OFFERING MEMORANDUM

2781 LAVISTA ROAD | DECATUR, GA PRICE: \$6,999,000 | CAP: 6.24%









LEASE

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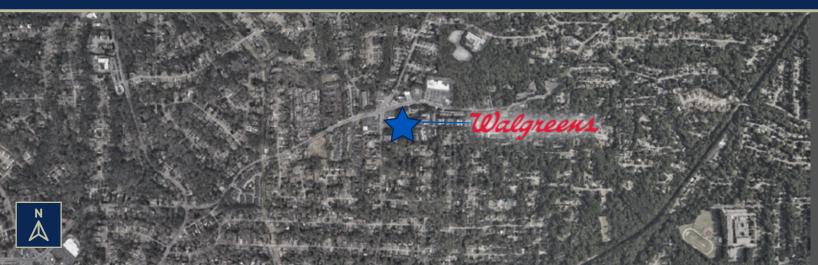
EXECUTIVE SUMMARY

PRICE	САР	ΝΟΙ
\$6,999,000	6.24%	\$437,000

LOCATION	2781 LAVISTA ROAD
	DECATUR, GEORGIA (ATLANTA MSA)
LEASE TYPE	ABSOLUTE NNN I ZERO LL RESPONSIBILITIES
EXPIRATION	JULY 31ST, 2028
LESSEE	WALGREENS
LESSEE	WAEGREENS
GUARANTOR	WALGREENS
OPTIONS	(10) 5-YEAR OPTIONS TO EXTEND
INCREASES	FLAT
LAND SIZE	+2 ACRES
27410 0122	12 AGRES
JILDING SIZE	±14,560 SQUARE FEET
ROFR	14 BUSINESS DAYS

RETAIL INVESTMENT GROUP IS PLEASED TO BE THE EXCLUSIVE LISTING BROKERAGE FOR WALGREENS IN DECATUR, GEORGIA.

This Walgreens property has an Absolute NNN lease with zero landlord responsibilities that will expire on July 31st, 2028 and has flat increases. There are (10) 5-Year Options to Extend. This offering is backed by a corporate guarantee. The building is ±14,560 square feet and sits on ±2 acres of land, and was built in 2003. Nearby retailers include Dollar Tree, Workout Anytime, Fellini's, Vista Grove Plaza Shopping Center, The Grove Restaurant & Tavern, and Taquiera El Vecino and many more. This Walgreens is located on a true hard corner with a drive-thru window and also sells alcohol.





PROPERTY OVERVIEW

- Absolute NNN Lease Zero Landlord Responsibilities
- · Corporately Guaranteed by Walgreens (NYSE:WBA)
- Excellent Hard Corner Location with a Total Traffic Count of more than ±23,000 VPD
- Strong Demographics with ±115,227 Population within 3-miles
- Average Household Income of \$105,261 within 3-Miles
- Strong Reported Store Sales Please Inquire with Broker
- Nearby Retailers Include Dollar Tree, Workout Anytime, Fellini's Pizza, Vista Grove Plaza Shopping Center, The Grove Restaurant & Tavern, and Taquiera El Vecino
- Drive-Thru Pharmacy Location, Property Also Sells
 Alcohol





THE UNOFFICIAL MOTTO OF
DECATUR USED BY SOME
RESIDENTS IS "EVERYTHING
IS GREATER IN DECATUR."

You'll find a traditional small-town atmosphere--and the sophistication and excitement of a college town--along with all the benefits of living in a major metropolitan area.

Take a stroll through Decatur and see how friendly neighbors, tree-lined streets, great schools, parks and playing fields, libraries, colleges, and businesses all make our town a wonderful place to spend some time. We're just minutes east of downtown Atlanta, minutes west of Stone Mountain, and the MARTA rail station is right under our downtown square, so getting here is a breeze.

More recently the city has regained economic vigor, partially thanks to several long-term downtown development plans that have come to fruition, making Decatur a trendy small mixed-use district with easy transit to downtown Atlanta. Over the past twenty years, it has gained a local and national reputation as a progressive city with a high level of citizen involvement that retains a small town feel despite its proximity to Atlanta.

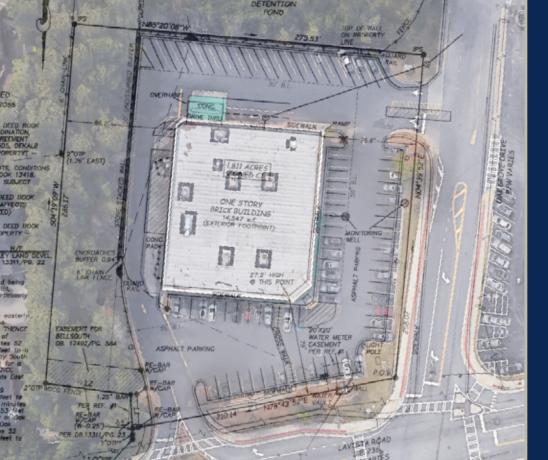
WALGREENS | SNELLVILLE, GA

78% OF THE US POPULATION LIVES WITHIN 5 MILES OF A WALGREENS PROPERTY.

Walgreens, one of the nation's largest drugstore chains, is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the first global pharmacy-led, health and wellbeing enterprise. Approximately 8 million customers interact with Walgreens in stores and online each day, using the most convenient, multichannel access to consumer goods and services and trusted, cost-effective pharmacy, health and wellness services and advice.

As of August 31, 2018, Walgreens operates 9,560 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, along with its omnichannel business, Walgreens.com. Approximately 400 Walgreens stores offer Healthcare Clinic or other provider retail clinic services. With its brand as a foundation, Walgreens is building its business in four areas: pharmacy, front end, health care services, and consumer services. These areas are being enabled through partnerships, new store layouts and product assortments, and new approaches to pricing and promotion to unlock value through helping team members better serve customers.





SITE SURVEY

SURVEY OVERLAY IS APPROXIMATE BUYER TO VERIFY ALL INFORMATION

ADDITIONAL PHOTOS



AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION 2010	8,788	109,091	300,621
TOTAL POPULATION 2020	8,644	115,227	349,612
TOTAL POPULATION 2025	8,826	119,087	367,426
MEDIAN AGE	45.4	35.1	36
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HH INCOME	\$153,712	\$105,261	\$110,947
MEDIAN HH INCOME	\$80,669	\$73,343	\$77,876

349,000+ RESIDENTS WITHIN 5 MILES

\$110,947 AVG INCOME WITHIN 5 MILES

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS 2010	3,877	45,683	129,682
TOTAL HOUSEHOLDS 2020	3,809	48,151	148,428
TOTAL HOUSEHOLDS 2025	3,885	49,699	155,597
AVERAGE HH SIZE	2.3	2.3	2.3
AVERAGE HH VEHICLES	2		1
HOUSING	1 MILE	3 MILE	5 MILE
MEDIAN HOME VALUE	\$436,307	\$364,740	\$387,980
MEDIAN YEAR BUILT	1966	1975	1978

TRAFFIC COUNTS

LAVISTA ROAD OAK GROVE ROAD ±18,303 VDP ±5,348 VDP



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Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. If you have no interest in the Property, please return this Offering Memoradum to Retail Investment Group, LLC.

Retail Investment Group

Retail Investment Group

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