

WALGREENS PORTFOLIO

6 LOCATIONS NATIONWIDE



OFFERING MEMORANDUM

Marcus & Millichap

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Portfolio Summary

CITY, STATE	BUILDING SF*	LOT SIZE (ACRES)*	YEAR BUILT*	ANNUAL RENT	LEASE TYPE	TENANT	GUARANTOR	LEASE COMMENCEMENT DATE	LEASE EXPIRATION DATE	LEASE TERM REMAINING	OPTIONS (TERMINATION RIGHTS)	ROFR	NET OPERATING INCOME
Gallup, NM	14,820	1.36	2005	\$336,000	NNN	Walgreens	Walgreens Co.	8/1/2005	7/31/2030	9 Years	10, 5 Year Options	15 Days	\$336,000
Normal, IL	14,490	1.51	2009	\$364,000	NNN	Walgreens	Walgreens Co.	3/1/2009	3/31/2035	14 Years	50, 1 Year Options	30 Days	\$364,000
Somerset, MA	13,650	0.92	2010	\$465,000	NNN	Walgreens	Walgreens Co.	10/1/2010	6/30/2036	15 Years	50, 1 Year Options	21 Days	\$465,000
Spokane, WA	14,490	1.34	2002	\$415,000	NNN	Walgreens	Walgreens Co.	9/1/2002	9/30/2027	6 Years	10, 5 Year Options	15 Days	\$415,000
Villa Rica, GA	13,650	1.87	2008	\$330,000	NNN	Walgreens	Walgreens Co.	4/1/2008	6/30/2033	12 Years	50, 1 Year Options	15 Days	\$330,000
Waynesburg, PA	14,820	2.21	2007	\$389,000	NNN	Walgreens	Walgreens Co.	7/1/2007	10/31/2033	12 Years	50, 1 Year Options	21 Days	\$389,000

Total NOI **\$2,299,000**

* Year Built, Building Size, and Lot Size are approximate. Buyer will need to verify the accuracy of all information shown above during their Due Diligence review.

Executive Summary

1870 U.S. Route 66, Gallup, NM 87301

FINANCIAL SUMMARY

Building Size	14,820 SF*
Net Operating Income	\$336,000
Year Built	2005*
Lot Size	1.36 Acres*

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Walgreens
Guarantor	Walgreens Co.
Roof & Structure	Tenant Responsible
Lease Commencement Date	August 1, 2005
Lease Expiration Date	July 31, 2030
Lease Term Remaining	9 Years
Renewal Options (Termination Rights)	10, 5 Year Options
Right of First Refusal	Fifteen (15) Days

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent
Current - 7/31/2030	\$336,000

Net Operating Income **\$336,000**



* Year Built, Building Size, and Lot Size are approximate. Buyer will need to verify the accuracy of all information shown above during their Due Diligence review.



Rio West Mall

BEALLS GNC HOBBY LOBBY

Foot Locker maurices

SEPHORA JCPenney

TRACTOR SUPPLY CO

AutoZone

Wendy's Little Caesars pizzapizzat

BIG 5 SPORTING GOODS McDonald's

SAFeway PEPBOYS AUTO STARBUCKS

BIG LOTS! Denny's SUBWAY Sizzler

SPRINGHILL Marriott DEL TACO

Walgreens

KFC Wendy's SUBWAY

Burger King

DOLLAR GENERAL King

Sonic Automotive McDonald's

The UPS Store ups

Gallup Sports Complex

U-HAUL

Baskin Robbins Best Western

SHOP 'n SAVE

Pinnacle Bank DMV

Albertsons

WELLS FARGO O'Reilly AUTO PARTS

SHERWIN-WILLIAMS. Dairy Queen

LOWE'S SONIC

McDonald's enterprise

Gallup High School

Perry Null Trading Local Retail

bpl PLASMA

Indian Health Service 99 Bed Hospital

MIYAMURA Patriots

High School

Gallup Aquatic Center

Kennedy Middle School

RMCHCS 69 Bed Hospital

Medical Offices

FOX RUN

Oleans Manor Apartments

AMIG TOYOTA

AMIG ACE Hardware

FAMILY DOLLAR

NM GALLUP



EST. 1964
LOANYS

PIZZA HUT
LONG JOHN SILVERS

Baskin Robbins
U-HAUL

22,515 VPD
40

H&R BLOCK
SUN
O'Reilly
AUTO PARTS

Albertsons

MVD

Pinnacle Bank

Professional Arts Building

Aaron's
Dragon Express
Chili Factory
Quick Clinic

Walgreens

E Azteca

Mollica Dr

66



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Corporate Lease with Walgreens**
- » 9 Years Remaining on Lease Term
- » **Exceptional Store Sales**
- » **22,174 Residents within a 5-Mile Radius**
- » Signalized Hard Corner Location at the Intersection of Mollica Drive and US Route 66
- » **Average Household Income Exceeds \$85,000 within a 1-Mile Radius**
- » Prime Location Along the Historic US Route 66 (13,600+ Cars/Day), the Main Thoroughfare in Gallup
- » **Situated within an Albertsons and Goodwill Anchored Shopping Center**
- » Surrounded by National Retailers - McDonald's, Sonic Drive-In, Wendy's, O'Reilly Auto Parts, Aaron's, and More
- » **Less Than 1 Mile Off the I-40 Freeway, a Major Connector with Direct Access to Flagstaff, Arizona and Albuquerque**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2025 Projection	3,930	17,929	21,705
2020 Estimate	4,122	18,441	22,174

