



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Walgreens  
21287 Hwy 421  
Hyden, KY 41749

# EXCLUSIVELY MARKETED BY:



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SANDS INVESTMENT GROUP

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 11,180 SF Walgreens Located at 21287 Highway 421 in Hyden, KY. Over 6 Years Remain on an Absolute Triple Net Lease With Attractive 10% Increases in the Option Period. This Opportunity Provides For a High-Quality Investment With Established Rent Increases in a Market With Zero National Drugstore Competition Within a 20-Mile Radius.

## OFFERING SUMMARY

PRICE	\$3,881,300
CAP	6.15%
NOI	\$238,700
PRICE PER SF	\$347.16
GUARANTOR	Walgreens

## PROPERTY SUMMARY

ADDRESS	21287 Hwy 421 Hyden, KY 41749
COUNTY	Leslie
BUILDING AREA	11,180 SF
LAND AREA	1.23 AC
BUILT	2007



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Absolute Triple Net (NNN) Lease - Allowing For a True Passive Investment and Zero Landlord Responsibilities
- 10% Rent Increases – Multiple 5 Year Options to Extend With Fixed Increases of 10%, Providing Landlord Leverage Upon Renewal
- Investment Grade Tenant – (S&P: BBB) With Corporate Guarantee
- Full Walgreens Conversion - The Tenant Has Shown Strong Commitment to the Site By Recently Completing a Full Conversion From Rite Aid in 2020
- COVID-19 Vaccine Location - The Walgreens is One of the Only Providers of the Vaccine in the Surrounding Area, Creating Another Strong Traffic Driver
- Zero National Drugstore Competition - Very Wide Radius With the Next Closest National Drugstore Over 20-Miles to the Northeast, Over 30-Miles to the West, Over 35-Miles to the South and 41-Miles to the Southeast
- Strong Location – The Property is Located on the Main Throughfare Through Hyden, KY, Drawing on Customers From Up to 25-Miles Away
- Over 10,418 People Live Within a 10-Mile Radius Making an Average Household Income of \$40,634
- Surrounding Tenants Include: Family Dollar, Dollar General, Subway, Advance Auto Parts, Dairy Queen, Save A Lot, Walmart Supercenter, Lowe's, Goodwill, Starbucks, Taco Bell and More





# LEASE SUMMARY

TENANT	Walgreens
PREMISES	A Building Of Approximately 11,180 SF
LEASE COMMENCEMENT	July 26, 2007
LEASE EXPIRATION	July 31, 2027
LEASE TERM	6+ Years Remaining
RENEWAL OPTIONS	8 x 5 Years
RENT INCREASES	10% Increase in Each of the First 4 x 5 Years Fair Market Rent For the Remaining Options
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Drugstore
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, 20-Day Notice Period

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
11,180 SF	\$238,700	\$21.35









FRONTIER NURSING  
UNIVERSITY  
Lawrenceburg

Walgreens



Hyden Health  
and Rehab



CHFS



FAMILY DOLLAR

421

DOLLAR  
GENERAL

Walgreens



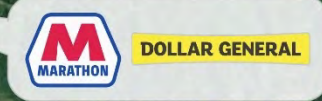
Advance  
Auto Parts



Hyden Church  
of God









## HYDEN | LESLIE COUNTY | KENTUCKY

Hyden is a home rule-class city. Hyden was founded in 1878 and named for state Senator John Hyden. Leslie County was formed in 1878. Hyden is located at the junction of U.S. Route 421 and Kentucky Route 80, along the Middle Fork of the Kentucky River. Hyden is located in north-central Leslie County, in the valley of the Middle Fork of the Kentucky River. Most of the city is on the west side of the river, at the confluence of Rockhouse Creek from the west.

The County Seat of Leslie County, Hyden is one of the most beautiful small towns that one will find anywhere in the Commonwealth. the quaint community is proud to offer a family-friendly environment while still offering strong economic opportunity. Hyden has an active business community that includes small businesses, mid-sized businesses and large businesses. Hyden has more than 80 businesses. The largest industries in Hyden, KY are Educational Services, Health Care & Social Assistance, and Retail Trade, and the highest paying industries are Health Care & Social Assistance, Educational Services, & Health Care & Social Assistance, and Educational Services. The Frontier Nursing Service has its headquarters in Wendover, just south of Hyden. Mary Breckinridge ARH Hospital, known for its long and rich history of innovative medical care, is a 25-bed critical access hospital located in Hyden, Kentucky. The Leslie County School System with over 270 current employees, are a leading force both in terms of economic force and community action.

