



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Walgreens  
250 NY Route 104  
Oswego, NY 13126



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 14,673 SF Walgreens Located at 250 NY Route 104 (Store #17566) in Oswego, NY. This Investment Provides an Investor the Opportunity to Purchase a Strong Performing Essential Business, With a Corporate Guarantee, That Has 8 Years Remaining on a Triple Net Lease. This Location is Surrounded By a Host of Notable Retail Drivers With Limited Pharmacy Competition Within a 3-Mile Radius. Walgreens Purchased the Store From Rite Aid and Has Completed Its Signage Conversion, Proving Its Commitment to the Store and Market.

## OFFERING SUMMARY

PRICE	\$9,102,179
CAP	7.25%
NOI	\$659,908
PRICE PER SF	\$620.34
GUARANTOR	Walgreens

## PROPERTY SUMMARY

ADDRESS	250 NY Route 104 Oswego, NY 13126
COUNTY	Oswego
BUILDING AREA	14,673 SF
LAND AREA	1.97 AC
BUILT	2008

ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Investment Grade Tenant With Corporate Guarantee
- Walgreen Co. (S&P: BBB), a Subsidiary of Walgreens Boots Alliance Inc. (NASDAQ: WBA), Operates More Than 9,200 Stores Across 50 States and Reported Total Revenues in Excess of \$136 Billion in the 2019 Fiscal Year
- 8 Years Remaining on an Absolute Triple Net (NNN) Lease
- Above Average Store Performance
- Situated on New York Route 104 Which Sees Over 20,300 VPD
- Fixed Increases of 10% in the Renewal Options
- Limited Drug Store Competition in the Market
- Walgreens is the Global Leader in Retail and Wholesale Pharmacy
- Walgreens Purchased the Store From Rite Aid and Has Completed Its Signage Conversion, Proving Its Commitment to the Store and Market
- Surrounded By a Host of Notable Retail Drivers Such As: Walmart Supercenter, Price Chopper, T.J. Maxx, Dunkin', Burger King, Taco Bell, Lowe's, Subway, PetSmart and More





# LEASE SUMMARY

TENANT	Walgreens
PREMISES	A Building of Approximately 14,673 SF
LEASE COMMENCEMENT	November 20, 2008
LEASE EXPIRATION	November 30, 2028
LEASE TERM	8 Years Remaining
RENEWAL OPTIONS	5 x 5 Years and 1 Additional Option For 3 Years 11 Months
RENT INCREASES	10% Increase in Option 1 and Option 3; Fair Market Rent in Option 5
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Drug Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None

