

Walgreens



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

WALGREENS

NET LEASED OFFERING

2620 S NOVA RD, DAYTONA BEACH, FL 32119

PRESENTED BY:

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INVESTMENT OVERVIEW



The subject property is a 13,905 square foot building, leased to Walgreens in Daytona Beach, Florida. Walgreens is subject to a NN lease which calls for minimal LL responsibilities. The property has a new roof and sits ideally positioned to nearby local and national retailers. The site sees combined traffic counts of over 35,000 cars per day with a population over +/- 130,000 in 5 miles.

INVESTMENT HIGHLIGHTS

NET LEASED OFFERING

MINIMAL LANDLORD OBLIGATIONS

INCOME TAX FREE STATE

S&P RATED BBB INVESTMENT GRADE CREDIT

CORPORATE GUARANTY - NASDAQ: WBA

LOCATED IN MAJOR RETAIL TRADE AREA

OFFERING SPECIFICATIONS

PRICE

CAP RATE

NET OPERATING INCOME

SQUARE FOOTAGE

LOT SIZE

MARKET

\$3,130,000

5.75%

\$180,000

13,905

1.00 AC

Daytona Beach

FINANCIAL SUMMARY

WALGREENS • NET LEASED OFFERING

2620 S NOVA RD, DAYTONA BEACH, FL 32119

\$3,130,000 • 5.75% CAP

SUMMARY

TENANT NAME	Walgreens
SQUARE FOOTAGE	13,905
LEASE END	9/30/2027
ANNUAL RENT	\$180,000
OPTIONS	Five, Five-Year
INCREASES	Rent is Flat

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$180,000	5.75%

TENANT OVERVIEW



WALGREENS

Walgreens is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), a global leader in retail and wholesale pharmacy. As America's most loved pharmacy, health and beauty company, Walgreens purpose is to champion the health and wellbeing of every community in America. Operating more than 9,000 retail locations across America, Puerto Rico and the U.S. Virgin Islands, Walgreens is proud to be a neighborhood health destination serving approximately 8 million customers each day. Walgreens pharmacists play a critical role in the U.S. healthcare system by providing a wide range of pharmacy and healthcare services. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with platforms bringing together physical and digital, supported by the latest technology to deliver high-quality products and services in local communities nationwide.

The company has more than 100 years of trusted healthcare heritage and innovation in community pharmacy and pharmaceutical wholesaling.

WBA is one of the world's largest purchasers of prescription drugs and many other health and well-being products. The company's size, scale and expertise will help position us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide. Their global reach is present in more than 25* countries. WBA Employs more than 450,000* people, more than 21,000* stores in 11* countries. The company also has one of the largest global pharmaceutical wholesale and distribution networks, with more than 425* distribution centers delivering to more than 250,000** pharmacies, doctors, health centers and hospitals each year in more than 20* countries.

