



RETAIL PROPERTY FOR SALE

REPRESENTATIVE PHOTO

WALGREENS

19258 Seneca Trail, Marlinton, WV 24954

Exclusively listed by:

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In conjunction with:

BRIAN BROCKMAN

Bang Realty, Inc.

WALGREENS

19258 Seneca Trail | Marlinton, WV 24954

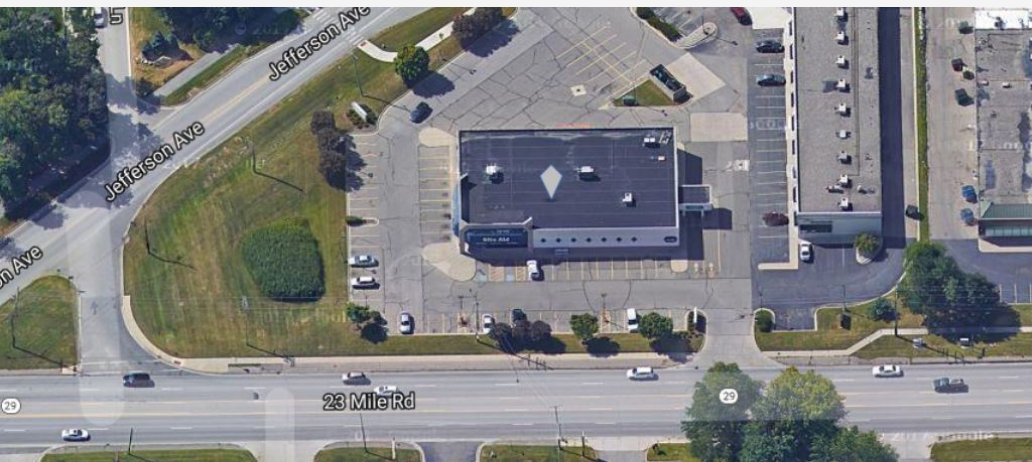
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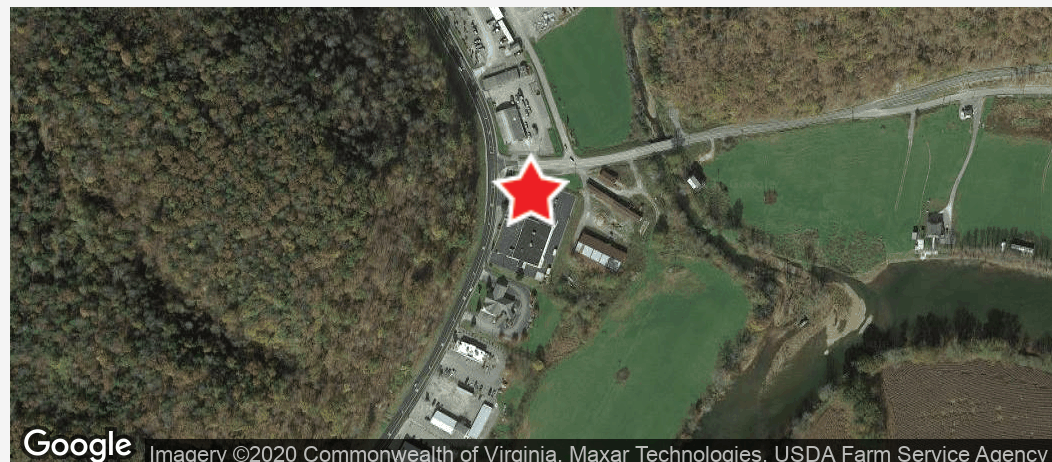
Google Map



Street View



EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,111,110
NOI:	\$99,999
Cap Rate:	9.0%
Land Acreage:	1.34 Acres
Building Size:	11,554
Price / SF:	\$96.17
Rent / SF:	\$8.66

