



RETAIL PROPERTY FOR SALE

**WALGREENS**

57 West Main Street, Amelia, OH 45102

*Exclusively listed by:*

**DANTE HARGIS**

Senior Director

248.702.0289

[dhargis@encorereis.com](mailto:dhargis@encorereis.com)

**BRANDON HANNA**

Managing Partner

248.702.0290

[bhanna@encorereis.com](mailto:bhanna@encorereis.com)



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# WALGREENS

57 West Main Street | Amelia, OH 45102

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

**SALE PRICE** **\$5,380,016**

**CAP RATE** **6.25%**

INVESTMENT SUMMARY	
List Price:	\$5,380,016
NOI:	\$336,251
Cap Rate:	6.25%
Price / SF:	\$369.51
Building Size:	14,560 SF
Land Acreage:	2.0 Acres
Year Built:	2003

LEASE SUMMARY	
Lease Type:	Absolute Net
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	25 Years
Term Remaining:	9+ Years
Commencement Date:	July 1, 2003
Term Expiration:	June 30, 2028
Options:	(5) Ten Year Options
Guarantor:	Corporate (Walgreens)

## EXECUTIVE SUMMARY

### INVESTMENT HIGHLIGHTS

- Absolute Net Lease | Zero Landlord Responsibilities
- Prototypical Free Standing Drug Store with Drive-Thru
- Signalized Hard Corner Location With Excellent Visibility
- Strong Population Growth - Approx. 78% Growth Since 2000
- Preferred Walgreens Lease Structure With (5) Ten Year Option Periods
- Corporate Back Guarantee | Walgreens Boots Alliance S&P "BBB"
- Over Nine Years Remaining on Original 25 Year Lease
- New Developments: Premier Health - 12 Acre Assisted Living Complex | 33 +/- Acres of Proposed Future Single & Multifamily Homes
- Three Mile Average Household Income: \$80,517
- Five Mile Population Exceeds: 61,900
- The Cincinnati Region Was Recently Ranked One of The 5 Most Competitive Cities In North America In The 2017 Site Selection Magazine's "The World's Most Competitive Cities" Report



## EXTERIOR PHOTO



## EXTERIOR PHOTO







AERIAL

*Walgreens*

Walgreens

Fox and Fox, A Legal Professional Association

W MAIN ST

CHapel RD

ATM  
Speedway



CVS

Ohio Pike

29,900

Oak St

Oak St

Oak St

Chapel Rd







AERIAL



33 +/- ACRES  
FUTURE DEVELOPMENT

Premier Health Plan  
12 ACRE ASSISTED LIVING DEVELOPMENT

Walgreens

TireDiscounters

Speedway

CVS  
pharmacy

O'Reilly  
AUTO PARTS

DOLLAR GENERAL  
Save time. Save money. Every day.

CHASE KeyBank

DOLLAR TREE

RiverHills  
BANK



Bob Evans

Walmart





REGIONAL

Cincinnati

Amelia

## DEMOGRAPHICS REPORT

RADIUS	1 MILE	3 MILE	5 MILE
Population:			
2023 Projection	8,388	27,970	63,496
2018 Estimate	8,211	27,384	61,905
2010 Census	7,912	26,403	58,296
Growth 2018-2023	2.16%	2.14%	2.57%
Growth 2010-2018	3.78%	3.72%	6.19%
2018 Population Hispanic Origin	165	463	1,093
2018 Population by Race:			
White	7,830	26,073	58,586
Black	143	445	1,154
Am. Indian & Alaskan	23	89	183
Asian	76	284	907
Hawaiian & Pacific Island	1	10	24
Other	137	483	1,051
U.S. Armed Forces:	0	0	15
Households:			
2023 Projection	3,273	10,581	24,674
2018 Estimate	3,205	10,362	24,046
2010 Census	3,096	10,019	22,603
Growth 2018 - 2023	2.12%	2.11%	2.61%
Growth 2010 - 2018	3.52%	3.42%	6.38%
Owner Occupied	2,199	7,597	16,399
Renter Occupied	1,006	2,766	7,647
2018 Avg Household Income	\$70,341	\$80,517	\$79,526

RETAIL PROPERTY FOR SALE

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**ENCORE REAL ESTATE INVESTMENT SERVICES**

30500 Northwestern Highway Suite 400  
Farmington Hills, MI 48334  
[Encoreinvestmentrealestate.com](http://Encoreinvestmentrealestate.com)

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