

# 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
<b>Net Operating Income</b>	
<b>\$336,000</b>	



\* 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.









EST. 1964  
**LOWE'S**

**PIZZA HUT**  
**LONG JOHN SILVERS**

**Baskin Robbins**  
**U-HAUL**

22,515 VPD  
**40**

**H&R BLOCK**  
**SUN LOAN COMPANY**  
**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

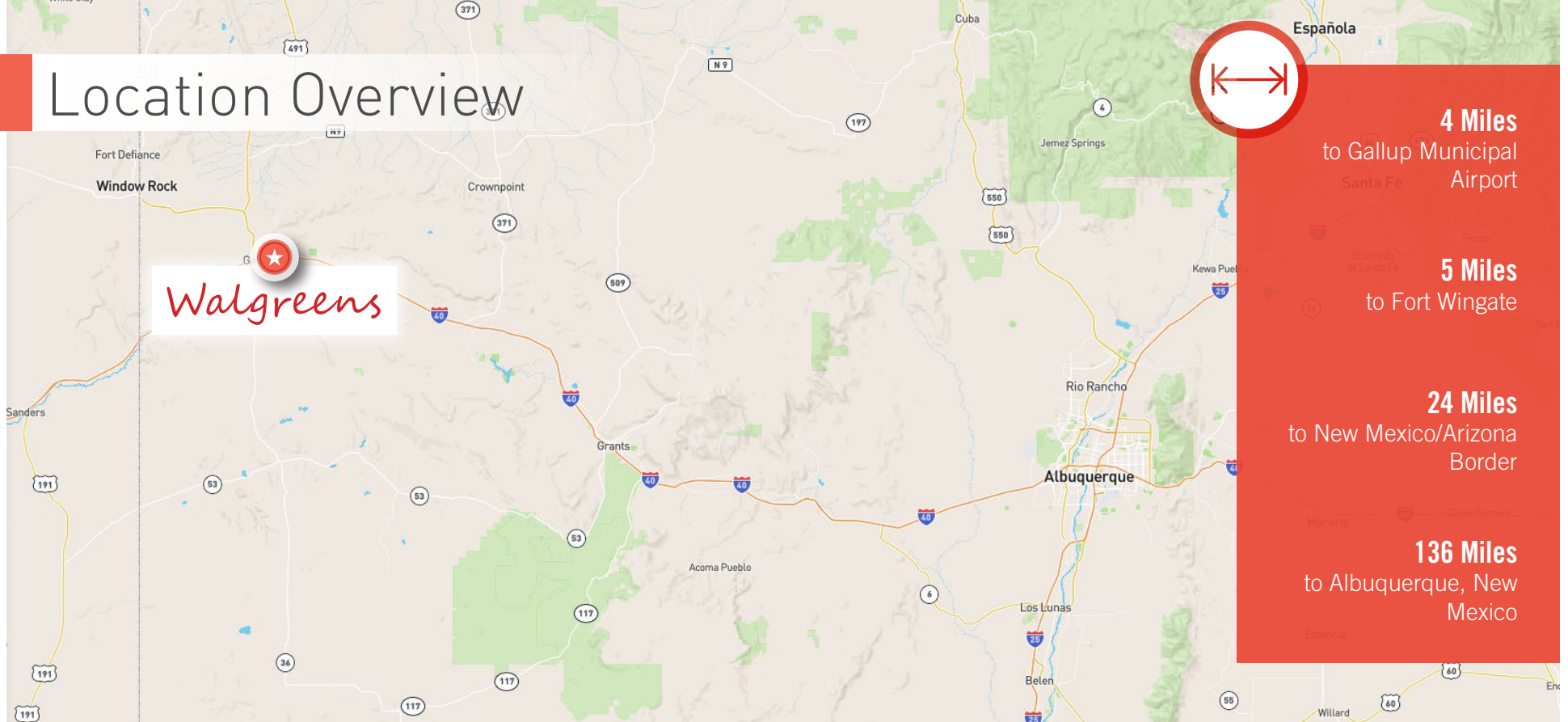








# Location Overview



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
<b>Net Operating Income</b>	<b>\$364,000</b>





