



NEW 15-YEAR ABSOLUTE NNN LEASE | RARE 5% INCREASES EVERY 5 YEARS | WELL-ESTABLISHED STORE

**WALGREENS PHARMACY**

PLANT CITY, FL (TAMPA MSA)

*Walgreens*



# NON-ENDORSEMENT AND DISCLAIMER NOTICE

## MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

# SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



2102 WEST BAKER STREET  
PLANT CITY, FL 33563  
(TAMPA MSA)

## JOHN A. GLASS

Executive Managing Director  
San Francisco Office  
**Mobile** 415.497.4060  
**Office** 415.625.2114  
john.glass@marcusmillichap.com  
**License** CA 00980723

## JASON HERNANDEZ

First Vice President  
Sacramento Office  
**Mobile** 925.989.8198  
**Office** 916.724.1300  
jason.hernandez@marcusmillichap.com  
**License** CA 01392646

## RYAN NEE

Florida Broker of Record  
**Office** 954.245.3400  
ryan.nee@marcusmillichap.com  
**License** BK3154667

Marcus & Millichap

# INVESTMENT GRADE TENANT

WALGREENS CO. CARRIES AN INVESTMENT GRADE CREDIT  
RATING OF BAA2 (MOODY’S), RECENTLY AFFIRMED ON 4.13.2020<sup>(1)</sup>

# WALGREENS CO. GUARANTEE

WALGREENS CO., THE TENANT UNDER THE LEASE, IS A SUBSIDIARY OF  
WALGREENS BOOTS ALLIANCE, INC., THE PARENT COMPANY<sup>(1)</sup>

# TENANT OVERVIEW

WALGREENS PHARMACY  
NEW 15-YEAR ABSOLUTE NNN LEASE | RARE 5% INCREASES EVERY 5-YEARS

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services of Florida, Inc. is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2020 Marcus & Millichap ACT ID ZAB0940067



# WALGREENS BOOTS ALLIANCE<sup>(1)</sup>



Walgreens Boots Alliance

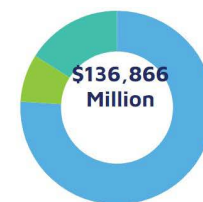
*Walgreens*

Walgreens is part of the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the first global, pharmacy-led health and wellbeing enterprise. As the largest retail pharmacy, health and daily living destination across the United States and Europe, Walgreens Boots Alliance has a presence in more than 25 countries and employs more than 415,000 people. The Company has over 18,500 stores in 11 countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with over 390 distribution centers delivering to more than 230,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries. Operations are organized into three divisions: Retail Pharmacy USA, Retail Pharmacy International and Pharmaceutical Wholesale. By its sheer size, scale and expertise, Walgreens Boots Alliance is well-positioned to help expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide. They have more than 100 years of trusted health care heritage and innovation in community pharmacy and pharmaceutical wholesaling. Their purpose is to help people across the world lead healthier and happier lives.

The Retail Pharmacy USA division has pharmacy-led health and beauty retail offerings in 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. The Company operated 9,277 retail stores in the division as of August 31, 2019. The principal retail pharmacy brands in the division are Walgreens and Duane Reade. The Company is a market leader in the United States and, as of August 31, 2019, approximately 78% of the population of the United States lived within five miles of a Walgreens, Duane Reade or acquired Rite Aid retail pharmacy. The Company is focused on creating a neighborhood health destination and a more modern pharmacy aligned to a wider range of healthcare services. The Company utilizes its retail network as a channel to provide health and wellness services to its customers and patients, as illustrated by the Company's ability to play a significant role in providing flu vaccines and other immunizations. Additionally, through their strategic partnership strategy, their key collaborations aim to develop new health care delivery models and to improve access to advanced health-care technologies and solutions. They've taken further steps to develop our neighborhood health destinations, working with their strategic partners. The Company has more than 88,000 healthcare service providers, including pharmacists, pharmacy technicians, nurse practitioners and other health related professionals.