LEASE SUMMARY

Lease Type:	Net Bond
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	3 Years
Original Lease Term:	22 Years
Commencement Date:	8/24/1998
Current Term Expiration:	9/30/2023
Options:	6, 5 Year Options
Increases:	In Options Starting 10/1/2030
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- Net Bond Lease | Zero Landlord Responsibilities
- Prototypical Free Standing Building with Drive-Thru.
- Hard Corner Location | 3 Points of Ingress/Egress
- Rent PSF Reflects \$8.66 | Attractive Occupancy Cost
- 22+ Years of Operating History | Proven Location
- Lease is Corporately Guaranteed by Walgreens Corp. | S&P "BBB"
- 3 Miles to Pocahontas Memorial Hospital | 112 Years of Service
- Average Household Income Within 5 Mile Radius Exceeds \$49,138

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WALGREENS

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE **\$1,111,110**

CAP RATE **9.0%**

INVESTMENT SUMMARY

NOI:	\$99,999
Price / SF:	\$96.17
Building Size:	11,554 SF
Land Acreage:	1.34 Acres

LEASE SUMMARY

Lease Type:	Net Bond
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	3 Years
Term Expiration:	9/30/2023
Guarantor:	Corporate

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Net Bond Lease | Zero Landlord Responsibilities
- Prototypical Free Standing Building with Drive-Thru.
- Hard Corner Location | 3 Points of Ingress/Egress
- Rent PSF Reflects \$8.66 | Very Attractive Occupancy Cost
- 22+ Years of Operating History | Proven Drugstore Location
- Lease is Corporately Guaranteed by Walgreens Corp. | S&P “BBB”
- 3 Miles to Pocahontas Memorial Hospital | 112 Years of Service
- Average Household Income Within 5 Mile Radius Exceeds \$49,138

PRICE RANGE

	LIST PRICE	LANDING CAP RANGE	
Cap Rate	9.0%	7.50%	7.75%
NOI	\$99,999	\$100,000	\$100,000
Price	\$1,111,110	\$1,333,333	\$1,290,322

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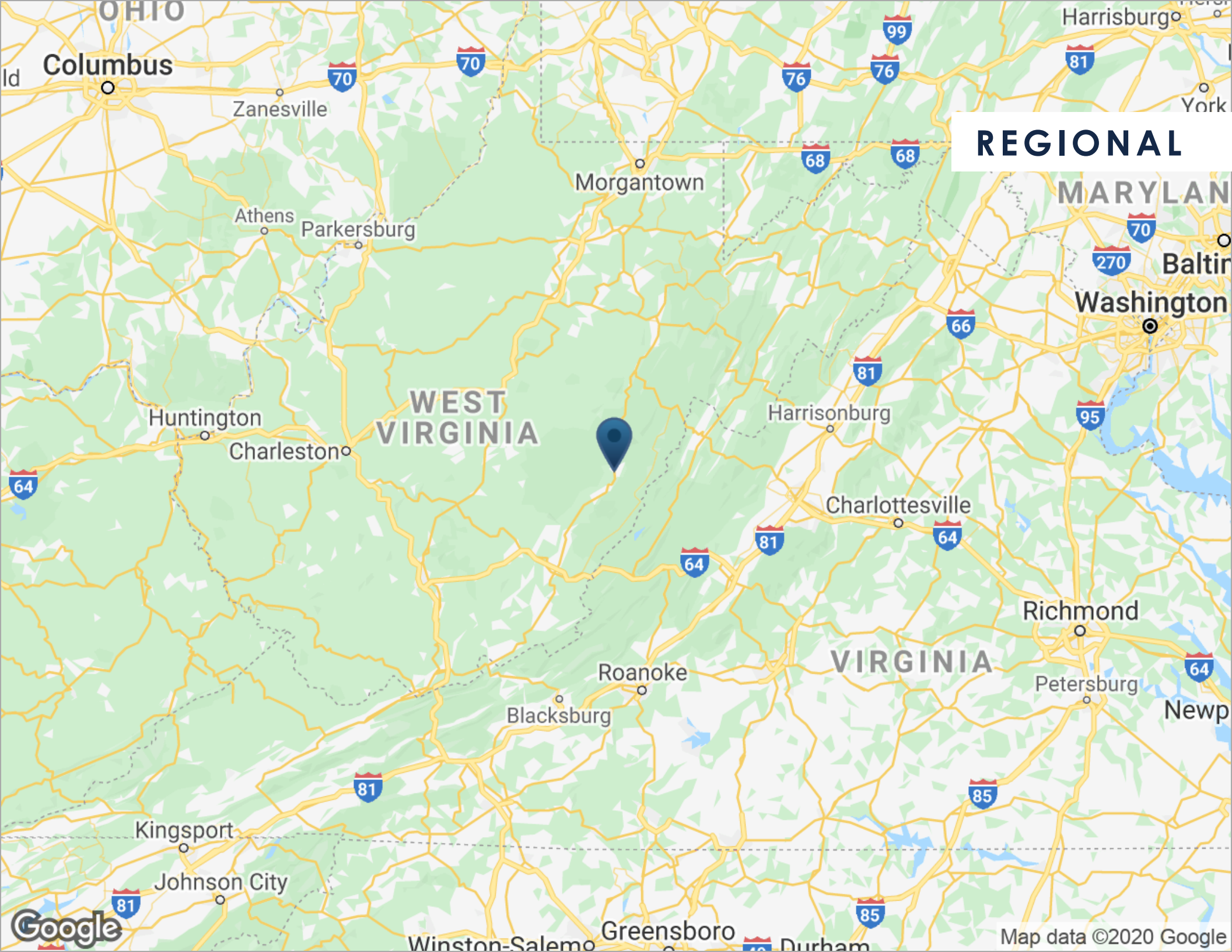