River Front Park is the city's newest recreational area. A jewel for Hyden is Riverfront Park, a recreational area with activities designed for the whole family. With a large playground, basketball court, skatepark, multiple picnic shelters, a walking track and areas for fishing, Riverfront Park is a true showpiece for Hyden. Other areas of interest include the Mary Breckinridge Statue, Veteran's Square, Hyden Presbyterian Church, The Kentucky School of Bluegrass and Traditional Music, Frontier Nursing University and so much more. Quality Food in a friendly atmosphere, Red Light Cafe is Hyden's best choice for a sit-down meal.



DOWNTOWN HYDEN, KY





	3 MILES	5 MILES	10 MILES
POPULATION	2,126	3,749	10,418
AVERAGE HH INCOME	\$42,124	\$41,514	\$40,634





# 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](http://www.walgreensbootsalliance.com).



COMPANY TYPE  
NYSE: WBA



FOUNDED  
1901



# OF LOCATIONS  
21,000+



HEADQUARTERS  
Deerfield, IL



WEBSITE  
[walgreens.com](http://walgreens.com)



# CONFIDENTIALITY AGREEMENT

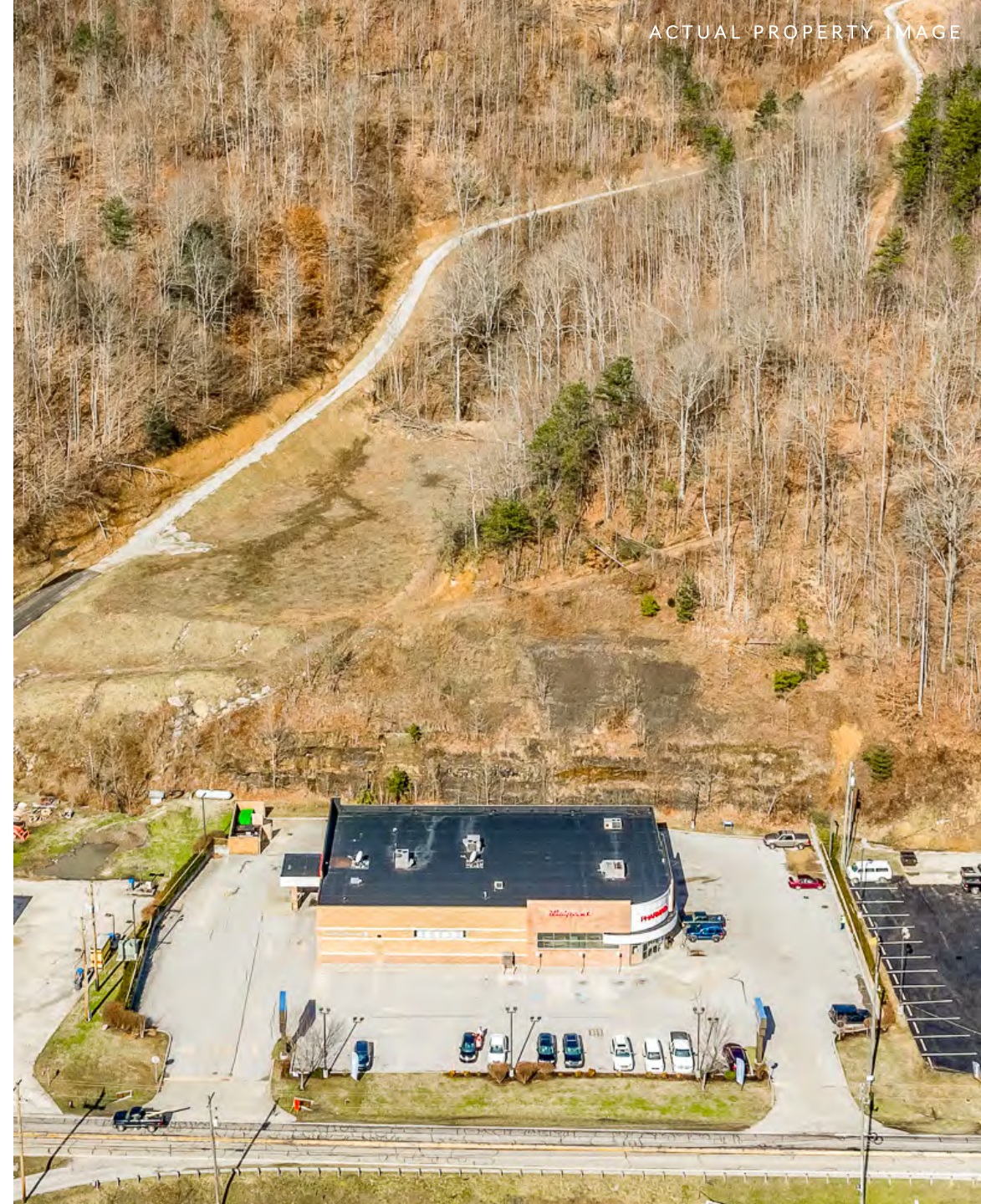
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment 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.

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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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