SQUARE  
FOOTAGE

ANNUAL  
BASE RENT

RENT  
PER SF

14,673 SF

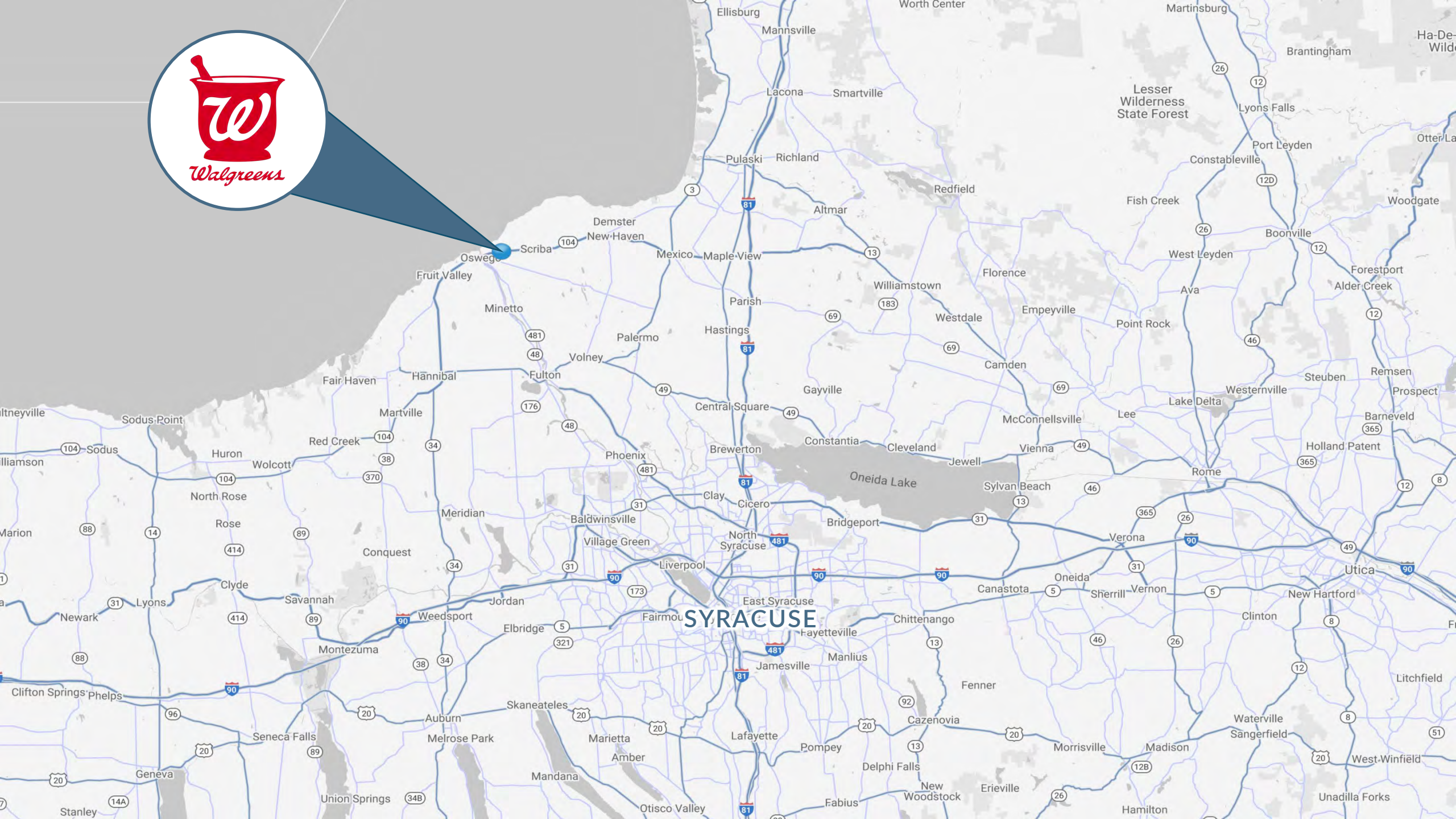
\$659,908

\$44.97









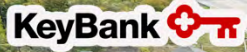


Fort Ontario  
Park



Oswego  
Marina

PORT OF OSWEGO  
AUTHORITY



Oswego  
Self Storage



Dynamic  
Impressions



Jim Shampine Dr

E Bridge St





Port City  
Logistics

Hardwood  
Transformation Inc

Oswego  
Self Storage



K Q  
Restaurant



Dynamic  
Impressions



E Bridge St



Jim Shampine Dr





**Do it Best**  
**QUALITY**  
**SUBWAY**  
**cricket**  
**GOODYEAR**  
**Best Western PLUS**  
**Community Bank N.A.**

**Price Chopper**  
**Ruby Tuesday**  
**Little Caesars**  
**T.J. MAXX**  
**DUNKIN'**  
**Holiday Inn Express**  
**KNIGHTS INN**

**TSC TRACTOR SUPPLY CO.**  
**Advance Auto Parts**  
**TACO BELL**  
**HARBOR FREIGHT TOOLS**  
**BURGER KING**  
**OLLIE'S OUTLET**  
**Kentucky Fried Chicken**

**Walmart Supercenter**  
**O'Reilly AUTO PARTS**  
**AutoZone**  
**SUBWAY**

**LOWE'S**  
**PET SMART**  
**SALLY BEAUTY**  
**maurices**  
**SUPERCUTS**  
**SHOE DEPT.**  
**planet fitness**  
**AT&T**