Households

2025 Projection	1,421	6,365	7,439
2020 Estimate	1,489	6,529	7,583

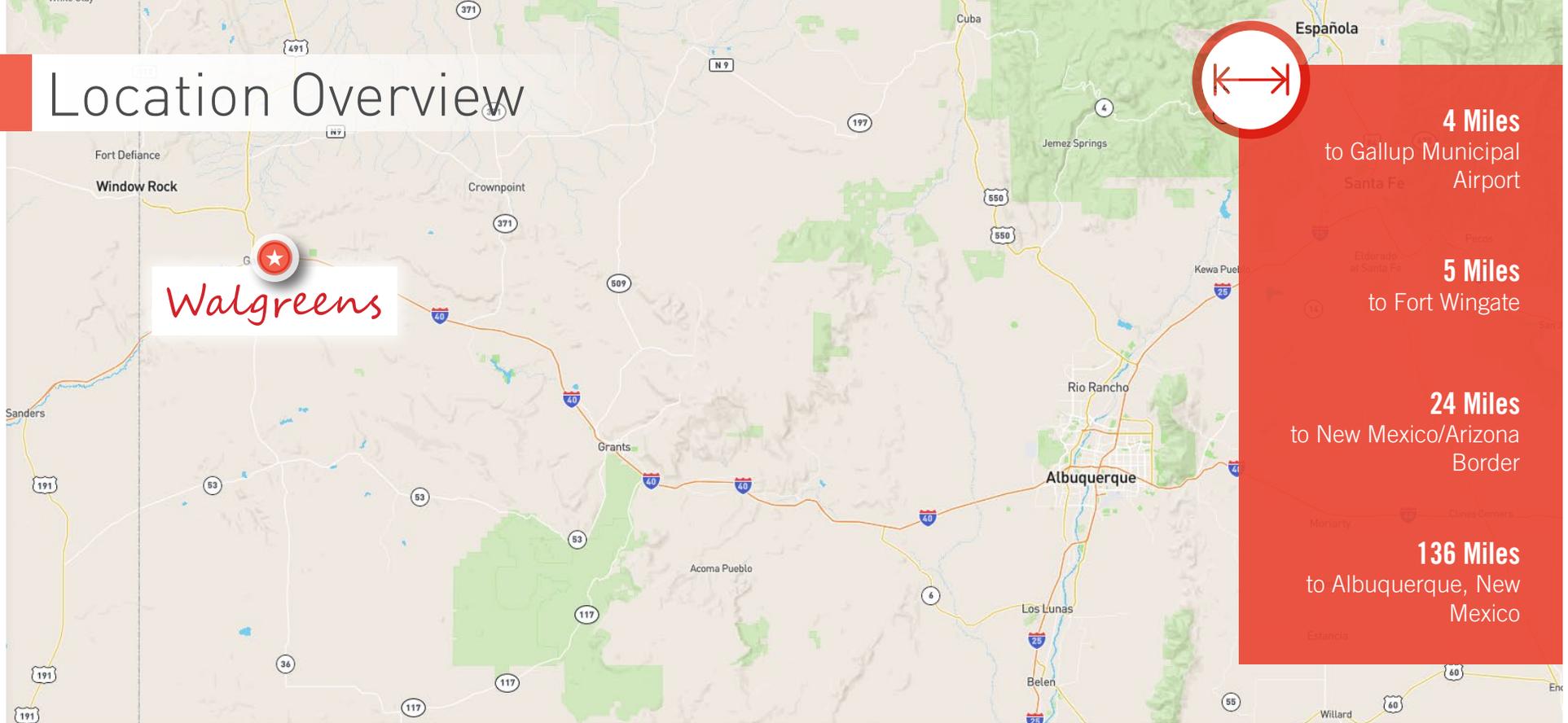
Income

2020 Est. Average Household Income	\$85,413	\$67,672	\$66,920
2020 Est. Median Household Income	\$54,625	\$45,584	\$44,485
2020 Est. Per Capita Income	\$31,526	\$24,289	\$23,171





Location Overview



Gallup is a city in McKinley County, New Mexico located along the historic U.S. Route 66. The city of Gallup is home to nearly 22,000 people with a labor force of over 9,000 workers, while the Greater Gallup area is home to over 72,000 people with a labor force of over 25,000 workers.

The city of Gallup has a total of 1,486 businesses. In 2019, the leading industries in Gallup were Health Care and Social Services (3,522 jobs and 329 establishments), Retail (2,565 jobs and 192 establishments), Accommodation and Food Services (2,271 jobs and 135 establishments), and Education (1,436 jobs and 27 establishments). McKinley County's key industries are Transportation, Energy, and Health. The top employers in Gallup and McKinley County include Gallup-McKinley Schools, Gallup Indian Medical Center, and Wal-Mart.

Known as the "Indian Jewelry Capital of the World," Gallup hosts thousands of visitors every year who come to shop and experience the local Navajo and Zuni cultures. Over 70% of the authentic Native American Art in the world comes from the Gallup region. Visitors also come to experience the historic U.S. Route 66, which runs through the center of town and is lined with historic businesses.

An abundance of recreational activities and events has resulted in Gallup's designation as the "Adventure Capital of New Mexico." In the city, there are 23 public parks, a public swimming pool, 12 tennis courts, an ATV park, and one 18-hole golf course. Outside the city, there are numerous biking and hiking trails located in Red Rock Park, the Cibola National Forest, and the Zuni Mountains. Gallup is also well known for its rodeos and annual balloon rally in December.

Executive Summary

505 West Raab Road, Normal IL 61761

FINANCIAL SUMMARY

Building Size	14,490 SF*
Net Operating Income	\$364,000
Year Built	2009*
Lot Size	1.51 Acres*

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Walgreens
Guarantor	Walgreens Co.
Roof & Structure	Tenant Responsible
Lease Commencement Date	March 1, 2009
Lease Expiration Date	March 31, 2035
Lease Term Remaining	14 Years
Renewal Options (Termination Rights)	50, 1 Year Options
Right of First Refusal	Thirty (30) Days

* Year Built, Building Size, and Lot Size are approximate. Buyer will need to verify the accuracy of all information shown above during their Due Diligence review.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent
Current - 3/31/2035	\$364,000

Net Operating Income	\$364,000
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Illinois State University
20,878 Students

Hancock Stadium
Redbird Arena
Horton Field House

Summertree Rental
Residences

CALVARY
CHRISTIAN ACADEMY
Fairview
Elementary

Alumni
Center
Mexa Maya
Restaurant

DOLLAR TREE
Ching's

RAINSTORM
CAR WASH

Lutheran
Church

DUNKIN'
DONUTS

MOTEL
6

McDonald's

N Main St
18,335 CPD

Bradford Ln



W Raab Rd

Walgreens

K

STARBUCKS COFFEE
Great Clips
verizon wireless
SUBWAY
Batteries
Bulbs



27,581 CPD



AMC THEATRES

SKY ZONE INDOOR TRAMPOLINE PARK

Schnucks

PET SUPPLIES PLUS ROSATT'S TECHNIQUE FURNISHING & CHEER PROP

ANYTIME FITNESS JUMPING JACK

HOME 2 SUITES BY HILTON

DISCOUNT TIRE CO. INC.

