

OFFERING MEMORANDUM

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



CLICK FOR DRONE FOOTAGE



ACTUAL SITE | PHOTOS TAKEN MARCH 2021

EXECUTIVE SUMMARY

PRICE

\$6,999,000

CAP

6.24%

NOI

\$437,000

LOCATION

2781 LAVISTA ROAD
DECATUR, GEORGIA (ATLANTA MSA)

LEASE TYPE

ABSOLUTE NNN | ZERO LL RESPONSIBILITIES

LEASE EXPIRATION

JULY 31ST, 2028

LESSEE

WALGREENS

GUARANTOR

WALGREENS

OPTIONS

(10) 5-YEAR OPTIONS TO EXTEND

INCREASES

FLAT

LAND SIZE

±2 ACRES

BUILDING SIZE

±14,560 SQUARE FEET

ROFR

14 BUSINESS DAYS



ACTUAL SITE | PHOTOS TAKEN MARCH 2021

**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 $\pm 14,560$ 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.



ACTUAL SITE | PHOTOS TAKEN MARCH 2021



DOWNTOWN ATLANTA: ±9 MILES

LAVISTA RD: ±18,303 VDP



OAK GROVE MARKET



OAK GROVE RD: ±5,348 VDP




Walgreens

WALGREENS | DECATUR, GA

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."

WALGREENS | DECATUR, GA

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.

**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



WALGREENS | DECATUR, GA

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

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	1

HOUSING

	1 MILE	3 MILE	5 MILE
MEDIAN HOME VALUE	\$436,307	\$364,740	\$387,980
MEDIAN YEAR BUILT	1966	1975	1978



349,000+ RESIDENTS
WITHIN 5 MILES



\$110,947 AVG INCOME
WITHIN 5 MILES

TRAFFIC COUNTS

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

CONFIDENTIALITY DISCLAIMER

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 Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Retail Investment Group has not made any 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. The information contained in this offering memorandum has been obtained from sources we believe reliable; however,

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 Memorandum to Retail Investment Group, LLC.





Retail Investment Group

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