**ALDI**  
**SUNOCO**

**NET BANK**  
**NAPA**  
**MAVIS DISCOUNT TIRE**  
**SUNOCO**  
**DUNKIN'**

**AspenDental**  
**VALERO**

**BIG LOTS!**  
**JCPenney**  
**DOLLAR TREE**  
**KeyBank**  
**SUBWAY**  
**HOME 2 SUITES BY HILTON**  
**FAMOUS footwear**  
**SHERWIN-WILLIAMS**  
**McDonald's**

**Walgreens**

104

E Bridge St



## OSWEGO | OSWEGO COUNTY | NEW YORK

Oswego, known as "The Port City of Central New York" is located on the southeastern shore of Lake Ontario at the mouth of the Oswego River. Oswego has about 17,236 residents as of 2019. The city is located about 35 miles north of Syracuse, New York. Syracuse is the fifth-most populous city in the state of New York following New York City, Buffalo, Rochester and Yonkers. At the 2019 estimate census, the city's population was 142,237 residents, and its MSA had a population of 662,577 people. The city is the economic and educational hub of Central New York, a region with over one million inhabitants. Syracuse is also well-provided with convention sites, with a downtown convention complex. Its airport is the largest in the region. Syracuse is home to Syracuse University, a major research university, as well as Le Moyne College, a nationally recognized liberal arts college.

Due to the city's close proximity, Syracuse's economy affects Oswego's. Syracuse's top employers now are primarily in higher education, research, health care, and services; some high-tech manufacturing remains. University Hill is Syracuse's fastest growing neighborhood, fueled by expansions by Syracuse University and Upstate Medical University, as well as dozens of small medical office complexes. Top employers in the Syracuse region include: State University of New York Upstate Medical University, St. Joseph's Hospital Health Center, Syracuse University, Lockheed Martin Corp, Wegmans Food Markets, Crouse Hospital, National Grid USA and Carrier Corporation.

Oswego is home to the Oswego Speedway which is a racetrack nicknamed 'The Steel Palace'. It was built in 1951 and today is an asphalt racetrack. The track is the Labor Day Weekend home of the 200-lap, non-wing, big-block super modified Budweiser Classic and Race of Champions. Even though it's not New York City, the area still holds tons of appeal for those wanting to get away from the actual urban hubbub and enjoy a little of the super-charming side of another part of the state.



OSWEGO SPEEDWAY



OSWEGO FARMER'S MARKET





	3 MILES	5 MILES	10 MILES
POPULATION	22,195	29,928	47,095
AVERAGE HH INCOME	\$71,055	\$49,628	\$54,556





# TENANT PROFILE

Walgreens Boots Alliance (NASDAQ: WBA) is a global leader in retail and wholesale pharmacy, touching millions of lives every day through dispensing and distributing medicines, its convenient retail locations, digital platforms and health and beauty products. The company has more than 100 years of trusted health care heritage and innovation in community pharmacy and pharmaceutical wholesaling.

Including equity method investments, WBA has a presence in more than 25 countries, employs more than 450,000 people and has more than 21,000 stores as of August 31, 2020.

WBA's purpose is to help people across the world lead healthier and happier lives. The company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace and a sustainable marketplace. The company's businesses have been recognized for their Corporate Social Responsibility. Walgreens was named to FORTUNE magazine's 2019 Companies that Change the World list and Boots UK was recognized as Responsible Business of the Year 2019-2020 by Business in the Community.

WBA is included in FORTUNE's 2020 list of the World's Most Admired Companies, ranked first in the food and drugstore category. This is the 27th consecutive year that WBA or its predecessor company, Walgreen Co., has been named to the list.

More company information is available at [www.walgreensbootsalliance.com](http://www.walgreensbootsalliance.com).



Walgreens Boots Alliance



COMPANY TYPE  
NASDAQ: WBA



FOUNDED  
1901



# OF LOCATIONS  
21,000+



HEADQUARTERS  
Deerfield, IL



WEBSITE  
[walgreens.com](http://walgreens.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, 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, PCB's 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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