

# ATLANTA MSA INVESTMENT OFFERING

## Walgreens

3033 JOHNSON FERRY ROAD | MARIETTA, GA 30062



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## Offering Summary

<b>LIST PRICE</b>	<b>\$5,350,624</b>
<b>CAP RATE</b>	<b>6.25%</b>
<b>PRICE PER SF</b>	<b>\$386.18</b>
<b>LEASE TERM REMAINING</b>	<b>6 Years</b>
<b>OPTIONS</b>	<b>10 (5-year) Options</b>
<b>LEASE TYPE</b>	<b>Absolute Net Lease</b>
<b>ANNUAL RENT (NOI)</b>	<b>\$334,414</b>
<b>MONTHLY RENT</b>	<b>\$27,867</b>
<b>BUILDING SIZE (SF)</b>	<b>±13,855</b>
<b>LOT SIZE (SF)</b>	<b>±43,560</b>
<b>YEAR BUILT</b>	<b>2002</b>

## Investment Highlights

### STABLE INCOME CORPORATE GUARANTEE

The Lease income is guaranteed by Walgreens parent corporate (S&P BBB-) investment grade, Fortune 500 Company, with over 9,200 locations.

### LOCATED IN TOP 10 METROPOLITAN STATISTICAL AREA - ATLANTA, GA

Subject property is located about 25 miles north of Atlanta, in the Atlanta MSA. This is the most populous MSA in the state of Georgia and the ninth-largest in the United States. with over 6,000,000 residents.

### ABSOLUTE NET LEASE WITH 6 YEARS REMAINING

This is a true absolute net lease with no landlord responsibilities whatsoever with approximately 6 years remaining and 10 (5-year) options to extend.

### AFFLUENT HOUSEHOLD INCOME OF \$164,276 IN A 1-MILE RADIUS

The subject property is located in an affluent suburb of Atlanta. Average household income is \$164,276 within a one mile radius, \$166,499 within a three mile radius and \$151,487 in a five mile radius. Total one mile population is 8,294, in a three mile radius is 65,816 and 172,396 in a five mile radius.

### ACROSS THE STREET FROM WALMART SUPERCENTER

This Walgreens is located directly across the street from Walmart Supercenter and within a mile radius are located retail tenants such as Kroger, Publix, Wells Fargo, Bank of America, IHOP and YMCA. Two and one-half miles from the property is located the Sandy Plains Centre, a 124,546 square foot shopping center anchored by Kroger with national retail tenants that include Home Depot, Office Depot, Publix and Starbucks.



## Lease Summary

ADDRESS	3033 Johnson Ferry Road Marietta, GA 30062
TENANT	Walgreens
LEASE COMMENCEMENT	May 1, 2002
LEASE EXPIRATION	March 31, 2027
TERM REMAINING	6 Years
LEASE TYPE	Absolute Net Lease
ANNUAL RENT	\$334,414
MONTHLY RENT	\$27,867
RENT PER SQUARE FOOT	\$24.13
OPTIONS	10 (5-year) Options
LANDLORD RESPONSIBILITIES	None





