIL AND 50,000 SF OF OFFICE SPACE
- ▶ **Essential Service During Covid-19 Pandemic**
- ▶ **Additional Retail in the Area Includes:**
SAM'S CLUB, ALDI, AUTOZONE AUTO PARTS, MCDONALD'S, PANDA EXPRESS, BOJANGLES, SONIC DRIVE-IN, STARBUCKS AND MANY MORE

FINANCIAL OVERVIEW

12075 GA-92
WOODSTOCK, GA

PRICE	\$4,282,292
CAP RATE	6.50%
NOI	\$278,349
PRICE PER SQUARE FOOT	\$377.76
RENT PER SQUARE FOOT	\$24.55
YEAR BUILT	2000
APPROXIMATE LOT SIZE	1.86 Acres
GROSS LEASEABLE AREA	11,336 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility



ANNUALIZED OPERATING DATA

	BASE RENT	ANNUAL RENT	MONTHLY RENT
CURRENT	6/30/2025	\$278,349	\$23,196
7/1/2025	6/30/2030	\$283,803	\$23,650
7/1/2030	6/30/2035	\$289,257	\$24,105
7/1/2035	6/30/2040	\$294,711	\$24,559



ETOWAH HIGH SCHOOL

NH
NORTHSIDE HOSPITAL

COSTCO
WHOLESALE

The Outlet
Shoppes at Atlanta

ARNOLD MILL RD

BARNES RD

McDonald's

Walgreens

TOWNE LAKE CENTER

SPROUTS
PIT SUPERMARKET
Tuesdays Morning
SUNTRUST
chili's
LONGHORN

H
Holiday Inn
Express
& Suites

WOODSTOCK
ELEMENTARY SCHOOL

RIVER RIDGE HIGH SCHOOL

LITTLE RIVER
ELEMENTARY SCHOOL

TOWNE LAKE SQUARE

Kroger
Learning Express
Toys • Toys • Toys
Panera
Domino's

CENTRE AT WOODSTOCK
Publix
PETSUPERMARKET
REGIONS
Domino's The UPS Store

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WOODSTOCK HIGH SCHOOL

SUBJECT PROPERTY
Walgreens

FIREHOUSE SUBS
DUNKIN'
Meineke
DEL TACO

Sam's Club
NAPA
BURGER KING

Public Storage

ALDI

Goodwill

Firestone
AVIS

Waffle House

McDonald's

Captain D's

Shell

Public Storage

MAVIS
MUSTANG TUNE

H&R BLOCK

Advance
Auto Parts

92

92

54,100 VPD

ALABAMA RD NE

92

THE HOME DEPOT
IHOP
HONDA

FAIRFIELD
FINCH
Stamps
America

Starbucks

McDonald's

Captain D's

Shell

enterprise

U-HAUL

SONIC
America's Drive-In

DUNKIN'

ZAXBY'S

WOODSTOCK SQUARE

TARGET
PET SMART
KOHLS
OfficeMax
ULTA
OLD NAVY
MATTRESS FIRM
Bath & Body Works
DISCOUNT TIRE

planet fitness

LOWE'S

Arby's

Checkers

Chick-fil-e
Batteries + Bulbs

AAMCO
TRANSMISSIONS

DOLLAR GENERAL
TACO BELL

WOODSTOCK COMMUNITY VILLAGE
PLANNED \$365 MILLION DOLLAR
DEVELOPMENT | 800 UNITS OF
RESIDENTIAL, 200,000 SF OF RETAIL AND
50,000 SF OF OFFICE SPACE

WOODSTOCK CROSSING

Kroger
Pizza Hut
Great Clips
It's Gonna Be Great

KELL
HIGH SCHOOL

SHOPPES AT TRICKUM SHOPPING CENTER
WAL-MART
SUPERCENTER
DOLLAR TREE
STARBUCKS
GameStop
H&R BLOCK
DISCOUNT TIRE
WELLS FARGO
BB&T
U-HAUL
verizon
SportClips
bp