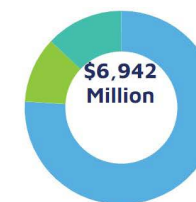
- ▶ \$136.8 BILLION IN REVENUE / \$26 BILLION NET WORTH (FISCAL YEAR 2019)
- ▶ INVESTMENT GRADE TENANT / WALGREENS CO. - RECENTLY AFFIRMED (4.13.2020) MOODY'S RATED BAA2 / OUTLOOK STABLE
- ▶ SALES INCREASED 3.7% TO \$35.8 BILLION IN FISCAL 2020 SECOND QUARTER, YEAR-OVER-YEAR
- ▶ 9,277 RETAIL PHARMACY STORES AND 500 IN-STORE CLINIC LOCATIONS ACROSS 50 STATES, THE DISTRICT OF COLUMBIA, PUERTO RICO & THE U.S. VIRGIN ISLANDS
- ▶ 74% OF RETAIL PHARMACY USA DIVISION SALES ARE PHARMACY, 26% OF SALES ARE RETAIL
- ▶ 843.7 MILLION PRESCRIPTIONS, INCLUDING IMMUNIZATIONS, WERE FILLED IN FISCAL 2019
- ▶ 78% OF THE POPULATION IN THE UNITED STATES LIVES WITHIN 5 MILES OF A WALGREENS, DUANE READE OR ACQUIRED RITE AID RETAIL PHARMACY

## FINANCIAL HIGHLIGHTS<sup>(1)</sup>



### FY19 Sales

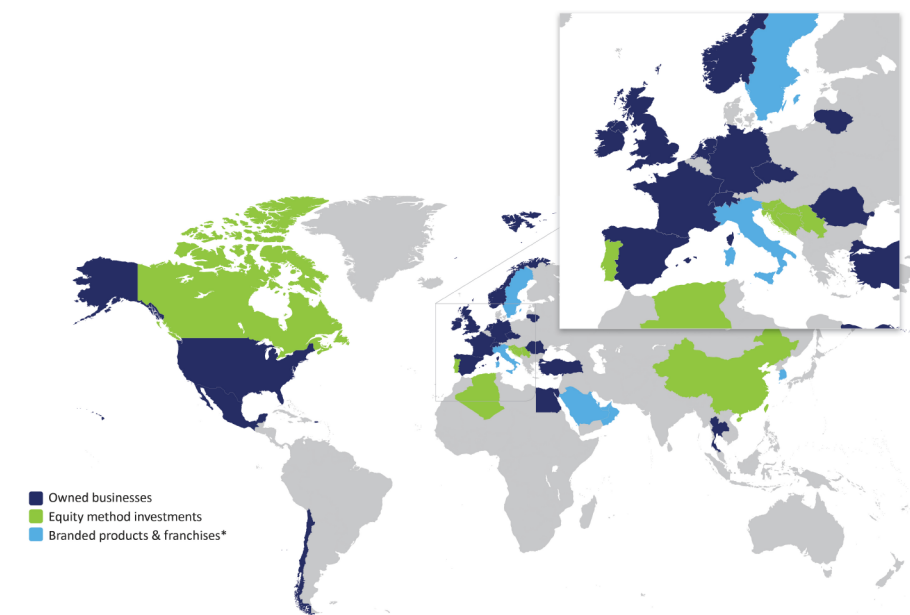
- Retail Pharmacy USA
- Retail Pharmacy International
- Pharmaceutical Wholesale



### FY19 Adjusted Operating Income

- Retail Pharmacy USA
- Retail Pharmacy International
- Pharmaceutical Wholesale

## A GLOBAL PRESENCE<sup>(1)</sup>



\*Countries where the Company's products are available for purchase or there are Company franchises (other than those countries where there are owned businesses, equity method investments or joint ventures)

