



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Walgreens

419 W Broad Street
Saint Pauls, NC 28384

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,804 SF Walgreens Located at 419 W Broad Street in Saint Pauls, NC. The Deal Includes Over 4 Years Remaining on an Absolute Triple Net Lease With 5% Increases in Each Option Period. This Property Provides a New Owner With an Opportunity to Purchase an Essential Business With Investment Grade Tenant (S&P: BBB) and Corporate Guarantee in a Strong Performing Location. The Next Closest National Drugstore Operator is More Than 15-Miles Away.

OFFERING SUMMARY

PRICE	\$3,858,000
CAP	6.65%
NOI	\$256,555
PRICE PER SF	\$393.51
GUARANTOR	Walgreen Co.

PROPERTY SUMMARY

ADDRESS	419 W Broad Street Saint Pauls, NC 28384
COUNTY	Robeson
BUILDING AREA	9,804 SF
LAND AREA	1.03 AC
BUILT	1999



HIGHLIGHTS

- The Deal Includes an Absolute Triple Net (NNN) Lease Which Allows For a True Passive Investment and Zero Landlord Responsibilities
- Above Average Sales For This Walgreens Concept
- Complete Walgreens Conversion Which Shows Commitment to the Site
- Full-Service Location With Drive-Thru; The Store Offers Curbside Pickup and Delivery
- Zero National Competition Within a 15-Mile Radius
- Investment Grade Tenant (S&P: BBB) With Corporate Guarantee
- Multiple 5 Year Options to Extend With Fixed Increases of 5%, Providing Landlord Leverage Upon Renewal
- Signalized Access With Excellent Visibility on Route 301 Which Sees Over 6,629 VPD
- Strong Guarantor - Walgreen Co. a Subsidiary of Walgreens Boots Alliance Inc. (NASDAQ: WBA) Reported Total Revenues in Excess of \$139 Billion in the 2020 Fiscal Year
- The Property is Situated Less Than 10-Miles From the Master Planned Hope Mills Industrial Park Which is Currently Being Developed and Will Consist of Over 1.3 Million SF of New Warehouse Product Along I-95, Providing an Economic Anchor in the Trade Area
- Nearby Tenants Include: AutoZone, Hardee's, Pizza Hut, Burger King, Food Lion, Days Inn, Taco Bell, Family Dollar, Walmart Neighborhood and More



