



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Walgreens
173 Market Street
Potsdam, NY 13676

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS

04

07

08

13

15

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerials & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 14,550 SF Walgreens (NASDAQ: WBA) Located at 173 Market Street in Potsdam, New York. This Investment Provides an Investor the Opportunity to Purchase an Investment Grade (S&P: BBB) Essential Business, With a Corporate Guarantee and Nearly 11 Years Remaining on a Triple Net (NNN) Lease.

OFFERING SUMMARY

PRICE	\$4,255,000
CAP	7.00%
NOI	\$298,000
PRICE PER SF	\$292.44
GUARANTOR	Walgreen Company

PROPERTY SUMMARY

ADDRESS	173 Market Street Potsdam, NY 13676
COUNTY	St. Lawrence
BUILDING AREA	14,550 SF
LAND AREA	2.0 AC
BUILT	2006



HIGHLIGHTS

- Investment Grade Tenant (S&P: BBB) With a Corporate Guarantee (Walgreen Co.)
- Nearly 11 Years Remaining on a Triple Net (NNN) Lease
- Walgreen Co. is a Subsidiary of Walgreens Boots Alliance Inc. (NASDAQ: WBA) and it Reported Total Revenues in Excess of \$136 Billion in the 2019 Fiscal Year
- Limited Competition in the Trade Area; Walmart and Kinney Drugs Are the Only National/Regional Drug Store Operators in the Area
- Signalized Access With Excellent Visibility on Market Street Which Sees Over 16,800 VPD
- Above Average Household Income With Residents Making Over \$72,800 Within a 5-Mile Radius
- Located Right By the Canton-Potsdam Hospital (94 Beds) and the Helen Snell Medical Campus
- This Walgreens is the Only One in Potsdam; The Next Closest Walgreens is About 12-Miles Away in Canton, NY
- Situated Near Academic/Population Anchors Such as SUNY Potsdam and Clarkson University
- Nearby Tenants Include: Lowe's, Arby's, Burger King, Price Chopper, Harbor Freight, UPS Store, McDonald's, Big Lots, Taco Bell and More