OSF HEALTHCARE

Jiffy lube

Boyle DENTAL OSF OnCall URGENT CARE Castle Nail Spa Moe's southwest grill SHEAR LOGIC INC

W Raab Rd 13,803 CPD

Wendy's

Bradford Ln

STARBUCKS COFFEE DR PLUMBING, HEATING & AIR, Inc. SUBWAY Great Clips Batteries + Bulbs verizon wireless

Walgreens

MOTEL 6

K

Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Corporate Lease with Walgreens**
- » 14 Years Remaining on Lease Term
- » **114,279 Residents within a 5-Mile Radius**
- » Hard Corner at the Intersection of West Raab Road and Bradford Lane - Visible to 13,800+ Cars/Day
- » **College Town Location - 1 Mile North of Illinois State University (20,878+ Students)**
- » Surrounded by National Retailers - Starbucks, Schnucks, Anytime Fitness, Burger King, McDonald's, Dollar General, and More
- » **Immediately Off the I-55 Freeway (27,580+ Cars/Day), a Major Illinois Connector with Direct Access to Springfield and Chicago**
- » Average Household Income Exceeds \$85,000 within 5 Miles of Subject Property
- » **3 Miles from Carle BroMenn Medical Center (221-Bed Facility)**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2025 Projection	9,696	59,055	116,092
2020 Estimate	9,544	58,106	114,279
Growth 2020 - 2025	1.60%	1.63%	1.59%

Households

2025 Projection	3,655	20,665	44,683
2020 Estimate	3,577	20,184	43,780
Growth 2020 - 2025	2.16%	2.39%	2.06%

Income

2020 Est. Average Household Income	\$64,680	\$75,017	\$85,609
2020 Est. Median Household Income	\$47,876	\$58,184	\$63,741
2020 Est. Per Capita Income	\$25,555	\$28,076	\$33,993





Location Overview



The Town of Normal is a vibrant Midwestern community located in McLean County in Central Illinois. The town's estimated population is just under 55,000 people. Residents and visitors alike enjoy Normal's premier educational institutions, exceptional recreational amenities, and a diverse employment base.

The main campus of Illinois' oldest public university, Illinois State University, a fully accredited four-year institution, is located in Normal. With over 20,600 students, Illinois State University is one of the largest institutions of higher education in the state. Normal is also home to Illinois Wesleyan University, Heartland Community College, and Lincoln College, as well as three trade schools.

Normal is the smaller of the two principal municipalities of the Bloomington-Normal metropolitan area. The Bloomington-Normal area is a booming community home to 167,700 people. Located in the heart of Illinois, the region is situated at the intersections of Interstate freeways 39, 55, and 74, and is within two hours of Chicago, St. Louis, and Indianapolis. In addition to the twin cities of Bloomington and Normal, McLean County is home to a number of smaller communities, ranging in size from just over a hundred inhabitants to four thousand.

Bloomington-Normal's top employers include State Farm Insurance Co., Illinois State University, COUNTRY Financial, Unit 5 Schools, and more.

Executive Summary

296 Buffinton Street, Somerset, MA 02726

FINANCIAL SUMMARY

Building Size	13,650 SF*
Net Operating Income	\$465,000
Year Built	2010*
Lot Size	.92 Acres*

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Walgreens
Guarantor	Walgreens Co.
Roof & Structure	Tenant Responsible
Lease Commencement Date	October 1, 2010
Lease Expiration Date	June 30, 2036
Lease Term Remaining	15 Years
Renewal Options (Termination Rights)	50, 1 Year Options
Right of First Refusal	Twenty-One (21) Days

* Year Built, Building Size, and Lot Size are approximate. Buyer will need to verify the accuracy of all information shown above during their Due Diligence review.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent
Current - 6/30/2036	\$465,000

Net Operating Income	\$465,000
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TRACTOR SUPPLY CO.
Walmart Supercenter
SUBWAY
DOLLAR TREE
Friendly's
BIG LOTS!
JO-ANN Fabrics and craft stores
Valvoline

EASTERN ICE
SI CABINETS
DISPLAYS2GO
ergonomic products
Rhode Island NOVELTY
Holiday Inn EXPRESS
DUNKIN' DONUTS
Stanchions Direct

AutoZone
STATELINE 6
DUNKIN' DONUTS
CVS/pharmacy
chili's
Burger King
StopsShop
SONIC
KFC
THE HOME DEPOT

Walgreens

Taunton River

Target.
Wendy's
PET SMART
FIVE GUYS
Marshall's
McDonald's
DUNKIN' DONUTS
Santander
U-HAUL

Whirlpool
ROBBINS RAWSEAFOODS
PRECISE PACKAGING
Andersen Logistics
BIOUNT
JAG

Former Brayton Point Power Station

Fall River

BMC Durfee High School
Bishop Connolly High School

FALL RIVER POLICE
TACO BELL
Ninety Nine 99 RESTAURANT & PUB
Burger King
CVS/pharmacy
Wendy's
Firestone

Papa Gino's
ACE Hardware
McDonald's
DUNKIN' DONUTS
CVS/pharmacy

Watuppa Pond

Mt. Hope Bay

Matthew J. Kuss Middle School
Sanford Spinning Co

Applebee's
McDonald's
StopsShop
U-HAUL
ABC Supply Co. Inc.

Price Rite MARKETPLACE
POPEYES SPICED CHICKEN & BISCUITS
Advance Auto Parts
DOLLAR TREE
Bank of America
DUNKIN' DONUTS

GOLD MEDAL

Walmart Supercenter
ExtraSpace Storage



Former Somerset Power Plant

Berkley Regional High School

SOMERSET FEDERAL CREDIT UNION

The Rise Café

Somerset COUNTRY STORE

Law Offices

Nancy's Bakery

Local Retail

SHAWOMET GARDENS

DUNKIN' DONUTS

delKEN

Country Farms

Walgreens

Buffinton St

Law Office of Sabra & Aspden PA

County St

Sweet As Pie

Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Corporate Lease with Walgreens**
- » 15 Years Remaining on Lease Term
- » **120,236 Residents within a 5-Mile Radius - Growing Somerset Trade Area in the Providence, RI MSA**
- » Signalized Hard Corner Location at the Intersection of Buffinton Street and County Street - 21,200 Cars/Day
- » **Average Household Income Exceeds \$100,000 within a 1-Mile Radius**
- » Down the Road from Berkley Regional High School (1,030+ Students)
- » **1.5 Miles Off US Route 6 via County Street - Direct Access to Providence**
- » Within 15 Minutes of Two Hospitals - Saint Anne's Hospital (211 Beds) and Charlton Memorial Hospital (867 Beds)
- » **Strong Daytime Population - 105,160+ Employees in Surrounding Area**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2025 Projection	6,019	49,630	121,548
2020 Estimate	5,958	49,186	120,236
Growth 2020 - 2025	1.02%	0.90%	1.09%