## Building Photos



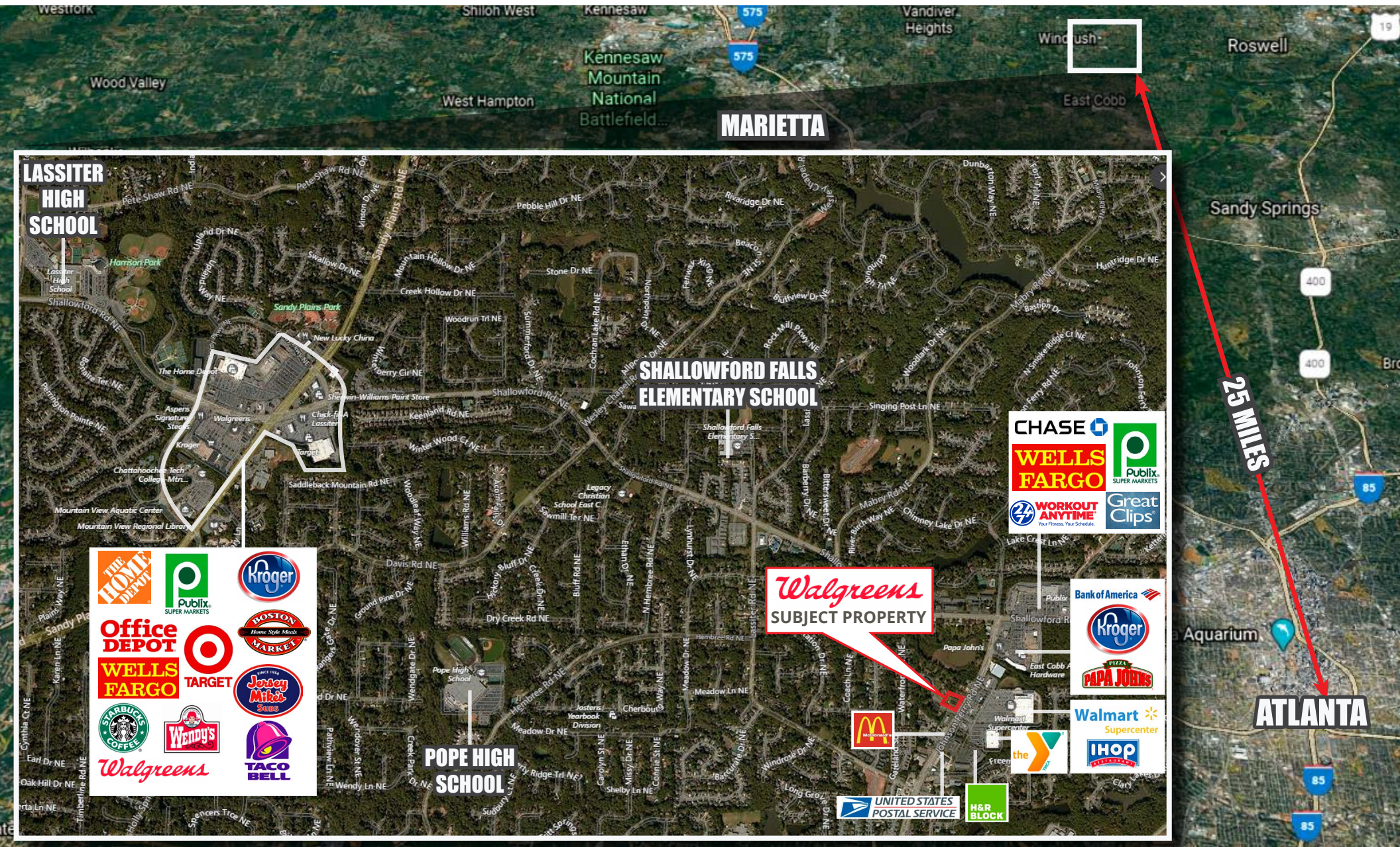


## Property Aerial





# Location Aerial





## Location Overview and Demographics

Marietta is a city located in northeast Cobb County and is the largest suburb of the Atlanta Metropolitan Area, located about 25 miles northwest of Atlanta. The Atlanta Metropolitan area is the most populous metro area in the state of Georgia and the ninth-largest in the United States with over 6.5 million residents. The area has an approximate GDP of \$304 billion, the 8th largest economy in the country. Some of the area's points of interest include:

- **SANDY PLAINS CENTRE** - Approximately two and one-half miles from the property, is located the Sandy Plains Centre, a 124,546 square foot shopping center anchored by Kroger and is surrounded by other national retail tenants such as The Home Depot, Office Depot, Publix, and more.
- **DOBBINS AIR RESERVE BASE** - Just eleven miles west of the subject property is the Dobbins Air Reserve Base, home to approximately 10,000 reserve troops from the Air Force, Army and Navy with over 50 different air crafts assigned to the different flying units.



### Total Population

1 MILE	8,294
3 MILES	65,816
5 MILES	172,396



### Average Household Income

1 MILE	\$164,276
3 MILES	\$166,499
5 MILES	\$151,487



### Total Households

1 MILE	2,907
3 MILES	23,013
5 MILES	63,864



### Average Age

1 MILE	42.10
3 MILES	41.10
5 MILES	41.10



### Traffic Counts Vehicles/Day

JOHNSON FERRY	±15,900
SHALLOWFORD	±22,500
I-75	±240,000

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.





Walgreens Boots Alliance

## Company Summary\*

### Tenant History

Walgreens Boots Alliance, Inc. operates as a pharmacy-led health and wellbeing company. It operates through three segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical Wholesale.

The Retail Pharmacy USA segment sells prescription drugs and an assortment of retail products, including health, wellness, beauty, personal care, consumable, and general merchandise products through its retail drugstores and convenient care clinics. It also provides specialty pharmacy services and mail services; and manages in-store clinics.

The Retail Pharmacy International segment sells prescription drugs; and health and wellness, beauty, personal care, and other consumer products through its pharmacy-led health and beauty stores and optical practices, as well as through boots.com and an integrated mobile application. This segment operated 4,605 retail stores under the Boots, Benavides, and Ahumada in the United Kingdom, Thailand, Norway, the Republic of Ireland, the Netherlands, Mexico, and Chile; and 606 optical practices, including 165 on a franchise basis.

The Pharmaceutical Wholesale segment engages in the wholesale and distribution of specialty and generic pharmaceuticals, health and beauty products, and home healthcare supplies and equipment, as well as provides related services to pharmacies and other healthcare providers. This segment operates in the United Kingdom, Germany, France, Turkey, Spain, the Netherlands, Egypt, Norway, Romania, the Czech Republic, and Lithuania.

Walgreens Boots Alliance, Inc. was founded in 1901 and is based in Deerfield, Illinois.

\*Source: Yahoo Finance

## Tenant Profile (As of May 2020)

<b>WEBSITE</b>	<a href="https://www.walgreensbootsalliance.com/">https://www.walgreensbootsalliance.com/</a>
<b>LOCATIONS</b>	9,277
<b>STOCK SYMBOL (NASDAQ)</b>	WBA
<b>CREDIT RATING (S&amp;P)</b>	BBB-
<b>MARKET CAPITALIZATION</b>	\$36.55 Billion
<b>REVENUE (2019)</b>	\$131.5 Billion
<b>ASSETS</b>	\$68.1 Billion
<b>EMPLOYEES</b>	299,000





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