ACTUAL PROPERTY IMAGE

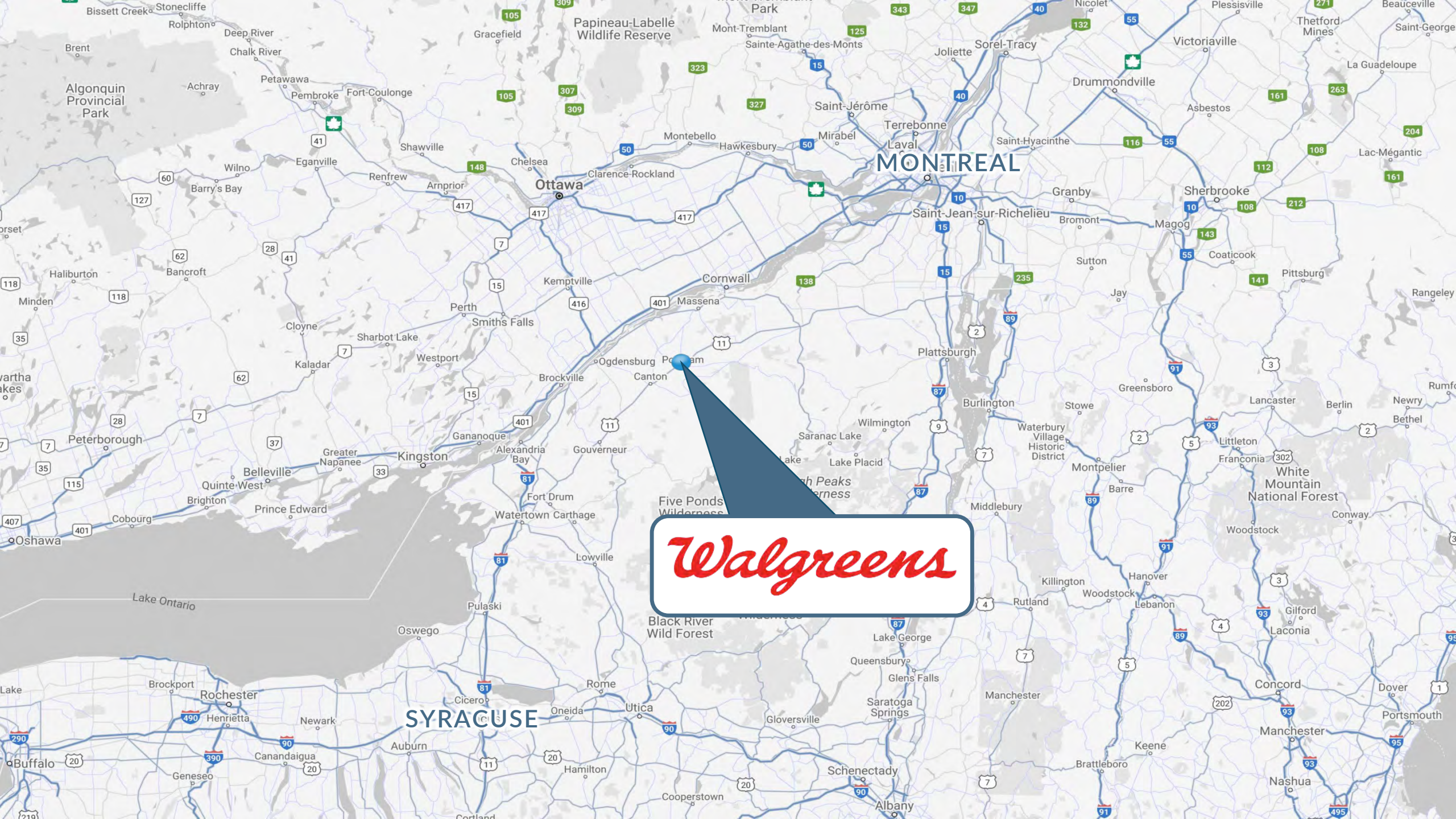
LEASE SUMMARY

TENANT	Walgreens
PREMISE	Building of Approximately 14,550 SF
LEASE COMMENCEMENT	December 1, 2006
LEASE EXPIRATION	November 30, 2081
RIGHT TO TERMINATE	November 30, 2031
GUARANTEED TERM REMAINING	~11 Years Remaining
RENEWAL OPTIONS	Annually With 12 Month Notice to Terminate
RENT INCREASES	Flat Annually
LEASE TYPE	Triple Net (NNN)
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	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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14,550 SF	\$298,000	\$20.48
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SUNY Potsdam

A A Kingston
Middle School

Lawrence
Avenue
Elementary

Potsdam High
School

Canton-Potsdam
Hospital

Clarkson University



Sisson Street

Market Street



May Road



Walgreens



LOWE'S

Advance
Auto Parts



DOLLAR TREE

Price
Chopper

St. Lawrence
Federal Credit Union

WESTERN
UNION WU

sears
HOMETOWN STORE



TRIPLE "A"
BUILDING CENTER

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



BIG LOTS!

Kinney Drugs

Save
a lot

Walgreens



SUBWAY

May Road

56



LOWE'S

56

save a lot
sears Community Bank N.A.
Kinney Drugs
Do it Best
BIG LOTS!
HARBOR FREIGHT TOOLS
NAPA
NET BANK

11

DOLLAR TREE
Advance Auto Parts
Price Chopper

Walgreens

AutoZone FAMILY DOLLAR
TACO BELL
SUNOCO
verizon
DUNKIN'

Arby's
BURGER KING
McDonald's
SUBWAY
Hampton by HILTON

ACE
KeyBank
IGA
THEATRES

Pizza Hut
Community Bank N.A.
FIVE GUYS
BURGERS and FRIES

SUBWAY
Kinney Drugs
SUNOCO

Market Street

POTSDAM | ST. LAWRENCE COUNTY | NY

Historic downtown Potsdam is laid out along the scenic Raquette River, which flows from the heart of the Adirondacks north to the mighty St. Lawrence. With its distinctive reddish-pink Potsdam sandstone, beautiful parks and Victorian architecture, the village offers more than 30 restaurants and cafés, plus specialty shops, accommodations and an independent movie theater. Home to both SUNY Potsdam and Clarkson University, Potsdam, N.Y., is also just down the road from St. Lawrence University and SUNY Canton, located in nearby Canton, N.Y.—making the region a higher education destination. With four colleges in a 10-mile radius, there are more than 13,000 college students enrolled locally. Potsdam also features Canton-Potsdam Hospital, one of the top-rated community hospitals in the nation, and also is home to one of the state's finest public school systems. The Town of Potsdam, NY had a population of 15,908 as of July 1, 2020.

The largest industries in Potsdam, NY are Educational Services (1,233 people), Retail Trade (467 people), and Accommodation & Food Services (334 people), and the highest paying industries are Finance & Insurance (\$75,208), Transportation & Warehousing, & Utilities (\$66,000), and Transportation & Warehousing (\$64,318).

A Victorian and sandstone setting is the backdrop for Potsdam's modern educational, cultural and scientific centers, medical and shopping facilities, a wide variety of restaurants, local airport and accommodations. Rich in heritage, the community is also on the cutting edge of technology. Founded in 1806, Potsdam is situated on an abundant and wide band of well-renowned, reddish-orange Potsdam sandstone located north of the Adirondack foothills in central St. Lawrence County. For nearly two centuries as the county's "cultural and educational center," Potsdam is home to Clarkson University, the State University College at Potsdam and one of the state's finest public school systems.



	3 MILES	5 MILES	10 MILES
POPULATION	10,878	15,262	26,262
AVERAGE HH INCOME	\$70,550	\$72,823	\$70,719





W A L G R E E N S B O O T S A L L I A N C E

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. 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 2019 list of the World's Most Admired Companies, ranked first in the food and drugstore category. This is the 26th 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.



COMPANY TYPE
NYSE: WBA



FOUNDED
1901



OF LOCATIONS
21,000+



HEADQUARTERS
Deerfield, IL



WEBSITE
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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