<sup>(1)</sup> All financial data shown above is for Walgreens Boots Alliance, Inc., the Parent Company. The Tenant under the Lease, Walgreen Co., is a subsidiary of Walgreens Boots Alliance, Inc., the parent company. Walgreens Boots Alliance, Inc. does not guarantee the lease. Sources: [www.walgreensbootsalliance.com](http://www.walgreensbootsalliance.com), Moody's



# WALGREENS BOOTS ALLIANCE<sup>(1)</sup>



Walgreens Boots Alliance



## COVID-19: MEETING CUSTOMERS AND PATIENTS NEEDS

### Ensuring locations remain open and safe

- Extra in-store cleaning and social distancing measures
- Dedicated U.S. store hours for seniors and care-givers

### Working to ensure availability of critical products

- Fast-track products to stores and purchase limits on certain products

### Expanded use of drive-thru for certain health, cleaning and grocery items

### Focus on home delivery to meet changing customer needs

- Waived delivery fees for eligible prescriptions
- Free delivery on Walgreens.com with no minimum purchase required
- Expansion of Postmates on-demand delivery service to include 7,000+ stores nationwide

### Connecting customers through digital services

- 24/7 Pharmacy Chat
- Connection to health care services from local providers and telehealth options

## COVID-19: COMMITTED AND FOCUSED ON MOVING FORWARD

### Leveraging our broad community footprint

- More convenient access to key essential items
- Broad range of trusted over-the-counter health and wellness products
- Consistent supply of pharmaceuticals to provide customer availability

### Supporting the health and wellness of our team members

- Expanded temporary benefits for certain team members
- Introduction of incremental wellbeing and stress management resources
- Distribution of daily care kits to our stores in process
- Adding incremental resources to support growing needs of our customers

### Partnering with U.S. government health officials to provide drive-thru testing

### Donations to critical services

### Providing health advice to customers on behalf of U.S. governments

### Collaborating with health plans, physicians and governments to provide access to medications

- Including 90-day refills
- Early refill authorizations

## RETAIL PHARMACY USA INITIATIVES

### Transform and restructure retail offering

- Kroger tiered grocery offering completed in 50 Walgreens stores and 17 Kroger stores with Walgreens health and beauty offering
- New personalized marketing approach, driving +1% lift to total retail sales in 2Q
- Flagship No7 brand grew +7% in U.S.

### Create neighborhood health destinations around more modern pharmacy

- Walgreens Express used by over 1 million patients for seamless Rx experience
- VillageMD primary care locations opened in 5 stores in Houston, TX
- UnitedHealthcare opened 4 resource centers, 14 in total by end of CY2020
- LabCorp operating in 109 sites across 12 states

### Accelerate digitalization

- Find Care platform 2 million visits, up +40% vs. 1Q20
- Participated in Series A funding of b.well health engagement platform
- Walgreens app now downloaded 62 million times, up +22% vs. last year
- Save A Trip Refills to drive better clinical outcomes, up +4% vs. 1Q2
- Total digitally initiated sales over \$4.1 billion, up +7% vs. last year

(1) All financial data shown above is for Walgreens Boots Alliance, Inc., the Parent Company. The Tenant under the Lease, Walgreen Co., is a subsidiary of Walgreens Boots Alliance, Inc., the parent company. Walgreens Boots Alliance, Inc. does not guarantee the lease. Source: [www.walgreensbootsalliance.com](http://www.walgreensbootsalliance.com)



RARE 5% INCREASES  
EVERY 5-YEARS

MAJORITY OF WALGREENS LEASES HAVE NO  
RENTAL INCREASES IN THE INITIAL TERM

# INVESTMENT OVERVIEW

**WALGREENS PHARMACY**

NEW 15-YEAR ABSOLUTE NNN LEASE | RARE 5% INCREASES EVERY 5-YEARS

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services of Florida, Inc. is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2020 Marcus & Millichap ACT ID ZAB0940067



## INVESTMENT OVERVIEW<sup>(1,2)</sup>

### RARE WALGREENS LEASE WITH RENT INCREASES

The Lease provides 5% fixed rent increases every 5-years during the primary term and the 12, 5-year option periods.

