

Walgreens



REPRESENTATIVE PHOTO



WALGREENS | ABSOLUTE NNN LEASE

3046 Route 38, Mount Laurel, NJ 08054

Presented By:

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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Landmark Real Estate Co., LLC from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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INVESTMENT OVERVIEW

The Property is located at 3046 Route 38 in Mount Laurel, NJ and approximately 4.5 miles away from Exit 40 along Interstate 295. Walgreens is located immediately adjacent to Prospector's Steak and Saloon a TD Bank, which are both easily accessible from both sides of the highway. The freestanding Walgreens occupies one of the highly visible parcels along Route 38 and shares a contiguous parking lot with Prospector's, and shares over 1,245 feet of frontage along Route 38. Route 38 is a major highway for the area and boasts 47,166 vehicles per day.

The subject property is supported by robust demographics. The estimated population within a 3-mile radius of the subject property is 38,388 and 128,137 within a 5-mile. Additionally, within a 3 mile radius of the subject property, there are 15,235 households with an average household income of \$101,663. Some of the surrounding retailers in the immediate area include TD Bank, Investors Bank, CVS Pharmacy, McDonald's, 7-Eleven, Shop Rite, Burger King, Aldi, Planet Fitness, and many more.



DEAL POINTS

ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

QUALITY 2005 CONSTRUCTION

FLAT RENT

RENT COMMENCEMENT OCTOBER 2006

SEVENTY FIVE YEAR TERM

LOCATED IN MOUNT LAUREL NEW JERSEY

OFFERING SPECIFICATIONS

NET OPERATING INCOME	\$450,000
SQUARE-FOOTAGE	14,000
LAND SIZE	3.2 AC
YEAR BUILT	2005

FINANCIAL SUMMARY

WALGREENS | ABSOLUTE NNN LEASE

3046 Route 38, Mount Laurel, NJ 08054

FEE SIMPLE OWNERSHIP

PRICING OVERVIEW

\$7,377,049.18

6.10% Cap Rate

SUMMARY

TENANT NAME	WALGREENS
SQUARE FOOTAGE	14,000
LEASE BEGINS	10/16/2006
LEASE ENDS	3/31/2031
ANNUAL RENT	\$450,000
OPTIONS	TEN FIVE-YEAR OPTIONS
INCREASES	FLAT RENT

OPERATING SUMMARY

NET OPERATING INCOME	
Years 1-75	\$450,000

LOCATION AERIAL



LOCATION PHOTOS



REPRESENTATIVE PHOTOS

AREA OVERVIEW

MOUNT LAUREL, NEW JERSEY

Mount Laurel is a family-oriented suburban municipality of neighbors that provides recreational and educational activities for residents of all ages. Located in western Burlington County, Mount Laurel is considered an “edge-city” suburb of Philadelphia. Mount Laurel NJ has a population of 41,930 people as of 2017 with a median age of 41.3 and a median household income of \$84,020.

Rowan at Burlington County College; the 112-acre Mount Laurel Campus, opened in 1995, quickly became the most popular due to its convenient location to Route 38 and I-295 and access to the thriving business community in Mount Laurel and the region. It was designated the college’s main campus in 2015. Motorists pass through the township on two state highway Routes 38 & 73, ten (10) Major County Roads, and two interstate highways I-295 and the New Jersey Turnpike. This, places Mount Laurel Township at the crossroads of travel between New York, Philadelphia and Washington, DC travel corridors.



	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE- MILE RADIUS
POPULATION			
2017 Estimated Population	7,559	38,388	128,137
HOUSEHOLDS			
2017 Estimated Households	3,336	15,235	48,104
INCOME			
2017 Average Household Income	\$89,262	\$101,663	\$98,925
MEDIAN AGE			
2017 Estimated Median Age	41.3	39.5	38.8



TENANT PROFILE

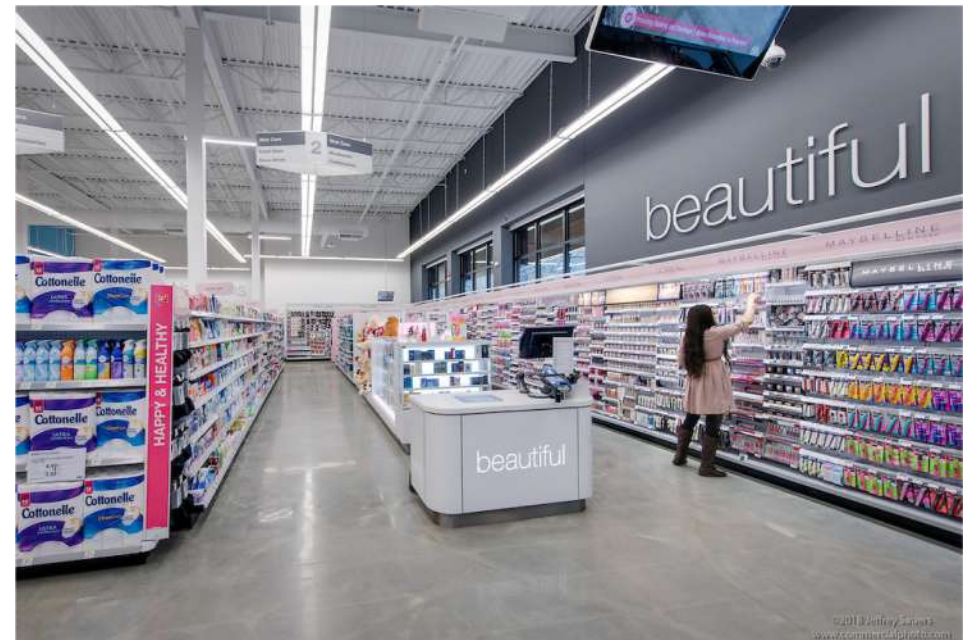


Walgreens is an American pharmaceutical company which operates the largest drug retailing chain in the United States of America. It specializes in serving prescriptions, health & wellness products, health information and photo services. As of February 29, 2016, the company operated 8,177 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois. Walgreens Boots Alliance is the first global pharmacy-led, health and wellbeing enterprise. Their goal is to help people across the world lead healthier and happier lives. Walgreens Boots Alliance was created through the combination of Walgreens and Alliance Boots in December 2014. This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

The Company, together with its equity method investments, has a presence in more than 25 countries, employs more than 370,000 people and is the largest retail pharmacy, health and daily living destination in the USA and Europe, and is:

- A global leader in pharmacy-led, health and wellbeing retail with over 13,100 stores in 11 countries.
- One of the largest global pharmaceutical wholesale and distribution networks with over 350 distribution centers delivering to more than 200,000 pharmacies, doctors, health centers and hospitals each year in 19 countries.
- One of the world's largest purchasers of prescription drugs and many other health and wellbeing products.
- The Company's size, scale, and expertise will help us to expand the supply, and address the rising cost of, prescription drugs in the USA and worldwide.

WWW.WALGREENS.COM





Mount Laurel | New Jersey



392 Main Street | Wyckoff, NJ | 07481

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