** As of Aug. 31, 2020, including equity method investments.*

***For 12 months ended Aug. 31, 2020, including equity method investments.*



PUBLICLY TRADED
NASDAQ: WBA



9,021+ LOCATIONS

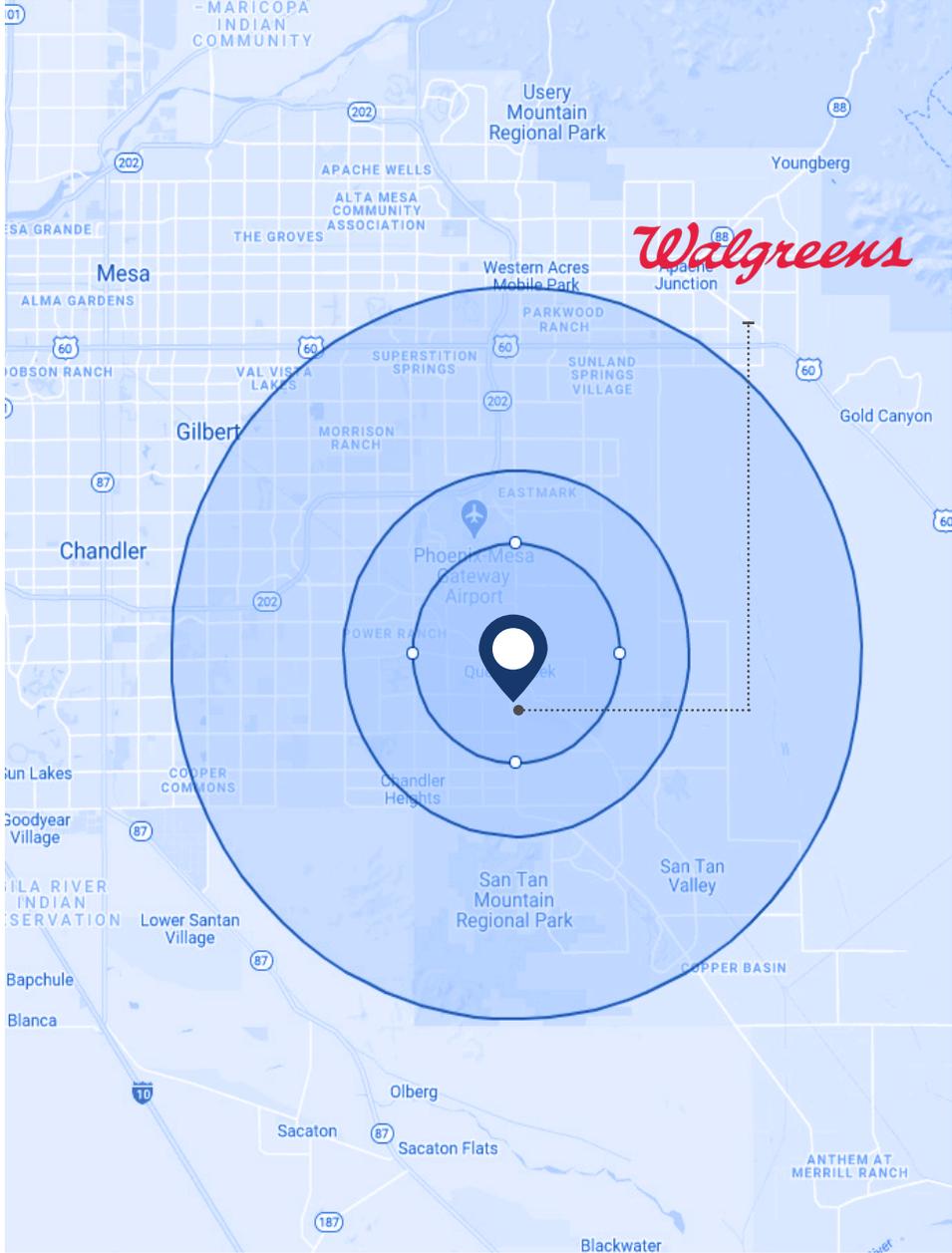
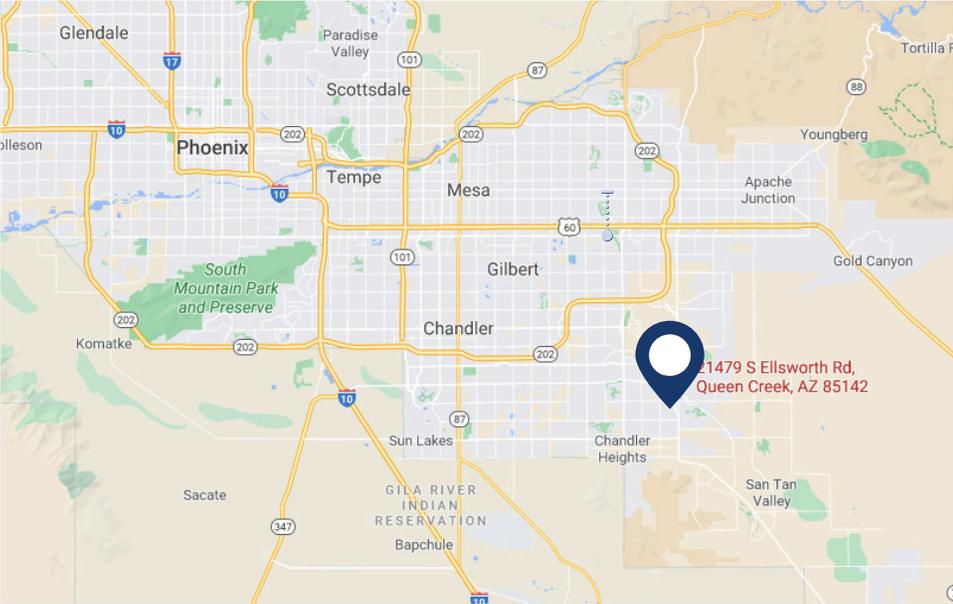
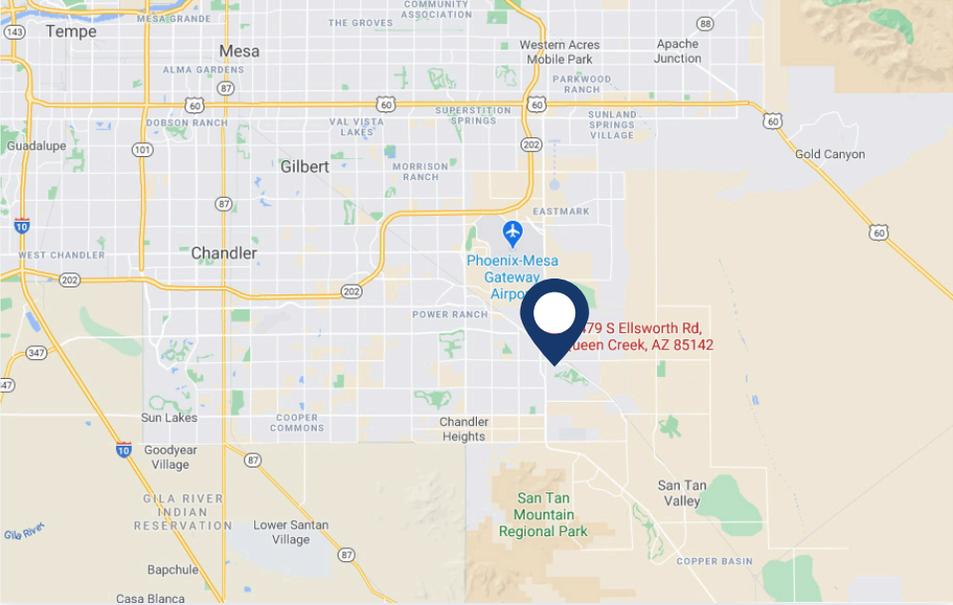