### NEW 15-YEAR ABSOLUTE NNN LEASE

The subject property operates under a new Absolute NNN Lease with no Landlord management or maintenance responsibilities whatsoever.

### INVESTMENT GRADE TENANT

The Lease is guaranteed by Walgreen Co., a subsidiary of Walgreens Boots Alliance, Inc. and rated Baa2/Stable by Moody's. Walgreens Boots Alliance, Inc., the Parent Company, carries an Investment Grade Credit Rating of BBB/Stable from S&P and Baa2/Stable from Moody's.

### WELL-ESTABLISHED LOCATION WITH DRIVE-THRU

The subject property benefits from a drive-through pick-up window to deliver prescription and non-prescription drugs along with many other essential retail items during the COVID-19 pandemic. Walgreens has a 17-year operational history at this location and the new 15-year absolute NNN lease (with increases) reflects their re-commitment to this location for the foreseeable future.

### ESSENTIAL RETAILER OPERATING AND ASSISTING U.S. AUTHORITIES DURING THE COVID-19 PANDEMIC<sup>(3)</sup>

As a global, pharmacy-led health care company, Walgreens Boots Alliance has been working to ensure the safety and well-being of their colleagues, patients and customers during the pandemic of COVID-19. Their retail pharmacies have worked to provide up-to-date information and public health guidelines to customers, and their emergency response teams across the business are actively working to find ways play a greater role in what has become a global emergency – including working with the United States federal government to expand access to COVID-19 testing.

### CLOSE PROXIMITY TO SOUTH FLORIDA BAPTIST HOSPITAL

Situated one-half mile east of the property is South Florida Baptist Hospital, a 147-bed hospital with one of the largest and most technologically advanced emergency centers in eastern Hillsborough County. It sees more than 72,000 emergency patients annually and provides acute care for minor injuries and illnesses to more serious issues such as strokes and heart attacks.

### TAMPA MSA LOCATION NEAR INTERSTATE-4 IN FLORIDA'S HIGH TECH CORRIDOR

The Walgreens is located less than one mile south of Interstate-4, known as central Florida's high-tech & logistics corridor with easy access to both Tampa and Orlando. The 23-county region spanning from Florida's Sun Coast to Space Coast was established in 1996 by the Legislature to attract, retain, and grow high tech industry and the workforce to support it.

(1) Rentable Area, Lot Size, Guarantor, Lease Terms, Building Specifications, Year Built, Demographics and S&P/Moody's Ratings are estimates. Buyer is responsible for verifying during the Due Diligence process.

(2) All financial data shown above is for Walgreens Boots Alliance, Inc., the Parent Company. The Tenant under the Lease, Walgreen Co., is a subsidiary of Walgreens Boots Alliance, Inc., the parent company. Walgreens Boots Alliance, Inc. does not guarantee the lease.

(3) Sources: www.walgreensbootsalliance.com

## WALGREENS BOOTS ALLIANCE HIGHLIGHTS<sup>(2)</sup>

- ▶ \$136.8 BILLION IN REVENUE / \$26 BILLION NET WORTH (FISCAL YEAR 2019)
- ▶ INVESTMENT GRADE TENANT - RECENTLY AFFIRMED (4.13.20) S&P RATED BBB/STABLE & MOODY'S RATED BAA2
- ▶ SALES INCREASED 3.7% TO \$35.8 BILLION IN FISCAL 2020 SECOND QUARTER, YEAR-OVER-YEAR
- ▶ 9,277 RETAIL PHARMACY STORES AND 500 IN-STORE CLINIC LOCATIONS ACROSS 50 STATES, THE DISTRICT OF COLUMBIA, PUERTO RICO & THE U.S. VIRGIN ISLANDS
- ▶ 78% OF THE POPULATION IN THE UNITED STATES LIVES WITHIN 5 MILES OF A WALGREENS, DUANE READE, OR AN ACQUIRED RITE AID RETAIL PHARMACY