Households

2025 Projection	2,510	20,594	51,899
2020 Estimate	2,472	20,253	50,968
Growth 2020 - 2025	1.54%	1.68%	1.83%

Income

2020 Est. Average Household Income	\$100,224	\$86,370	\$70,569
2020 Est. Median Household Income	\$81,988	\$69,678	\$53,841
2020 Est. Per Capita Income	\$41,623	\$35,956	\$30,128





Executive Summary

12 East Empire Avenue, Spokane, WA 99207

FINANCIAL SUMMARY

Building Size	14,490 SF*
Net Operating Income	\$415,000
Year Built	2002*
Lot Size	1.34 Acres*

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Walgreens
Guarantor	Walgreens Co.
Roof & Structure	Tenant Responsible
Lease Commencement Date	September 1, 2002
Lease Expiration Date	September 30, 2027
Lease Term Remaining	6 Years
Renewal Options (Termination Rights)	10, 5 Year Options
Right of First Refusal	Fifteen (15) Days

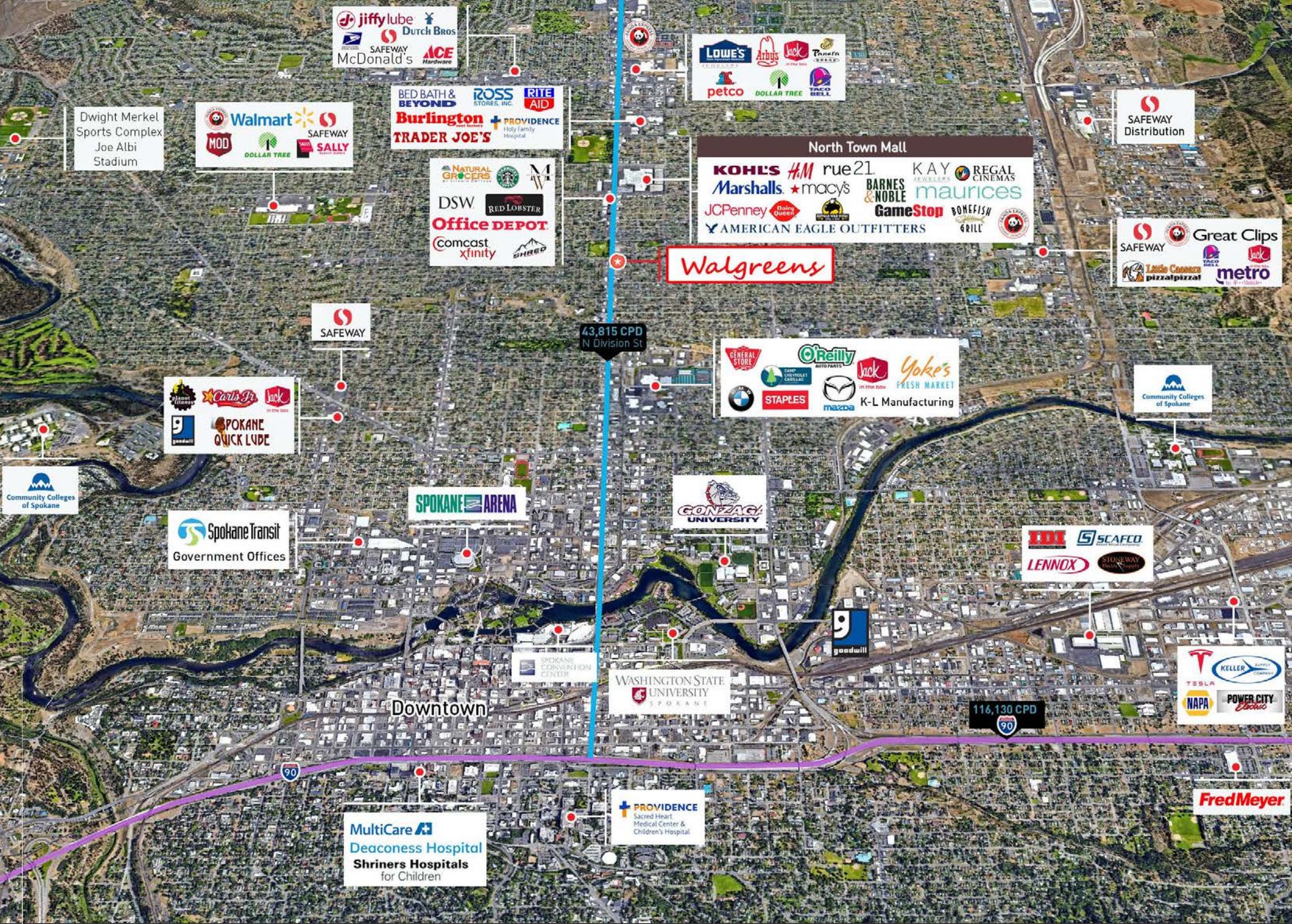
* Year Built, Building Size, and Lot Size are approximate. Buyer will need to verify the accuracy of all information shown above during their Due Diligence review.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent
Current - 3/31/2035	\$415,000

Base Rent	\$415,000
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Walgreens

43,815 CPD
N Division St

116,130 CPD
90

Downtown

Dwight Merkel Sports Complex
Joe Albi Stadium

Walmart
SAFeway
MOD
DOLLAR TREE
SALLY

BED BATH & BEYOND
ROSS STORES, INC.
RITE AID
Burlington
TRADER JOE'S
PROVIDENCE Holy Family Hospital

NATURAL GROCERS
DSW
RED LOBSTER
Office DEPOT
Comcast xfinity
SHRED

petco
LOWE'S
Arbys
Jack
Panera
DOLLAR TREE
TACO BELL

North Town Mall
KOHLS
H&M
rue21
Marshall's
macy's
BARNES & NOBLE
GameStop
AMERICAN EAGLE OUTFITTERS
KAY JEWELRY
REGAL CINEMAS
maurices
BONEFISH GRILL