225,000+ EMPLOYEES

LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,225	70,750	129,138
TOTAL HOUSEHOLDS	5,005	32,637	57,800
AVERAGE HOUSEHOLD INCOME	\$55,665	\$57,516	\$59,846
AVERAGE AGE	51.9	45.6	45.6

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,225	70,750	129,138
TOTAL HOUSEHOLDS	5,005	32,637	57,800
PERSONS PER HOUSEHOLD	2	2.1	2.1
AVERAGE HOUSEHOLD INCOME	\$55,665	\$57,516	\$59,846
AVERAGE HOUSE VALUE	\$131,124	\$166,049	\$175,402
AVERAGE AGE	51.9	45.6	45.6
WHITE	9,332	58,126	99,216
BLACK	384	8,643	23,225
AMERICAN INDIAN/ALASKAN NATIVE	38	240	516
ASIAN	261	2,142	3,299
HAWAIIAN & PACIFIC ISLANDER	5	65	98
TWO OR MORE RACES	206	1,535	2,784
HISPANIC ORIGIN	573	5,309	9,306

DAYTONA BEACH, FLORIDA

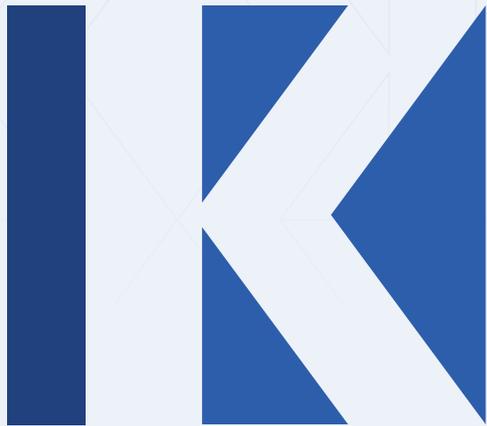
Daytona Beach is a city in Volusia County, Florida, United States. It lies approximately 51 miles (82.1 km) northeast of Orlando, 86 miles (138.4 km) southeast of Jacksonville, and 265 miles (426.5 km) northwest of Miami. As of the 2010 U.S. Census, it had a population of 61,005. It is a principal city of the Deltona–Daytona Beach–Ormond Beach metropolitan area, which was home to 600,756 people as of 2013. Daytona Beach is also a principal city of the Fun Coast region of Florida.

The city is historically known for its beach, where the hard-packed sand allows motorized vehicles to drive on the beach in restricted areas. This hard-packed sand made Daytona Beach a mecca for motorsports, and the old Daytona Beach Road Course hosted races for over 50 years. This was replaced in 1959 by Daytona International Speedway. The city is also the headquarters for NASCAR.

Daytona Beach hosts large groups of out-of-towners during the year, who visit the city for various events, notably Speedweeks in early February when over 200,000 NASCAR fans come to attend the season-opening Daytona 500. Other events include the NASCAR Coke Zero Sugar 400 race in August, Bike Week in early March, Biketoberfest in late October, and the 24 Hours of Daytona endurance race in January.

Walgreens

DAYTONA BEACH, FLORIDA



The Kase Group

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