Illinois State University  
20,878 Students

Hancock Stadium  
Redbird Arena  
Horton Field House

Summertree Rental  
Residences

CALVARY  
CHRISTIAN ACADEMY  
Fairview  
Elementary

Alumni  
Center  
Mesa Maya  
Restaurant

DOLLAR TREE  
Ching's

Lutheran  
Church

MOTEL  
6

DUNKIN'  
DONUTS

RAINSTORM  
CAR WASH

McDonald's

N Main St  
18,335 CPD

Bradford Ln

W Raab Rd

Walgreens

STARBUCKS  
COFFEE  
Great Clips  
verizon wireless  
SUBWAY  
Batteries  
+ Bulbs







# 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

Walgreens



**< 1 Mile**  
to Illinois State  
University

**8 Miles**  
to Central Illinois  
Regional Airport

**37 Miles**  
to Peoria, Illinois

**72 Miles**  
to Springfield, Illinois



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
<b>Net Operating Income</b>	
<b>\$465,000</b>	





TRACTOR SUPPLY CO. Walmart Supercenter  
 SUBWAY DOLLAR TREE Friendly's  
 BIG LOTS! JO-ANN Valvoline

EASTERN ICE CABINETS DISPLAYS2GO ergonomic products  
 Rhode Island NOVELTY Holiday Inn EXPRESS  
 DUNKIN' DONUTS StanchionsDirect

AutoZone  
 STATELINE 6  
 DUNKIN' DONUTS  
 CVS/pharmacy

chili's Planet Fitness  
 Burger King Stop&Shop  
 SONIC KFC THE HOME DEPOT

Walgreens

Whirlpool ROBBINS RAWSEAFOODS  
 PRECISE PACKAGING  
 Andersen Logistics BLOUNT JAG

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

Former Brayton Point Power Station

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

Mt. Hope Bay

Watuppa Pond

Matthew J. Kuss Middle School  
 Sanford Spinning Co

Applebee's Stop&Shop  
 McDonald's  
 U-HAUL ABC Supply Co. Inc.

PriceRite Marketplace Planet Fitness POPPYE'S  
 Advance Auto Parts DOLLAR TREE  
 Bank of America DUNKIN' DONUTS