SAFeway Distribution

SAFeway
Great Clips
Little Caesars
pizzapizza
metro

GENERAL STORE
O'Reilly AUTO PARTS
Jack
Yoke's FRESH MARKET
STAPLES
mazda
K-L Manufacturing

Community Colleges of Spokane

Carls Jr.
Jack
POKANE QUICK LUBE

Spokane Transit
Government Offices

Spokane ARENA

CONFAG UNIVERSITY

EDI
SCAFCO
LENNOX
STORWAY

WASHINGTON STATE UNIVERSITY SPOKANE

TESLA
KELLER
NAPA
POWER CITY Electric

MultiCare
Deaconess Hospital
Shriners Hospitals for Children

PROVIDENCE
Sacred Heart Medical Center & Children's Hospital

Fred Meyer



North Town Mall

43,815 CPD
N Division St

E Empire Ave

HANK'S HATCHETS
AXE THROWING

Walgreens

E Providence Ave

N Mayfair St

Cathay Inn

B. A. Clark Park

Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Corporate Lease with Walgreens**
- » 6 Years Remaining on Lease Term
- » **221,370 Residents within a 5-Mile Radius - Growing Spokane Trade Area**
- » Signalized Hard Corner Location at the Intersection of Empire Avenue and Division Street - 51,415+ Cars/Day
- » **Down the Road from Spokane's Primary Retail Corridor** - NorthTown Mall (100+ Stores & Restaurants), Providence Holy Family Hospital (184 Beds), and Numerous National Tenants (Lowe's, Trader Joe's, Burlington, Petco, Ross, etc.)
- » Average Household Income Exceeds \$63,000 within a 5-Mile Radius
- » **10 Minutes from 5 Colleges and Universities - More Than 38,400 Students Enrolled**
- » 2.5 Miles to Downtown Spokane
- » **Strong Daytime Population - 273,950+ Employees in Surrounding Area**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2025 Projection	19,506	138,898	230,070
2020 Estimate	18,981	134,374	221,370
Growth 2020 - 2025	2.76%	3.37%	3.93%

Households

2025 Projection	8,164	59,133	97,892
2020 Estimate	7,921	56,729	93,558
Growth 2020 - 2025	3.06%	4.24%	4.63%

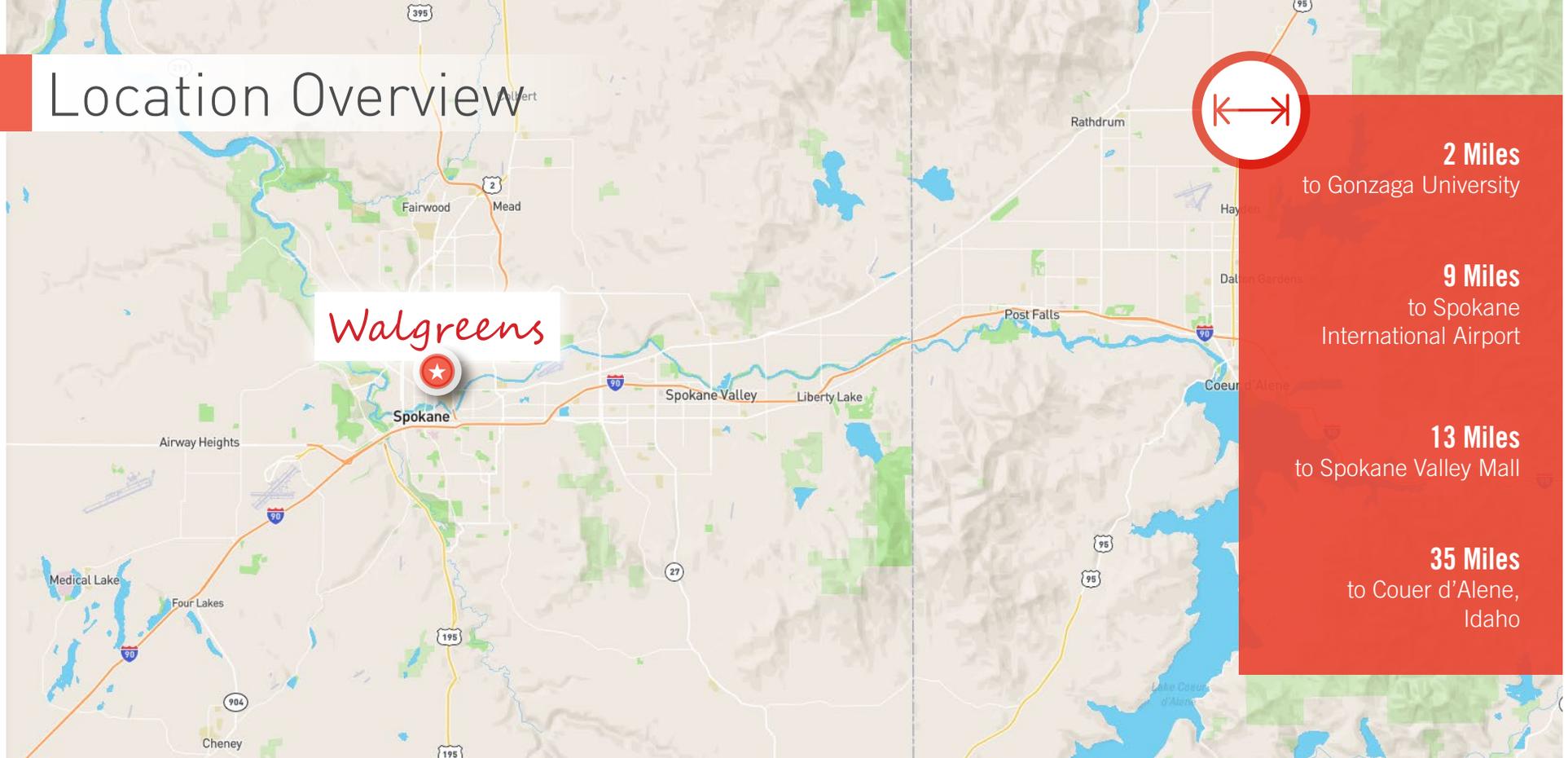
Income

2020 Est. Average Household Income	\$49,237	\$52,143	\$63,304
2020 Est. Median Household Income	\$39,835	\$39,808	\$46,369
2020 Est. Per Capita Income	\$20,613	\$22,705	\$27,342





Location Overview



Spokane is a city in and the county seat of Spokane County, Washington. Located in eastern Washington along the Spokane River, the city is situated 92 miles south of the Canada-U.S. border, 18 miles west of the Washington-Idaho border, and 279 miles east of Seattle along Interstate 90. The city has a population of over 222,000 people, with over 573,500 people residing in the Spokane-Spokane Valley metropolitan area.