LIFETIME
FITNESS

GOLDS
GYM

Walgreens

ORCHARD SQUARE
Publix
Waffle House
Arby's
HARBOR FREIGHT TOOLS
PEPBOYS AUTO

Waffle House

Advance
Auto Parts

RaceTrac

JAMERSON RD

O'Reilly
AUTO PARTS

MABRY MIDDLE
SCHOOL

STARBUCKS
DUNKIN'
Pizza Hut
BURGER KING
Shell

575

WALGREENS - Woodstock, Georgia

LEASE SUMMARY

LEASE COMMENCEMENT DATE	8/1/2000
LEASE EXPIRATION DATE	6/30/2025
LEASE TERM	20 Years
TERM REMAINING	5 Years
INCREASES	In Options
OPTIONS TO RENEW	Three, 5-Year Options



TENANT OVERVIEW

Founded in 1901, Walgreens Boots Alliance, Incorporated is the nation's largest drugstore chain. Charles R. Walgreen built the chain from a single drugstore where he created his own drug products. By 1919 there were 20 stores, and in 1927 the Company went public. Three years later, the store count was well over 500. Today, Walgreen operates over 8,200 stores in all 50 states, DC, Puerto Rico and the United States Virgin Islands. More than 400 of its stores offer medical services through its Healthcare Clinics. Additionally, the Company operates digital businesses that include: Walgreens.com, drugstore.com, Beauty.com, SkinStore.com and VisionDirect.com.

In December 2014, Walgreen acquired the remaining 55 Percent of European retailer and wholesaler Alliance Boots and reorganized under a holding company called Walgreens Boots Alliance, Incorporated; headquartered in Chicago. The Walgreen chain now constitutes the Retail Pharmacy United States of America Division of Walgreens Boots Alliance, Incorporated.



Walgreens

OVERVIEW

TENANT TRADE NAME Walgreens Boots Alliance, Incorporated (Inc)

TENANT Walgreens

OWNERSHIP Public

LEASE GUARANTOR Walgreen Co.

NUMBER OF LOCATIONS 13,200+

HEADQUARTERED Deerfield, Illinois

WEB SITE www.walgreens.com

SALES VOLUME \$136.097-Billion (2019)

NET WORTH \$48.97-Billion (2019)

STOCK SYMBOL WBA

BOARD NASDAQ

CREDIT RATING BBB

RATING AGENCY Standard & Poor (S&P)

RANK Number 17 on Fortune 500 (July 2019)