GOLD MEDAL

Walmart Supercenter  
 ExtraSpace Storage





Former Somerset  
Power Plant

SOMERSET  
FEDERAL CREDIT UNION



Berkley Regional  
High School



The Rise Café



Law  
Offices

Local Retail



Country Farms

Somerset  
COUNTRY STORE



Nancy's  
Bakery



SHAWOMET  
GARDENS

Walgreens

Buffinton St

County St

Law Office of Sabra  
& Aspden PA





# 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

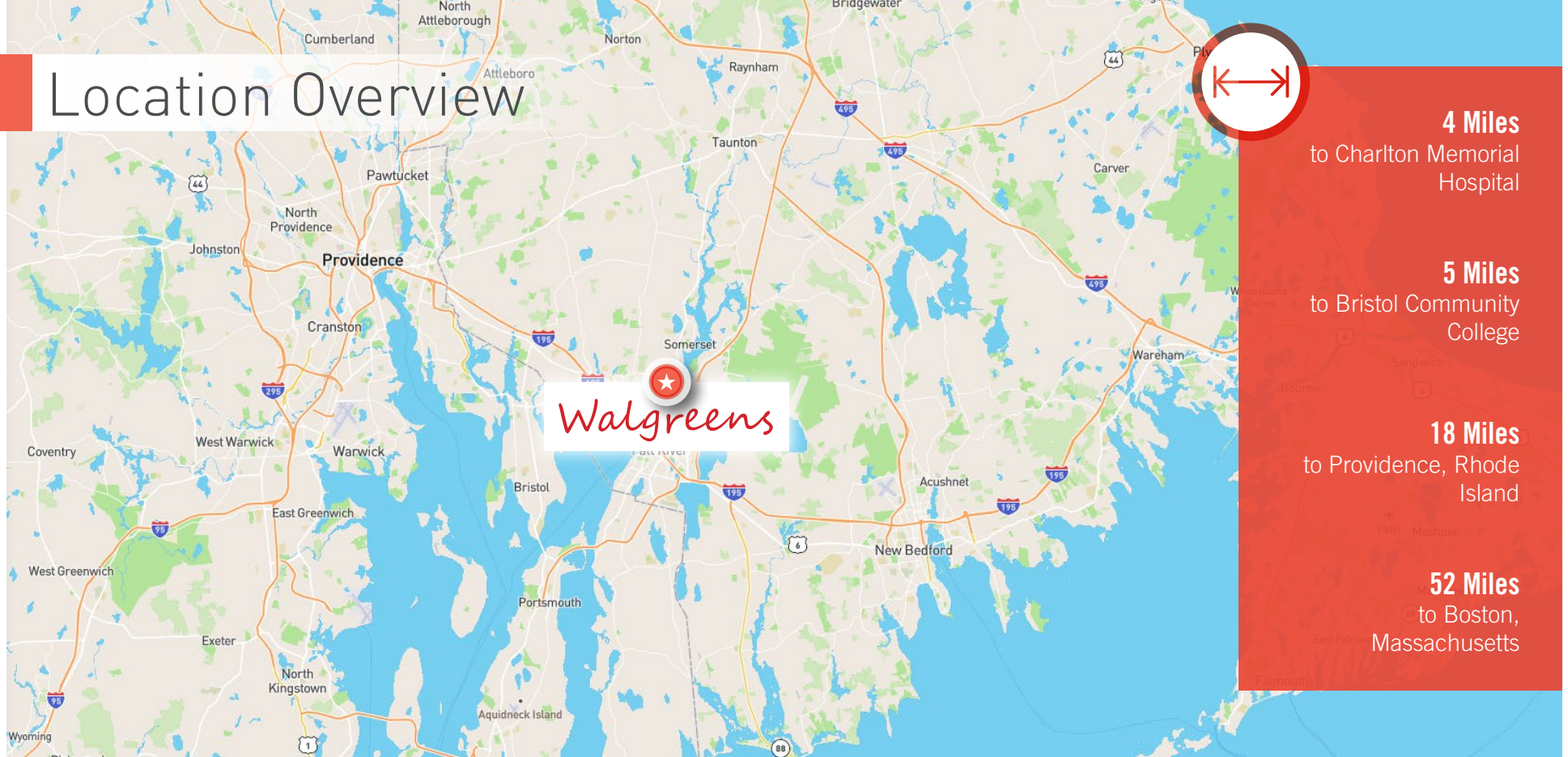








# Location Overview



Somerset is a waterfront suburban community in Massachusetts' Bristol County, home to over 18,000 people. The town is situated 20 miles southeast Providence, Rhode Island and 44 miles south of Boston. As one of Southern New England's most desirable suburban communities, Somerset features quiet neighborhoods along with convenient shopping and business districts. Located on the western shore of the Taunton River and Mount Hope Bay, Somerset has a town beach and ample opportunities for water recreation.

Bristol County is home to over 565,000 people residing in a number of cities, towns, and villages in this southeastern Massachusetts county. The region consists of a rolling coastal lowland and includes a few islands in the bay.

Founded in 1685 and named for Bristol, England, today the county and the entire southern coast of Massachusetts supports numerous resort communities.

