



# WALGREENS

600 N MAIN STREET  
MUNFORDVILLE, KY

OFFERING MEMORANDUM

Marcus & Millichap  
THE ISAAC GROUP





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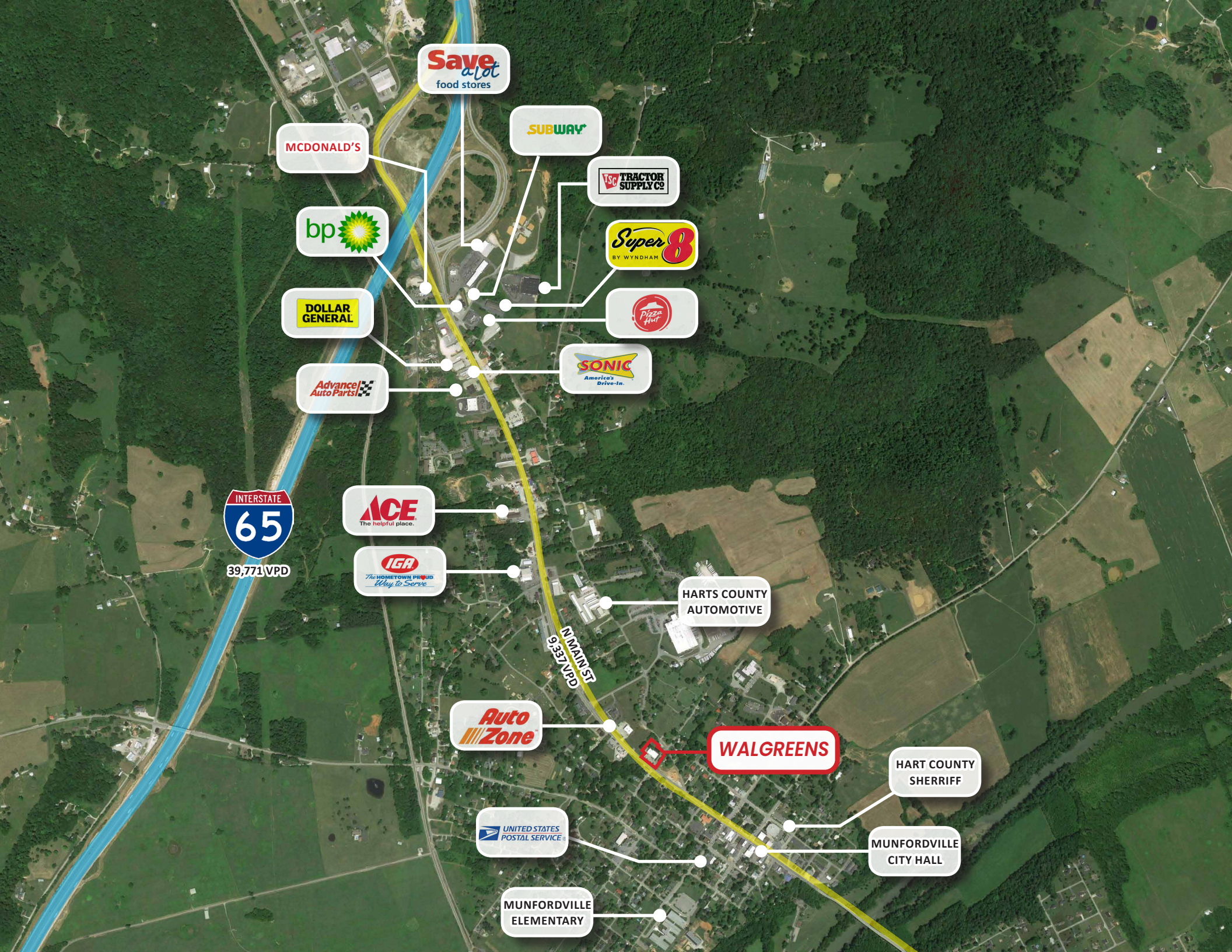
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Kentucky Broker of Record  
License #242197





Save  
*a lot*  
food stores

MCDONALD'S

SUBWAY

TRACTOR  
SUPPLY CO.

bp

Super 8  
BY WYNDHAM

DOLLAR  
GENERAL

Pizza  
Hut

Advance  
Auto Parts

SONIC  
America's  
Drive-In.

INTERSTATE  
65

39,771 VPD

ACE  
The helpful place.

IGA  
The HOMETOWN PROUD  
Way to Serve

HARTS COUNTY  
AUTOMOTIVE

N MAIN ST  
9,337 VPD

Auto  
Zone

WALGREENS

HART COUNTY  
SHERIFF

UNITED STATES  
POSTAL SERVICE

MUNFORDVILLE  
CITY HALL

MUNFORDVILLE  
ELEMENTARY







# OFFERING SUMMARY

## Price

**\$1,231,000**

## Cap Rate

**7.50%**

## NOI

**\$92,352**

## \$/SF

**\$160**

## Building Size

**7,680 SF**

## Lot Size

**0.07 AC**

## Year Built

**1993**

## WALGREENS

**600 N MAIN STREET  
MUNFORDVILLE, KY**

# INVESTMENT HIGHLIGHTS

## ORIGINAL 10 YEAR LEASE WITH THREE, FIVE-YEAR OPTIONS AND RARE 5% INCREASES IN OPTIONS

Walgreens occupies the property on a Double Net (NN) lease which commenced on July 13, 1992 and is set to expire on March 28, 2023. The lease includes three, five-year options to renew, with rare five percent increases in options (typically not seen in a Walgreens Lease).