EXECUTIVE SUMMARY<sup>(1)</sup>

WALGREENS PHARMACY

2102 West Baker Street, Plant City, FL 33563

OFFERING PRICE

CAP RATE

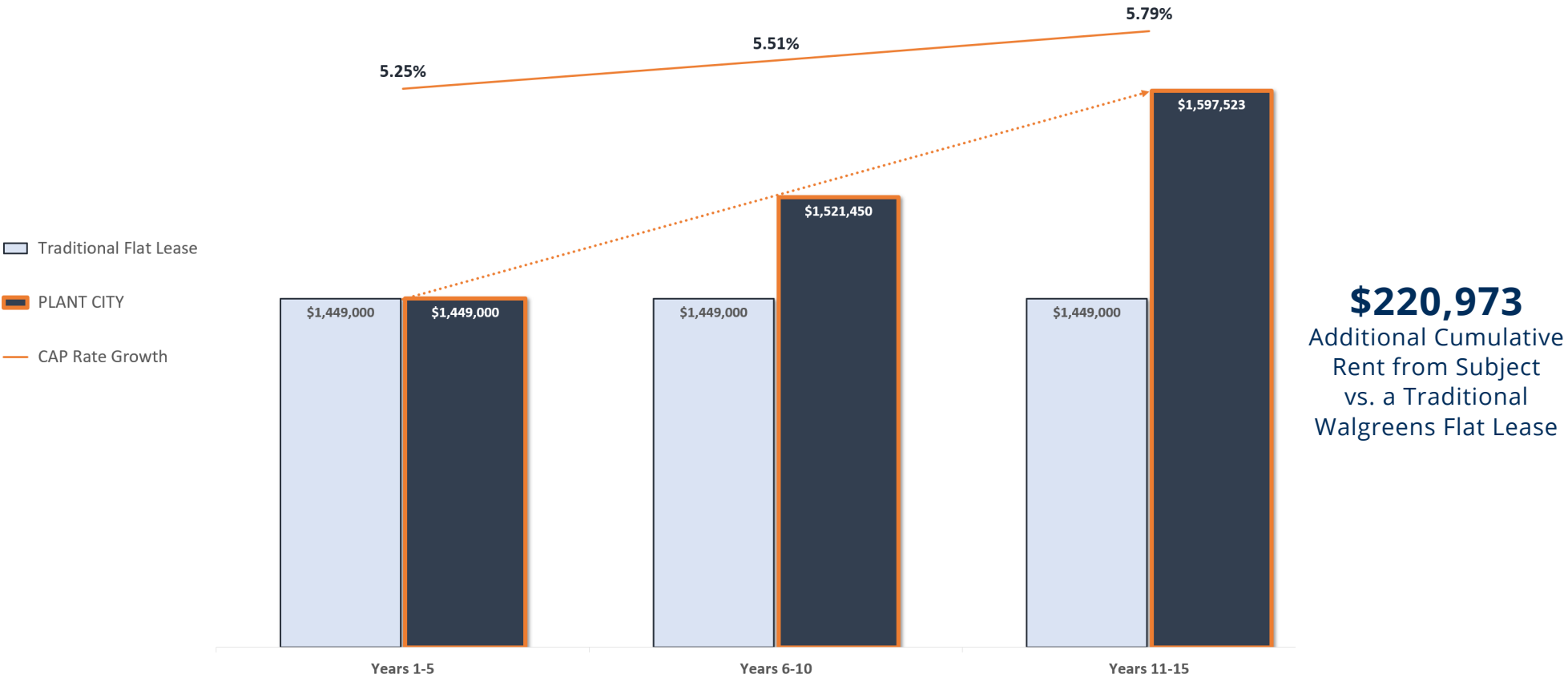
\$5,520,000

5.25%

Net Operating Income	\$289,800
Lease Type	Absolute NNN
Lease Term	15 Years
Lease Commencement	4/28/2020
Lease Expiration Date	4/30/2035
Year Built	2003 <sup>(1)</sup>
Rentable Area	14,453 SF <sup>(1)</sup>
Lot Size	2.18 Acres <sup>(1)</sup>
Primary Term Escalations	5% Every 5 Years
Options	(12) Five-Year Options
Tenant / Guarantor	Walgreens Co.
Right of First Refusal	Yes, Twenty (20) days