The Providence, Rhode Island metropolitan area includes eight counties in two states, and is the 38th-largest metropolitan area in the United States. While most of the metro area is focused in Rhode Island, Bristol County in Massachusetts is also included the Providence metropolitan area. The estimated population of the entire metropolitan area exceeds 1.6 million residents. The Greater Providence area is officially included the Greater Boston Combined Statistical Area (CSA), the sixth-largest CSA in the country with over 8 million residents.



# 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

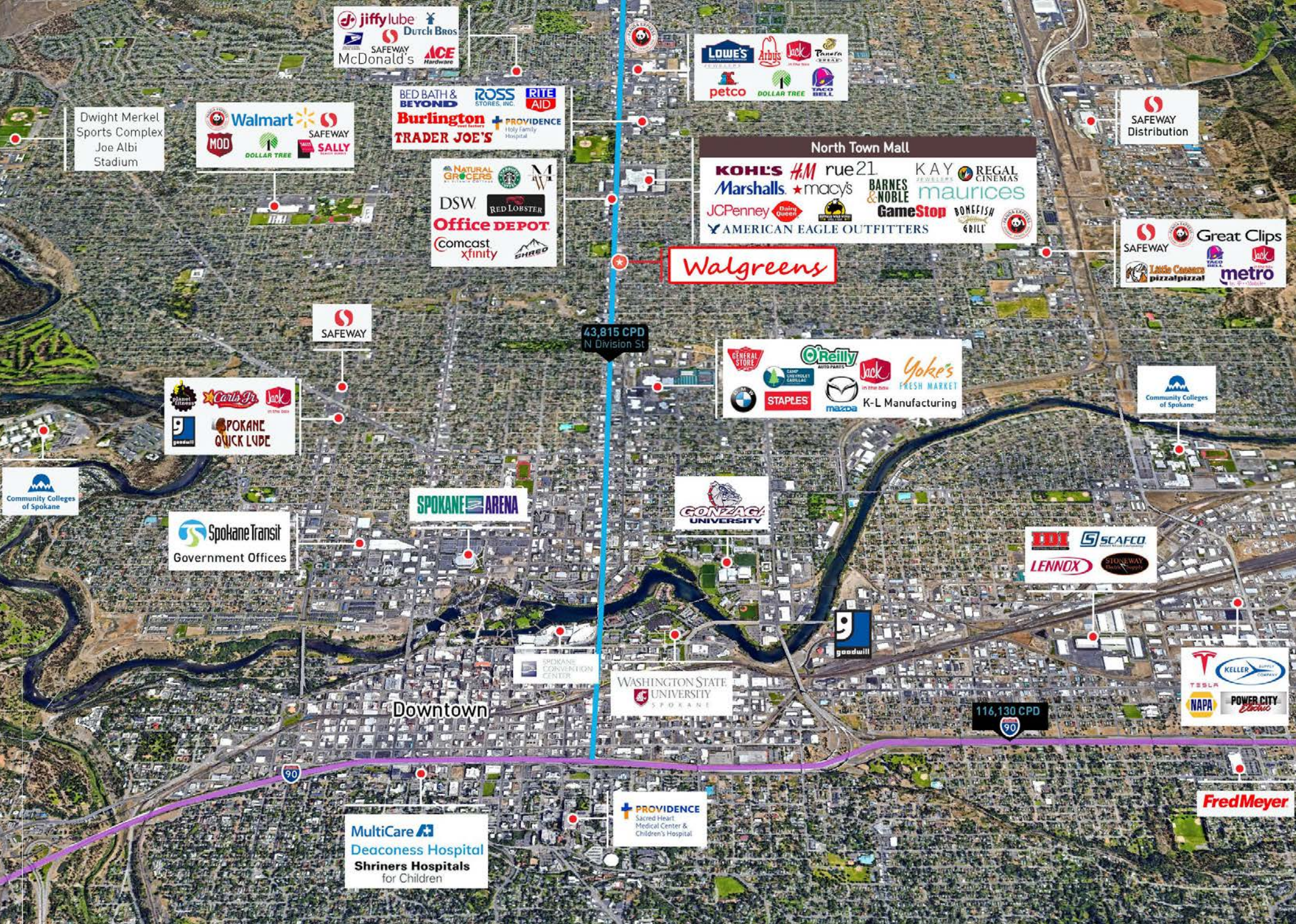
\* Year Built, Building Size, and Lot Size are approximate. Buyer will need to verify the accuracy of all information shown above during their Due Diligence review.