Spokane is the economic and cultural hub of the Spokane metropolitan area, the Spokane-Couer d'Alene combined statistical area, and the Inland Northwest. Spokane's main industries include Service, Wholesale and Retail Trade, Medical, Education, and Entertainment. While the city's economy has traditionally been

natural resource based, it has diversified to encompass other industries, including the high-tech, biotech, and financial sectors.

With four true seasons, Spokane's tourism industry is booming. The Greater Spokane area receives around 260 days of sunshine each year. There are ample opportunities for winter recreation, a lively downtown, and beautiful scenery.

Numerous private and public higher education institutions are located in Spokane, including Gonzaga University, Whitworth University, the Community Colleges of Spokane system (Spokane Community College and Spokane Falls Community College), as well as a variety of technical institutes.

Executive Summary

684 West Bankhead Hwy, Villa Rica, GA 30180

FINANCIAL SUMMARY

Building Size	13,650 SF*
Net Operating Income	\$330,000
Year Built	2008*
Lot Size	1.87 Acres*

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Walgreens
Guarantor	Walgreens Co.
Roof & Structure	Tenant Responsible
Lease Commencement Date	April 1, 2008
Lease Expiration Date	June 30, 2033
Lease Term Remaining	12 Years
Renewal Options (Termination Rights)	50, 1 Year Options
Right of First Refusal	Fifteen (15) Days

* Year Built, Building Size, and Lot Size are approximate. Buyer will need to verify the accuracy of all information shown above during their Due Diligence review.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent
Current - 6/30/2033	\$330,000

Base Rent	\$330,000
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Printpack

Southwire

PHOENIX
MANUFACTURING, INC.
Mary Ann Industries

VILLARICA
FIRST BAPTIST CHURCH

SUGAR FOODS
CORPORATION

Walgreens

REGIONS BANK
SUNTRUST
O'Reilly
AUTO PARTS

FORBESS STORAGE

Dairy Queen

DOLLAR TREE

SHERWIN-WILLIAMS
AutoZone
SONIC
BB&T

W Bankhead Hwy
12,790 CPD

Villa Rica
High School

DUNKIN' DONUTS

Chick-fil-A

61
26,415 CPD

Food Depot
AT&T
TITLEMAX

Hardee's
Days Inn

Ingles
McDonald's
Wendy's
SUBWAY
cricket wireless
TACO BELL
Arby's
Krystal

20

THE HOME DEPOT
ZAXBY'S
CAPTAIN D'S SEAFOOD
PEACHTREE IMMEDIATE CARE
Get in. Get out. Get better.

20
71,987 CPD

Walmart
SYNOVUS
petSense
Burger King
PAPA JOHN'S
HIBBETT SPORTS
T-Mobile
QuikTrip

Holiday Inn LIBERTY
EXPRESS

O'Charley's
RESTAURANT + BAR
Edward Jones
INVESTMENTS
H&R BLOCK
NAPA

Me's
southwest grill
Paradise Auto Spa



Food Depot

Swirls Unique Gifts
Stix Bar & Grill

Pizza Pit
Dollar Daze
Tango Nails
Trading Post Cafe
Angry Dragon Vapors

Walgreens

AutoZone

Bank OZK

Comfort
ingles cricket
Infinite Games
El Tio Restaurant
QUALITY INN
PANAMA TAN & SPA
SUBWAY
EconoLodge

THE HOME DEPOT
ZAXBY'S
PEACHTREE IMMEDIATE CARE
Get us. Get out. Get better.

Days Inn

Arby's
Krystal
TACO BELL

McDonald's

Hardee's
Chevron

Wendy's

DUNKIN' DONUTS
Race Trac

Chick-fil-A

AT&T
TITLEMAX

26,415 CPD

CVS/pharmacy

DOLLAR TREE

W Bankhead Hwy
12,790 CPD

71,987 CPD

Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Corporate Lease with Walgreens**
- » 12 Years Remaining on Lease Term
- » **122,666 Residents within a 10-Mile Radius - Growing Villa Rica Trade Area in the Atlanta MSA**
- » Hard Corner Location at the Intersection of Industrial Boulevard and Bankhead Highway (39,200+ Cars/Day)
- » **Situated in Villa Rica Crossing Shopping Center, Outparcel to Food Depot**
- » Average Household Income Exceeds \$76,000 within 10 Miles of Subject Property
- » **Less Than 1 Mile off the I-20 Freeway (72,000 Cars/Day) with Direct Access to Atlanta**
- » Located in Villa Rica's Primary Retail Corridor - Retailers Include Ingles market, Chick-fil-A, Hardee's, McDonald's, Goodwill, and Dunkin' Donuts
- » **Walking Distance from Villa Rica High School (1,600 Students)**



