



\*WALGREENS PHARMACY | 16 YEARS REMAINING | 10 MINUTES TO LONG ISLAND COMMUNITY HOSPITAL | ACTUAL PHOTO\*

**WALGREENS**

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*Walgreens*

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CLICK ON THE FOLLOWING LINKS:

 Drone Video

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 Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY		LEASE SUMMARY		PROPERTY HIGHLIGHTS	
List Price:	\$9,805,747	Lease Type:	Absolute NNN	<ul style="list-style-type: none"><li>Absolute NNN Lease - Zero Landlord Responsibilities</li><li>16 Years Remaining on Original 25 Year Lease Term</li><li>Corporate Guarantee   Walgreens Co. (S&amp;P: "BBB")</li><li>Essential Retailer and Leading Market Provider</li><li>Prototypical Free Standing Building with Drive-Thru</li><li>10 Minutes to Long Island Community Hospital</li><li>Affluent Community   1 Mile Average Household Income Exceeds \$100,000</li><li>Population within 5 Miles Exceeds 89,801</li><li>Strategically Positioned in a Prime Retail Corridor with Neighboring National Tenants Including: Applebee's, Chase Bank, Popeye's Louisiana Chicken, Subway, Burger King, Wendy's, KFC, Taco Bell, Dunkin Donuts, Dollar Tree and Many More</li><li>8 Minute Drive from Brookhaven Calabro Airport</li></ul>	
NOI:	\$504,996	Taxes / Insurance / CAM:	Tenant Responsibility		
Cap Rate:	5.15%	Roof / Structure:	Tenant Responsibility		
Land Acreage:	1.23 Acres	Term Remaining:	16 Years		
Building Size:	10,141	Original Lease Term:	25 Years		
		Current Term Expiration:	2036		
		Options:	Ten (10) 5-Year		
Price / SF:	\$966.94	Guarantor:	Corporate		

## TENANT PROFILE



*Walgreens*  
AT THE CORNER OF **HAPPY** & **HEALTHY**™

### OVERVIEW

Company:	Walgreens
Founded:	1901; 117 years ago
Total Revenue:	\$136.9 Billion
Net Income:	\$3.9 Billion
Number Of Locations:	8,175
Headquarters:	Deerfield, Illinois
Website:	<a href="http://www.walgreens.com">www.walgreens.com</a>

### TENANT HIGHLIGHTS

- Parent Company: Walgreens Boots Alliance
- Number of Locations: Over 9,277 Stores
- NASDAQ: WBA

### TENANT OVERVIEW

The Walgreen Company (or simply Walgreens) is an American company that operates as the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. As of August 31, 2016, the company operated 8,175 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.

In 2014 the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became a subsidiary of the new company, which retains its Deerfield headquarters and trades on the Nasdaq under the symbol WBA. Walgreens began in 1901, with a drug store on the corner of Bowen and Cottage Grove Avenues in Chicago, owned by Galesburg native Charles R. Walgreen, Sr.





A photograph of a Walgreens drive-thru pharmacy. In the foreground, a large sign is mounted on a brick pillar with a green metal roof. The sign features the Walgreens logo in red script and the words 'drive thru pharmacy' in white on a blue background. Below this is a white rectangular area. In the background, the Walgreens building is visible, featuring a similar green roof and signage that includes 'Walgreens' and 'PHARMACY'. A silver car is in the drive-thru lane, and other vehicles are parked nearby. A tall light pole stands to the right of the sign, and a bare tree is on the far right. The sky is overcast.