POTENTIAL LOAN SCENARIO <sup>(2)</sup>	
Program	10-Yr Fixed Rate
Interest Rate	3.75% - 3.90%
Down Payment / LTV	\$1,656,000 / 70%
Amortization	30 Years

ADDITIONAL CUMULATIVE RENT OVER 15-YEAR PRIMARY TERM  
VS. THE TRADITIONAL FLAT WALGREENS LEASE<sup>(3)</sup>



(3) Additional Cumulative Rent over 15-Year Primary Term chart is for demonstration purposes only. Marcus & Millichap has not and will not make any representation or warranty, expressed or implied, regarding the accuracy of the projected income or CAP rate growth set forth herein.

(1) Year Built, Rentable Area, Lot Size, Lease Terms, Increases, Guarantor, and Additional Rent are approximate. Buyer will need to verify the accuracy of these estimates during their Due Diligence process.  
(2) Potential Loan Scenario, fixed terms, and interest rates are subject to changing market conditions and Buyer qualifications. For further details please contact [Farhan Kabani at Mark One Capital: \(972\) 755-5301 / farhan.kabani@markonecapital.com](mailto:farhan.kabani@markonecapital.com)





## CLOSE PROXIMITY TO SOUTH FLORIDA BAPTIST HOSPITAL

THE 147-BED HOSPITAL IS ONE OF THE LARGEST AND MOST TECHNOLOGICALLY-  
ADVANCED EMERGENCY CENTERS IN HILLSBOROUGH COUNTY.

## TAMPA BAY MSA

LOCATED 20 MILES EAST OF DOWNTOWN TAMPA. THE  
METROPOLITAN AREA IS HOME TO OVER 3 MILLION RESIDENTS.

## LOCATION/MARKET OVERVIEW

### WALGREENS PHARMACY

NEW 15-YEAR ABSOLUTE NNN LEASE | RARE 5% INCREASES EVERY 5-YEARS

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services of Florida, Inc. is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2020 Marcus & Millichap ACT ID ZAB0940067



## LOCATION OVERVIEW



**WELL-ESTABLISHED  
LOCATION WITH  
17-YEARS OF  
OPERATIONAL  
HISTORY**

**LOCATED 1/2 MILE  
FROM SOUTH FLORIDA  
BAPTIST HOSPITAL -  
147-BED ACUTE CARE  
MEDICAL-SURGICAL  
FACILITY**

**SITUATED NEAR  
INTERSTATE-4 ALONG  
FLORIDA'S HIGH TECH  
CORRIDOR SPANNING  
THE STATE**

## CLOSE PROXIMITY TO SOUTH FLORIDA BAPTIST HOSPITAL

Situated one-half mile east of the property is South Florida Baptist Hospital, a 147-bed hospital with one of the largest and most technologically advanced emergency centers in eastern Hillsborough County. It sees more than 72,000 emergency patients annually and provides acute care for minor injuries and illnesses to more serious issues such as strokes and heart attacks.

## TAMPA MSA LOCATION NEAR INTERSTATE-4 IN FLORIDA'S HIGH TECH CORRIDOR

The Walgreens is located less than one mile south of Interstate-4, known as central Florida's high-tech & logistics corridor with easy access to both Tampa and Orlando. The 23-county region spanning from Florida's Sun Coast to Space Coast was established in 1996 by the Legislature to attract, retain, and grow high tech industry and the workforce to support it.