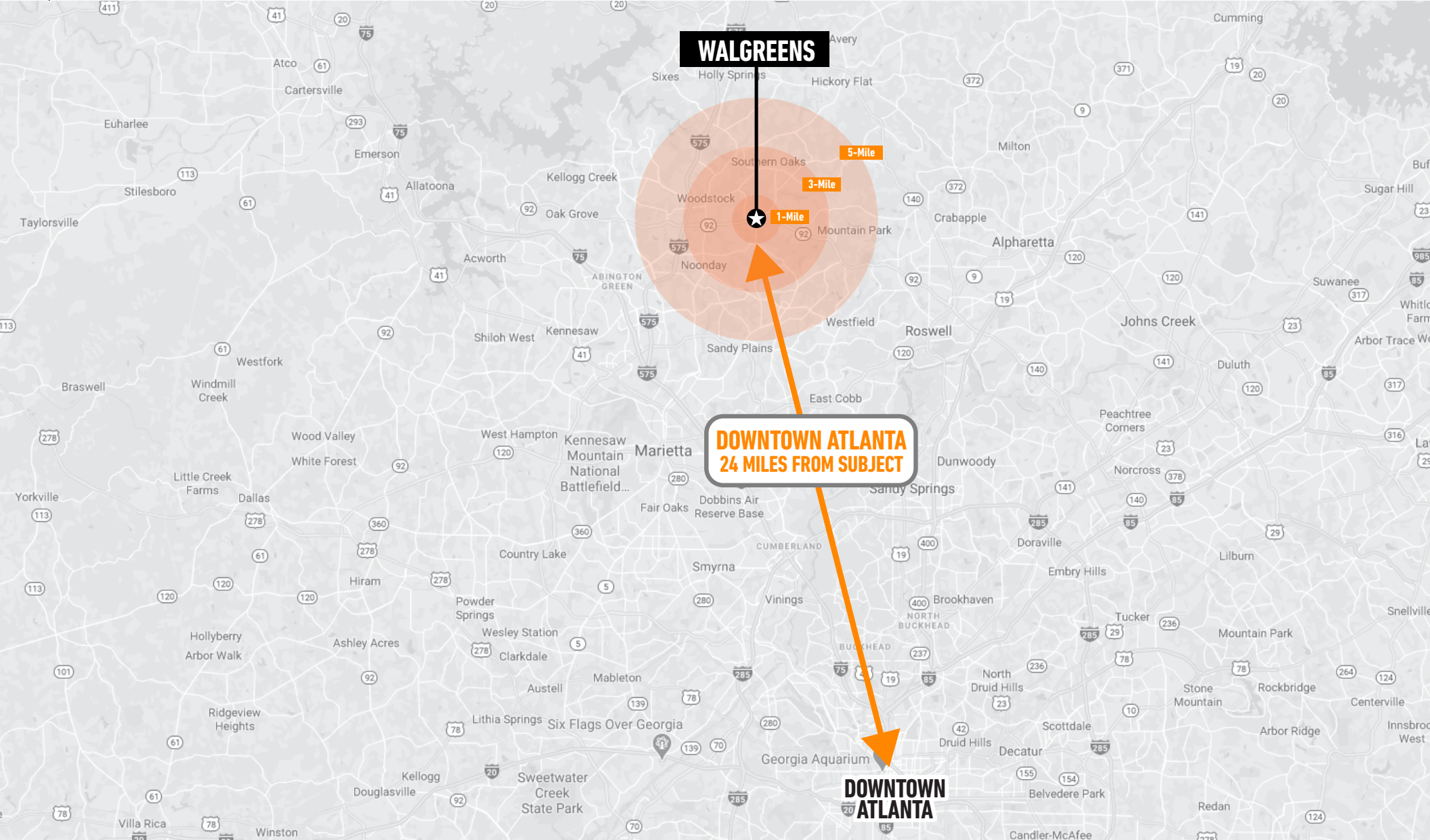


ABOUT WOODSTOCK

Woodstock is a city in Cherokee County, Georgia. Originally a stop on the Louisville and Nashville Railroad, Woodstock is part of the Atlanta metropolitan area. Woodstock is over one hundred years old and one of the county's oldest towns. The railroad came to Woodstock in November 1879. The city had a population of 300 and comprised a total of 960 acres. The first gristmills in the county were located nearby. Wood carving, yarn spinning, and other related activities were also done. The abundance of water power around Woodstock, such as Little River, Noonday Creek, and other streams, facilitated these industries. Woodstock had a considerable activity in mineral development. The old Kellogg Gold Mine and several others are within a few miles of Woodstock. Mica and kaolin were also found in nearby areas.

Today, the City of Woodstock is the fastest growing city in Cherokee County. With the growth rate of Woodstock at 70% over the past 10 years, the city has doubled in size. With Interstate 575 and State Highway 92 running diagonally and directly through the heart of Woodstock, there are unlimited possibilities for those who live and work in Woodstock and Cherokee County.





WALGREENS

**DOWNTOWN ATLANTA
24 MILES FROM SUBJECT**

**DOWNTOWN
ATLANTA**

	1-Mile	3-Mile	5-Mile	1-Mile	3-Mile	5-Mile	1-Mile	3-Mile	5-Mile
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2000 Population	3,164	39,402	113,346	2000 Households	1,168	13,687	38,587	2020 Average HH Income	\$91,126	\$107,344	\$119,918
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2010 Population	6,589	48,880	133,307	2010 Households	2,766	18,319	47,793	2020 Median HH Income	\$70,504	\$84,436	\$95,883
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2020 Population	7,862	59,769	154,797	2020 Households	3,215	22,274	55,544	2020 Per Capita Income	\$37,264	\$40,004	\$43,029
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2025 Population	8,661	64,919	165,819	2025 Households	3,535	24,229	59,595				
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