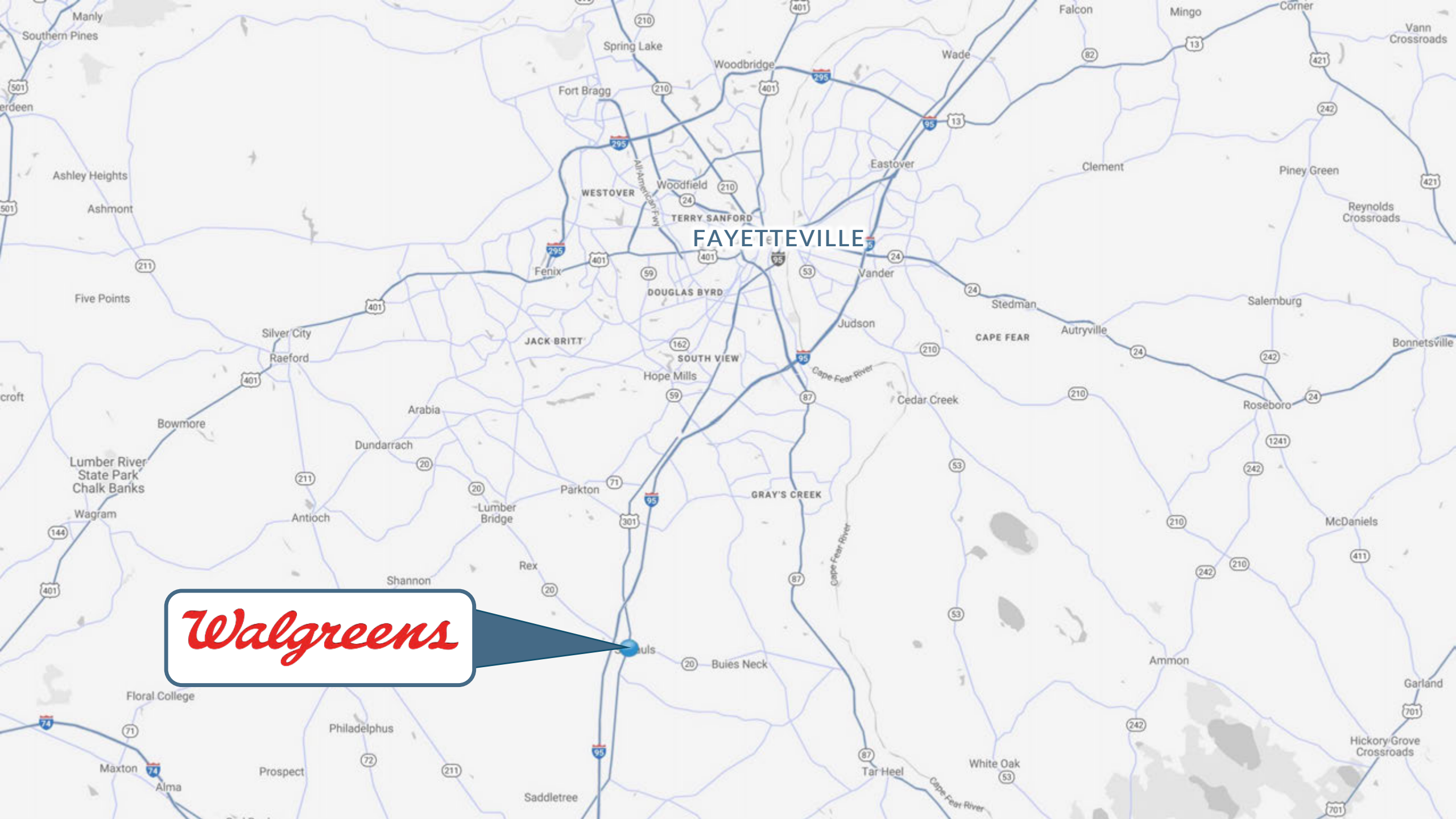
LEASE SUMMARY

TENANT	Walgreens
PREMISES	A Building of Approximately 9,804 SF
LEASE COMMENCEMENT	July 1, 2005
LEASE EXPIRATION	June 30, 2025
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	5% Increase in Each Option
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	None

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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9,804 SF	\$256,555	\$26.17
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FAYETTEVILLE

Walgreens

Walmart

Neighborhood Market

Days Inn

TRAN SOURCE
TRUCK & TRAILER CENTERS

Mobil

bp



Walgreens



St. Pauls
High School

St. Pauls
Middle School



Car Wash

St. Pauls United
Methodist Church



W Broad St

301

Jackson Hewitt
TAX SERVICE



First Baptist Church

Village family dental

Walgreens

Pelham Home Health Services

McNeill Mackie Funeral Home



DOLLAR GENERAL

Big Marsh Fire Department

piggly wiggly

H&R BLOCK

Domino's

SUBWAY

LUMBEE GUARANTY BANK

301

Jackson Hewitt TAX SERVICE

Pizza Hut

LIBERTY TAX

Auto Zone

Hardee's

Walgreens

FOOD LION

SUNOCO

TACO BELL

bp

HUDDLE HOUSE

bp

BURGER KING

MARATHON

Hardee's

CITGO

Walmart Neighborhood Market

Mobil

Days Inn

KANGAROO

VALERO

McDonald's

AutoZone

Pizza Hut

piggly wiggly

SUBWAY

NAPA

Dominos

301

FIRST BANK

TRUIST

FAMILY DOLLAR

IGA

DOLLAR GENERAL

W Broad St

INTERSTATE 95



SAINT PAULS | ROBESON COUNTY | NC

Located in southeastern North Carolina, St. Pauls is perfectly situated to access many major carrier routes across North America. St. Pauls is located at the intersections of Interstate I-95, US Highway 301, NC 20, and near NC 87. It is 50 miles south of I-40 and 68 miles north of I-20. Major cities close to St. Pauls include Fayetteville, NC just 15 miles to the north, home to Fort Bragg, the 82nd Airborne and the Special Forces Command, Lumberton, NC just 11 miles to the south, Raleigh, NC 90 minutes away, Charlotte, NC just 3 hours away, Florence, SC just an hour away, and the coastal cities of Wilmington, NC and Myrtle Beach, SC just 90 minutes away. The city has a 2020 population of 2,238 residents.

If logistics is important to a business, then Saint Paul has got exactly what one needs. Businesses will love the city due to the tremendous savings having major carrier routes located just minutes away. With plenty of available space to locate any size enterprise, and with the Industrial Park offering access to I-95 just 2 minutes away, businesses have got the room to spread out and grow. Because the city is located in a select economic zone, businesses will qualify for a number of Federal, State and local incentives. The area surrounding St. Pauls is known for its diversified farming and improving economic base.

Nearby attractions include sites along the Historic Lumber River, the golf headquarters of the southeast at Pinehurst, NC, the Airborne & Special Operations Museum in Fayetteville, NC, beaches less than 90 minutes away including Myrtle Beach, Wrightsville Beach, Wilmington, NC, and of course the beautiful Appalachian Mountains and the Blue Ridge Parkway about 4 hours drive away. One can also visit the Hatteras National Seashore and Fort Fisher. The Gilmore-Patterson Farm and Kenneth McKinnon House are listed on the National Register of Historic Places.



SAINT PAULS, NC



AIRBORNE & SPECIAL OPERATIONS MUSEUM



	3 MILES	5 MILES	10 MILES
POPULATION	6,607	11,665	48,872
AVERAGE HH INCOME	\$64,202	\$47,252	\$57,192

(6,629 VPD)

(56,442 VPD)

(15,081 VPD)

Walgreens



W A L G R E E N S B O O T S A L L I A N C E

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 2021 list of the World's Most Admired Companies, ranked first in the food and drugstore category. This is the 28th 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.



COMPANY TYPE
NYSE: WBA



FOUNDED
1901



OF LOCATIONS
21,000+



HEADQUARTERS
Deerfield, IL



WEBSITE
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.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

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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