DEMOGRAPHICS

1-mile

5-miles

10-miles

Population

2025 Projection	3,017	38,631	126,391
2020 Estimate	2,954	37,355	122,666
Growth 2020 - 2025	2.15%	3.42%	3.04%

Households

2025 Projection	1,199	13,696	43,558
2020 Estimate	1,162	13,169	42,032
Growth 2020 - 2025	3.15%	4.00%	3.63%

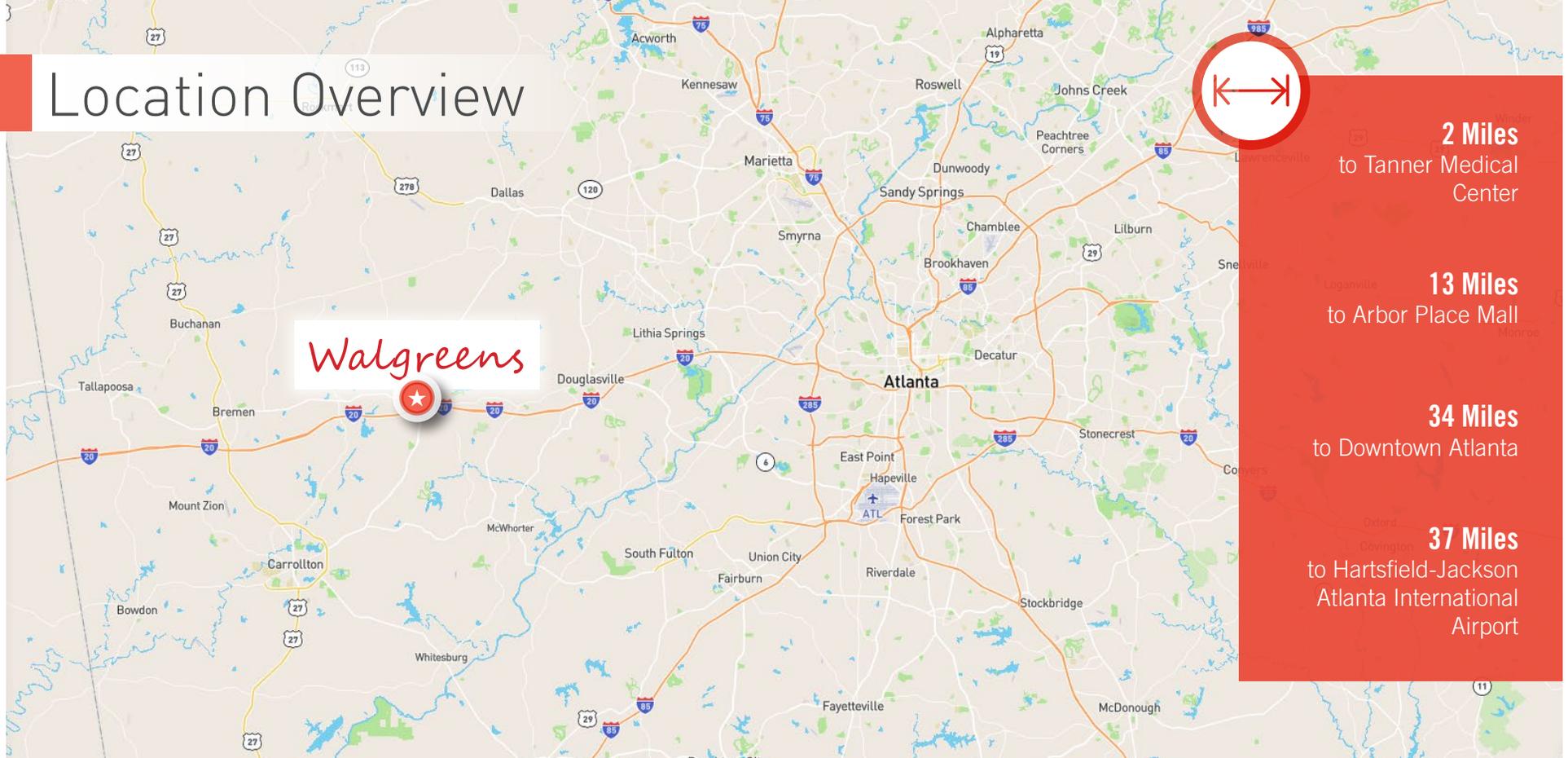
Income

2020 Est. Average Household Income	\$57,231	\$71,411	\$76,312
2020 Est. Median Household Income	\$45,533	\$59,488	\$62,390
2020 Est. Per Capita Income	\$22,528	\$25,181	\$26,205





Location Overview



Villa Rica is a city in Georgia's Carroll and Douglas counties, located within the Atlanta metropolitan area. The city is conveniently located on Interstate 20, 35 miles west of downtown Atlanta and 114 miles east of downtown Birmingham, Alabama. Rich in art, culture, and history, Villa Rica is also one of the fastest growing cities in Georgia.

Villa is home to the first Gold Strike in the United States, Coca-Cola legend Asa Candler, and Gospel Music founder Thomas A. Dorsey. Tourists are drawn to the city for its old mercantile feel, raised sidewalks, authentic architecture, variety of shops and restaurants, and historical landmarks - such as Wick's Tavern, the oldest commercial structure in West Georgia.

Metro Atlanta is recognized as an international gateway city and is also considered to be both an emerging Tier 1 technology hub and the established economic engine of the Southeast. The city's thriving economy and job base, coupled with its high quality of life and low cost of living, make it an ideal destination to draw educated talent from the region's major universities. With an overall population of 5.9 million throughout the 29-county metro area, Atlanta is the ninth-largest Metropolitan Statistical Area in the United States.

Atlanta has held its place in the top five cities for Fortune 500 headquarters for over a decade. Twenty-six Fortune 1000 companies have headquarters in Atlanta and more than 70% of the Fortune 1000 firms have operations in the metro area.

Executive Summary

1395 East High Street, Waynesburg, PA 15370

FINANCIAL SUMMARY

Building Size	14,820 SF*
Net Operating Income	\$389,000
Year Built	2007*
Lot Size	2.21 Acres*

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Walgreens
Guarantor	Walgreens Co.
Roof & Structure	Tenant Responsible
Lease Commencement Date	July 1, 2007
Lease Expiration Date	October 31, 2033
Lease Term Remaining	12 Years
Renewal Options (Termination Rights)	50, 1 Year Options
Right of First Refusal	Twenty-One (21) Days

* Year Built, Building Size, and Lot Size are approximate. Buyer will need to verify the accuracy of all information shown above during their Due Diligence review.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent
Current - 10/31/2033	\$389,000

Base Rent	\$389,000
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DOLLAR TREE

E High St
18,838 CPD

E Roy Furman Hwy
11,713 CPD


WAYNESBURG UNIVERSITY












 Fairgrounds

  
WAYNESBURG COMMUNITY BANK

 Wiley Stadium


McDonald's
FINE WINE & GOOD SPIRITS
cricket wireless





CHRYSLER
Jeep
DODGE




Burger King

First Federal
RainbowsEnd





OneMain Financial




 Waynesburg Central High School





Barton Auto Wrecking
First Federal
Burger King
Hardee's

CVS/pharmacy

SHEETZ

E High St

Advance
Auto Parts

AutoZone

CHRYSLER
Jeep
DODGE

GIANT
EAGLE

Little Caesars
pizzapizza

HERITAGE

SUBWAY

BeeGraphix

DOLLAR GENERAL

RITE
AID


DOLLAR TREE

E High St
18,838 CPD

McDonald's

Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Lease with Corporate Guaranty from Walgreens - Subleased by Dollar Tree**
- » 12 Years Remaining on Lease Term
- » **25,111 Residents within a 10-Mile Radius**
- » Across from Giant Eagle Supermarket and Tractor Supply Co Anchored Center
- » **Excellent Visibility Along East High Street (18,800+ Cars/Day)**
- » Surrounded by National Retailers - McDonald's, Rite Aid, Subway, CVS, and More
- » **College Town Location - 1 Mile East of Waynesburg University (2,500+ Students)**
- » Direct Access to Downtown Waynesburg via East High Street
- » **Less Than 1 Mile from Washington Health System Greene Hospital**