## LOW RENT-TO-SALES RATIO

This Walgreens has a 1.44 percent rent-to-sales Ratio and is doing over six million (6,000,000) in gross sales.

## INVESTMENT GRADE CREDIT TENANT

The lease is corporately guaranteed by Walgreens Corporate, otherwise known as Walgreens Boots Alliance (NASDAQ: WBA), the global leader in retail and wholesale pharmacy. WBA has more than 18,750 stores in over 25 countries.

## STRATEGIC LOCATION OFF HIGHWAY WITH LIMITED COMPETITION

The subject location is located directly off Main Street which brings over 10,000 vehicles per day, it is also connected to Interstate-65 with over 40,000 vehicles per day bringing heavy traffic to the direct area. With only one other convenience store in the area, this Walgreens shows excellent sales.



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# LEASE OVERVIEW

## LEASE SUMMARY

Initial Lease Term	10 Years
Lease Expiration Date	3/28/2023
Lease Term Remaining	2.2 Years
Options to Renew	3 x 5-Year
Guarantor	Corporate - Walgreens
Rent Increases	5% in Options
Lease Type	Double Net (NN)
Roof & Structure	Landlord
ROFR	Yes, 30 Days

Tenant Responsibility: Insurance, HVAC, Utilities

Landlord Responsibility: Structural, Exterior, Foundation

## RENT SCHEDULE

	MONTHLY RENT	ANNUALIZED RENT	RENT/SF	RENT INCREASES
3/29/2018 - 3/28/2023	\$7,696	\$92,352	\$12.03	-
3/29/2023 - 3/28/2028 (Option 1)	\$8,112	\$97,344	\$12.68	5%
3/29/2028 - 3/28/2033 (Option 2)	\$8,528	\$102,336	\$13.33	5%
3/29/2033 - 3/28/2038 (Option 3)	\$8,944	\$107,328	\$13.98	5%

\*Tenant's annual percentage rent payment in excess of the minimum rent shall not exceed an amount equal to 30% of the minimum rent.

Retail Sales:	\$6,421,500	Fixed Rent:	\$71,040	30% Capped Rent	\$21,312
2%	\$128,430	Taxes**	\$8,579		
				NOI:	\$92,352

\*\*Taxes are reimbursed by Tenant







# TENANT SUMMARY

**Walgreens** is an American company that operates as the second-largest pharmacy store chain in the United States, specializing in filling prescriptions, health and wellness products, health information, and photo services.

Headquarters  
**Deerfield, IL**

Number of Stores  
**18,750+**

Founded  
**1901**



**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. The merge of Walgreens and European-based Alliance Boots happened in 2014 to bring global beauty brands to Walgreens United States customers and to offer more value to pharmacy patients through global pharmaceutical supply chains and group purchasing.

Including equity method investments, WBA has a presence in more than 25 countries, employs more than 440,000 people and has more than 18,750 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](http://www.walgreensbootsalliance.com) and <https://news.walgreens.com/fact-sheets/about-walgreens/>

**5.8%**

INCREASE OVER  
PREVIOUS FISCAL CYCLE

**\$136.866B**

2019  
ANNUAL REVENUE

**BBB**

S&P  
RATING

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Walgreens

Walgreens

Introducing  
max  
w  
Join the MAX  
at Check-Out



# LOCATION OVERVIEW

## MUNFORDVILLE, KY

**Munfordville, Kentucky** is located halfway between Louisville, Kentucky (73 Miles) and Nashville, Tennessee (105 Miles), offering many activities and things to do during all seasons. The historic, yet family-oriented town is known for its tourism attractions including the Battle for the Bridge Historic Preserve, History Museum, canoeing and kayaking and plenty of lodging and dining. This Walgreens location thrives in Munfordville's market and is located right off I-65. There are no other pharmacy chains within the Munfordville area.

### DEMOGRAPHICS: POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population Estimate	1,579	3,348	5,096
2025 Projection	1,621	3,497	5,329
Daytime Estimate	1,690	3,289	4,594



**3,289**

Daytime Population  
(3-Mile Radius)



**\$48,952**

Average Household Income  
(3-Mile Radius)



**42.8**

Median Age  
(3-Mile Radius)









# CONFIDENTIALITY

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### DO NOT CONTACT TENANT

All property showings are by appointment with the listing broker or landlord only. Under no circumstances, should any prospective purchaser or related entity contact the tenant or any of the employees at these stores. Recipients of this marketing package acknowledge that such contact may damage the tenant's operation which would impair the financial results. Landlord reserves the right to seek legal redress for any damage that may occur from such interference with landlord's relationship with tenant.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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By accepting this marketing package, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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