## FLORIDA STRAWBERRY FESTIVAL

Located one-half mile south is the entrance to the Florida Strawberry Festival, an annual event attended by over 500,000 visitors and recognized as one of best festivals in the nation. More than 10,000 acres of strawberries are planted annually in the local area among 2,800 farms in Hillsborough County that produce fruit and vegetable crops with an annual value of over \$360 million. This county is now one of the largest agricultural counties in the U.S.

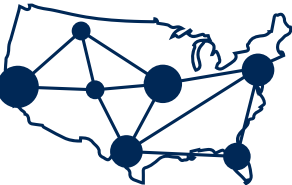








## DEMOGRAPHICS



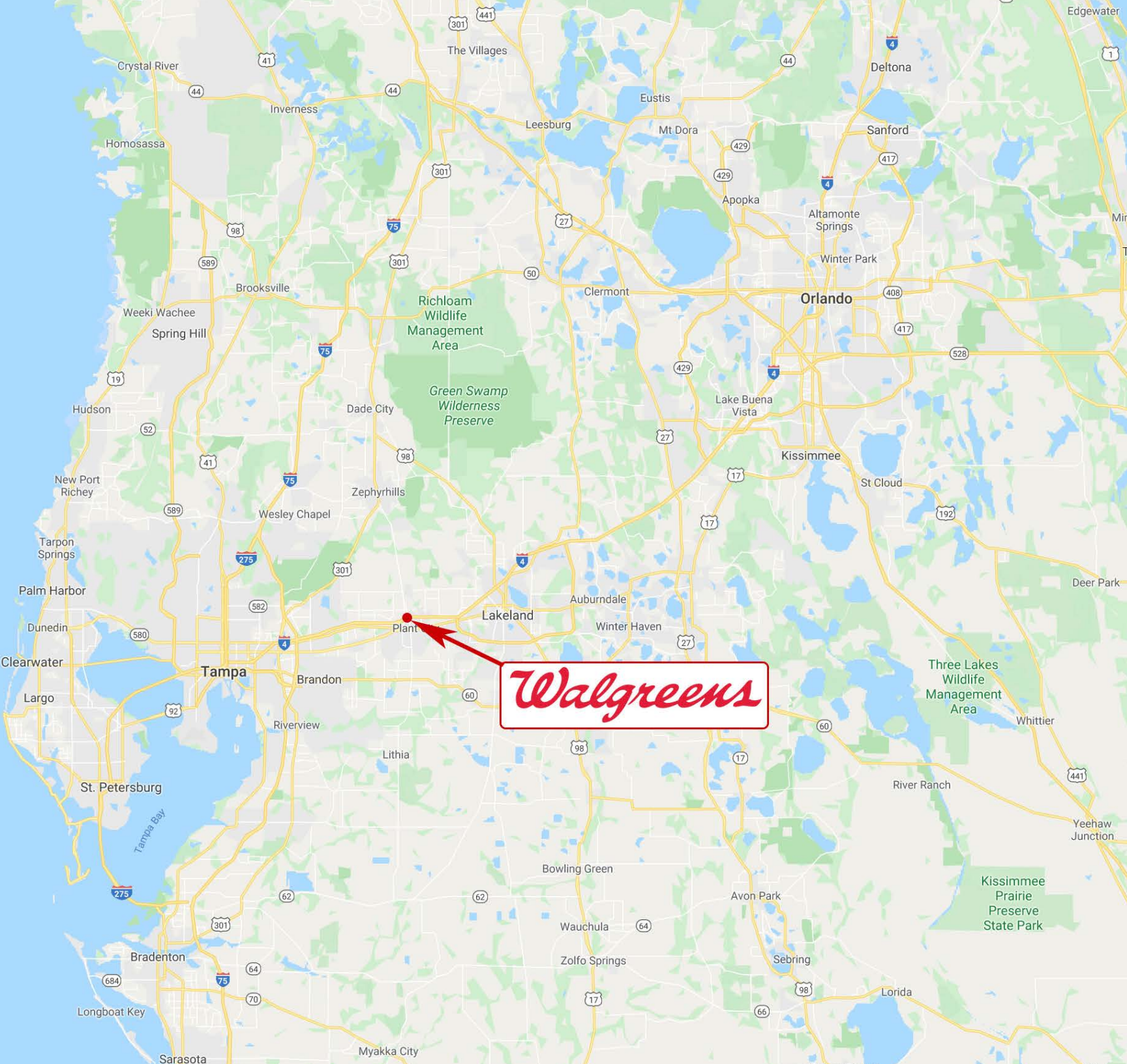
## HOUSEHOLD INCOME

YEAR 2019	1 MILE	3 MILES	5 MILES
AVERAGE	\$47,932	\$67,318	\$70,001
MEDIAN	\$36,347	\$48,992	\$52,507

## POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024 Projection Total Population	6,751	45,357	78,705
2019 Census Total Population	6,558	42,763	73,648
2010 Census Total Population	6,072	37,884	64,639

Source: Marcus & Millichap Research Services, CoStar





## PLANT CITY / TAMPA MSA

Plant City is located in eastern Hillsborough County along interstate 4, 10 miles west of Lakeland and 20 miles east of Tampa Bay. The area surrounding Plant City is mainly agriculture with pastures, citrus groves, strawberry fields, and nursery farms. The City is directly served by U.S. Highway 92 and interstate 4 through the City, while State Roads 39, 60 and 574 also provide easy access to the City. The City is also serviced by railroad from both the CXSX line (north-south) and the CXSA line (east-west).

Mining and agriculture and the businesses that support these industries remain the foothold of the local economy, but the strawberry is the crop for which Plant City is most widely known. Plant City is recognized as the winter strawberry capital of the world and hosts the annual Florida Strawberry festival in the late winter (usually in February or early March), which is attended by people from all over the United States as well as many people from around the world. In 2020 the 11day festival was