DEMOGRAPHICS

1-mile

5-miles

10-miles

Population

2025 Projection	3,610	12,769	25,102
2020 Estimate	3,619	12,819	25,111

Households

2025 Projection	1,468	4,294	9,330
2020 Estimate	1,451	4,264	9,259

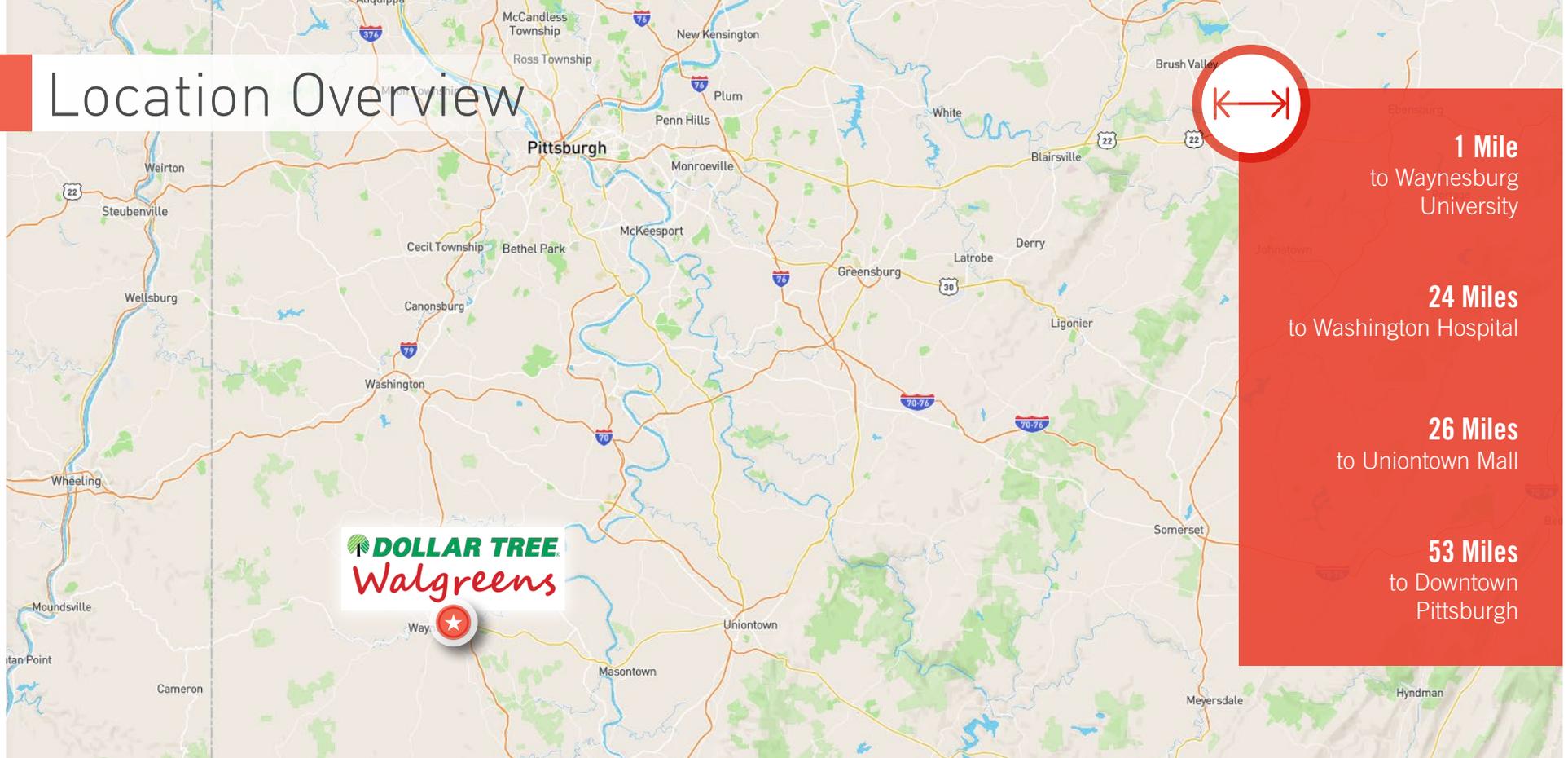
Income

2020 Est. Average Household Income	\$54,072	\$64,279	\$66,401
2020 Est. Median Household Income	\$43,949	\$51,908	\$53,299
2020 Est. Per Capita Income	\$23,631	\$24,189	\$25,950





Location Overview



Waynesburg is a borough in, and the county seat of, Green County, Pennsylvania. Located 50 miles south of Pittsburgh, Waynesburg is home to an estimated 4,000 residents. Waynesburg is home to a host of charming amenities often found in more densely populated areas. Unique shops and restaurants are located on quaint streets, and a park system exists near the heart of downtown. This rural lifestyle reflects the agricultural and mining heritage of the region. With the I-79 freeway, Waynesburg is connected to Pittsburgh and major league sports, cultural events, world-class medical care, and a vibrant downtown.

Waynesburg is a classic college town. Great services, easy access, historic

architecture, low real estate prices, and a low crime rate make Waynesburg a desirable place to live. Waynesburg University is a private university located in the borough with over 2,500 students enrolled. The university contributes greatly to the economy of Waynesburg and Greene County as a whole, as it is one of the area's top employers. Other top employers in Greene County include Consol Pennsylvania Coal Company, Cumberland Contura LLC, GMS Mine Repair & Maintenance Inc., and County of Greene. Coal mining is the region's top industry, followed by justice, public order, and safety activities and elementary and secondary schools.

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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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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 Marcus & Millichap

and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. 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 at this time, please return this offering memorandum to Marcus & Millichap.

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. Marcus & Millichap 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 or absence of contaminating substances, PCBs or asbestos, the compliance with local, 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. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

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