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent
Current - 3/31/2035	\$415,000
<b>Base Rent</b>	<b>\$415,000</b>







Walgreens

43,815 CPD  
N Division St

116,130 CPD  
90

Downtown

MultiCare  
Deaconess Hospital  
Shriners Hospitals  
for Children

PROVIDENCE  
Sacred Heart  
Medical Center &  
Children's Hospital

WASHINGTON STATE  
UNIVERSITY  
SPOKANE

CONFEDERACY  
UNIVERSITY

SPOKANE ARENA

Spokane Transit  
Government Offices

POKANE QUICK LUBE

GENERAL STORE  
O'Reilly  
Jack  
Yoke's  
STAPLES  
mazda  
K-L Manufacturing

North Town Mall  
Kohl's  
H&M  
rue21  
Marshall's  
macy's  
BARNES & NOBLE  
GameStop  
BONEFISH GRILL  
JCPenney  
AMERICAN EAGLE OUTFITTERS

BED BATH & BEYOND  
ROSS STORES, INC.  
RITE AID  
Burlington  
TRADER JOE'S  
DSW  
RED LOBSTER  
Office DEPOT  
Comcast  
xfinity  
SHRED

Walmart  
MOD  
DOLLAR TREE  
SAFeway  
SALLY

Dwight Merkel  
Sports Complex  
Joe Albi  
Stadium

jiffy lube  
Dutch Bros  
SAFeway  
McDonald's  
ACE Hardware

LOWE'S  
petco  
Arby's  
Jack  
Panera  
DOLLAR TREE  
TACO BELL

SAFeway  
Distribution

SAFeway  
Great Clips  
Little Caesars  
pizzapizza  
metro

Community Colleges  
of Spokane

IDI  
SCAFED  
LENNOX  
STONEMAN

TESLA  
KELLER  
NAPA  
POWER CITY  
Electric

Fred Meyer







# 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







Printpack

Southwire

PHOENIX  
MANUFACTURING, INC.  
Mary Ann Industries

VILLARICA  
FIRST BAPTIST CHURCH

FORTESS STORAGE

SUGAR FOODS  
CORPORATION

Walgreens

REGIONS BANK  
SUNTRUST  
O'Reilly  
AUTO PARTS

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  
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

Holiday Inn LIBERTY  
EXPRESS

O'Charley's  
RESTAURANT • BAR  
H&R BLOCK  
NAPA

Meat & Potatoes  
southwest grill  
Paradise Auto Spa





**Food Depot**

**Swirls Unique Gifts**  
**Stix Bar & Grill**

**Pizza Hut**  
Dollar Daze  
Tango Nails  
Trading Post Cafe  
Angry Dragon Vapors

**Walgreens**

**AutoZone**

**Bank OZK**

**THE HOME DEPOT**  
**PEACHTREE IMMEDIATE CARE**  
Get us. Get out. Get better.

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

**Arby's**  
**Krystal**  
**TACO BELL**

**McDonald's**

**Wendy's**

**AT&T**  
**TITLEMAX**

**Days Inn**

**Hardee's**  
**Chevron**

**DUNKIN' DONUTS**  
**RaceTrac**

**Chick-fil-A**

**CVS/pharmacy**

**DOLLAR TREE**

W Bankhead Hwy  
12,790 CPD

26,415 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









[illegible]

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.

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

<b>Base Rent</b>	<b>\$389,000</b>
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# 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.



## NET LEASED DISCLAIMER

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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## SPECIAL COVID-19 NOTICE

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