expecting more than 500,000 visitors. Wish Farms, the largest strawberry producer in Florida, has a large presence in Plant City. Over three-quarters of the nation's midwinter strawberries come from Plant City. In 2017 strawberry growing pulled in \$337 million for the state in 2017. Medical care is provided by South Florida Baptist Hospital in Plant City. The hospital is a full-service 147 bed community hospital. The area has also experienced population growth recently. The county came in 10th for the national among individual counties for population growth in 2018 with almost 27,000 new residents.

Consisting of four counties and extending over 2,554 square miles, the Tampa MSA boasts an extensive highway network with access to the Gulf of Mexico, the Tampa International Airport, top ranked hospital systems, and universities Ranked as the 18th largest metropolitan area in the nation and the 3rd largest city in the state. The Tampa MSA was estimated at 3,091,399 people as of 2018. The area employs more than 1.536 million and added 26,500 last year with a low unemployment rate of 2.9%. The Tampa MSA is anticipating large population growth. Much of this growth can be attributed to out of state migration and strong job creation, which in turn, drives retail sales. With more than 50 hospitals, dozens of clinics, and ambulatory care centers, the Tampa MSA has an abundance of top-rated health care facilities for children and adults. Health care employment approximations include nearly 53,000 nurses and more than 9,200 physicians within the Tampa MSA.







# WALGREENS PHARMACY

## PLANT CITY, FL (TAMPA MSA)

EXCLUSIVELY LISTED BY

JOHN GLASS  
Executive Managing Director  
415.625.2114

[John.Glass@marcusmillichap.com](mailto:John.Glass@marcusmillichap.com)

JASON HERNANDEZ  
First Vice President  
916.724.1300

[Jason.Hernandez@marcusmillichap.com](mailto:Jason.Hernandez@marcusmillichap.com)

Ryan Nee  
FL Broker of Record  
954.245.3400  
License: BK3154667

**Marcus & Millichap**  
**THE GLASS GROUP**