AERIAL

Brush Country Rd

Seneca Trail



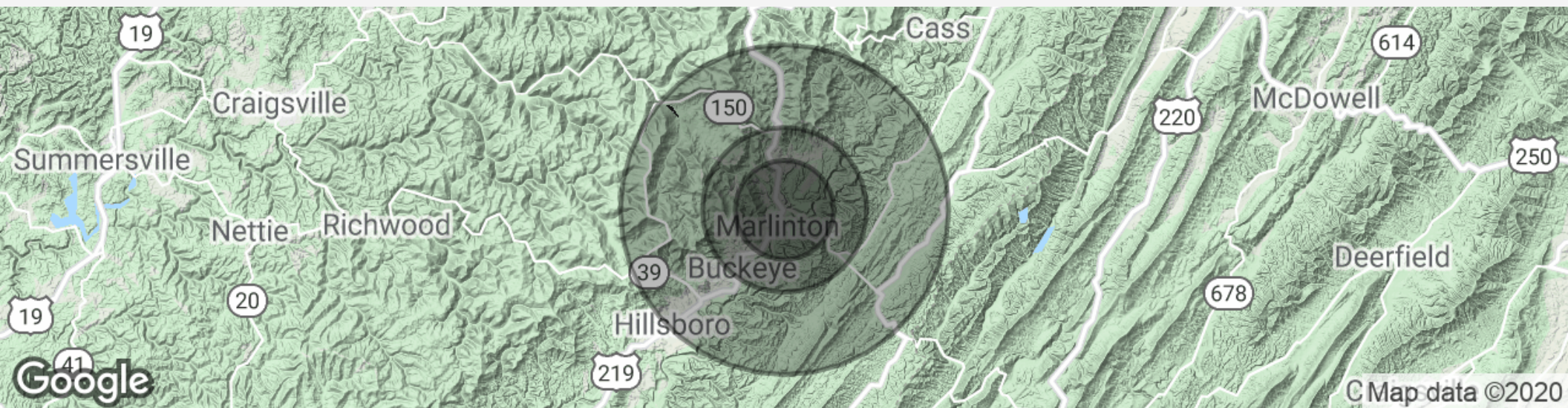


REGIONAL

WALGREENS

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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,059	2,824	4,867
Average age	47.0	46.9	46.8
Average age (Male)	45.9	45.8	45.8
Average age (Female)	49.2	49.2	49.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	886	1,211	2,067
# of persons per HH	2.3	2.3	2.3
Average HH income	\$47,455	\$49,138	\$52,484
Average house value			

* Demographic data derived from 2010 US Census

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