*Walgreens*

drive thru pharmacy

*Walgreens*

PHARMACY











RETAIL

SUBJECT  
PROPERTY





AERIAL

Grand Ave

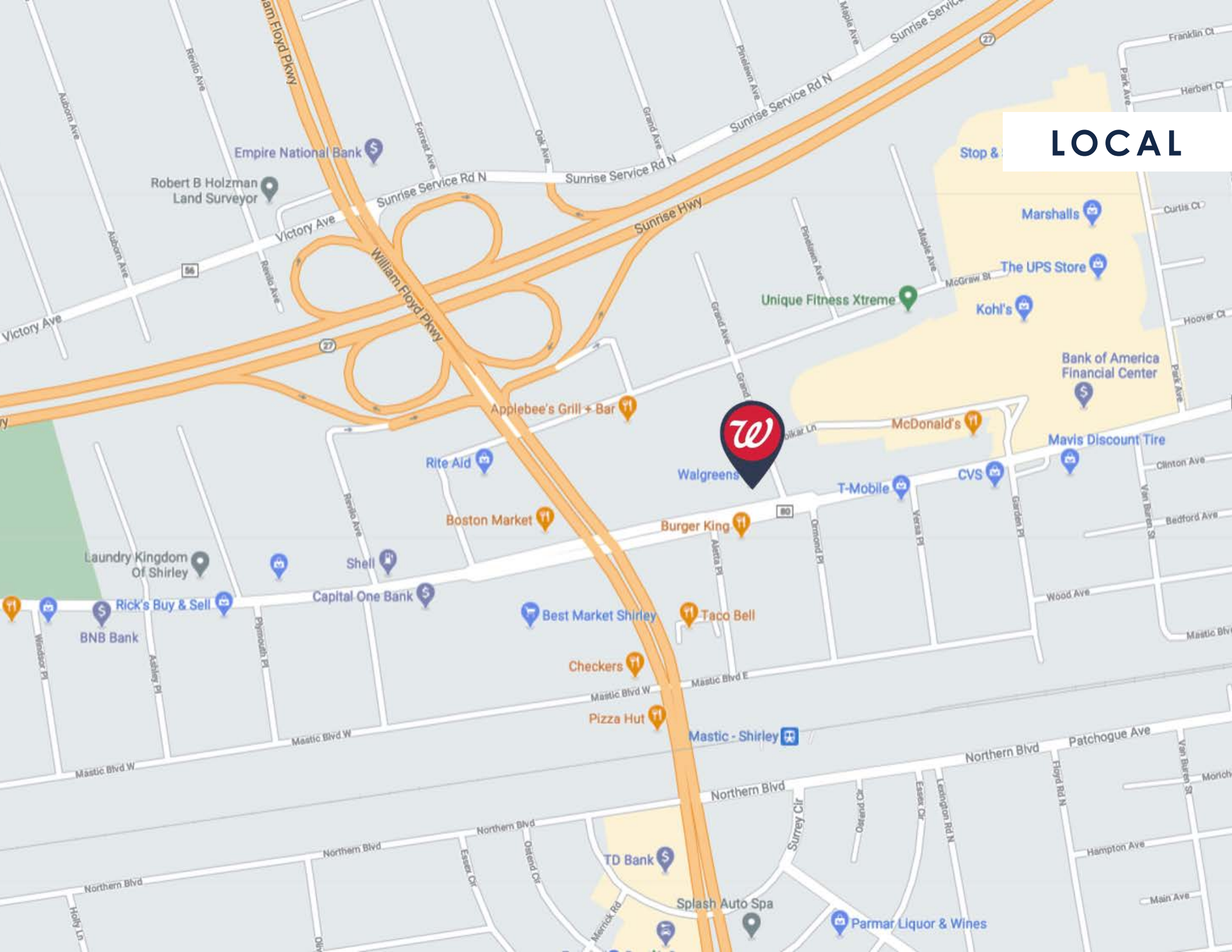
Montauk Hwy

 19,017+





LOCAL



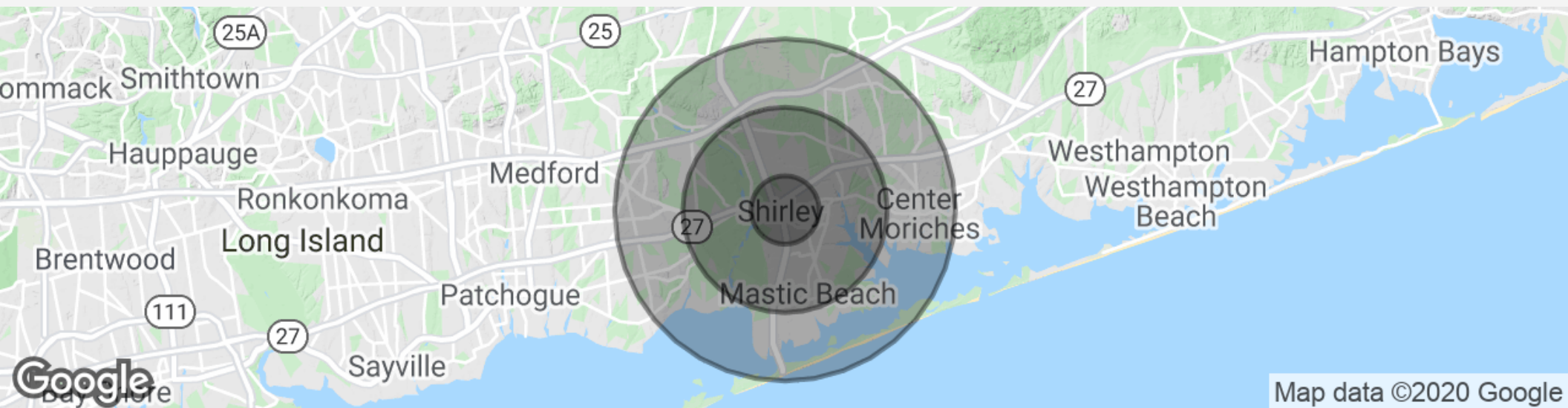


## REGIONAL





## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,319	51,669	89,801
Average age	37.2	37.3	36.0
Average age (Male)	34.9	36.1	34.9
Average age (Female)	39.1	38.3	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,204	17,119	29,999
# of persons per HH	2.5	2.7	2.6
Average HH income	\$100,234	\$101,639	\$104,154
Average house value	\$250,852	\$281,282	\$254,840

\* Demographic data derived from 2010 US Census



## LOCATION OVERVIEW



### SHIRLEY, NEW YORK

Shirley is a hamlet (and census-designated place) in Suffolk County, New York, United States. As of the 2010 census, the population of Shirley was 27,854. Shirley is the western terminus of Atlantic Crossing 1, a major submarine telecommunications cable linking the United States with the UK, Germany, and the Netherlands. Soon, the Emerald Express transatlantic communications cable will provide data connectivity between Europe and North America, landing in Shirley.

Shirley is a community in the Town of Brookhaven, on the South Shore of Long Island. It is named for developer Walter T. Shirley, who had the vision in the 1950s to turn the area on Mastic Bay into an affordable enclave. Shirley's company priced its 4,000 four-room homes starting at \$4,700, and lots were priced at \$295. Shirley is served by the Mastic-Shirley Long Island Rail Road station. The station was a compromise when both Mastic and Shirley campaigned for it. The Smith Point Bridge is the second of only two bridge crossings from Long Island to Fire Island, allowing beach goers easy access to the ocean without taking a ferry boat. The 7th Precinct of the Suffolk County Police Department is located in Shirley. Most of Shirley, the southern part, is served by the William Floyd School District. The northern part is served by the Longwood Central School District.



# WALGREENS

863 Montauk Hwy, Shirley, NY 11967



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