



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Walgreens

106 W Dr Martin Luther King Jr Dr  
Maxton, NC 28364

# 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 106 W Dr Martin Luther King Jr Drive in Maxton, NC. This 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 an Investment Grade Tenant (S&P: BBB) and Corporate Guarantee.

## OFFERING SUMMARY

PRICE	\$2,621,000
CAP	7.00%
NOI	\$183,517
PRICE PER SF	\$267.34
GUARANTOR	Walgreen Co.

## PROPERTY SUMMARY

ADDRESS	106 W Dr Martin Luther King Jr Dr Maxton, NC 28364
COUNTY	Robeson
BUILDING AREA	9,804 SF
LAND AREA	2.05 AC
BUILT	2005





# HIGHLIGHTS

- Absolute Triple Net (NNN) Lease - Allowing For a True Passive Investment and Zero Landlord Responsibilities
- Multiple 5 Year Options to Extend With Fixed Increases of 5%, Providing Landlord Leverage Upon Renewal
- 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
- Complete Walgreen Conversion Which Shows Commitment to the Site
- Full-Service Location With Drive-Thru; The Store Offers Curbside Pickup and Delivery
- Investment Grade Tenant (S&P: BBB) With Corporate Guarantee
- Zero National Competition Within 8-Miles of the Store
- Signalized Access, on a Hard Corner Location With Excellent Visibility on Dr Martin Luther King Jr Drive Which Sees Over 6,830 VPD
- Nearby Tenants Include: Dollar General, Hardee's, Piggly Wiggly, Family Dollar and NAPA Auto Parts





# 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% Increases in Each Option
LEASE TYPE	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

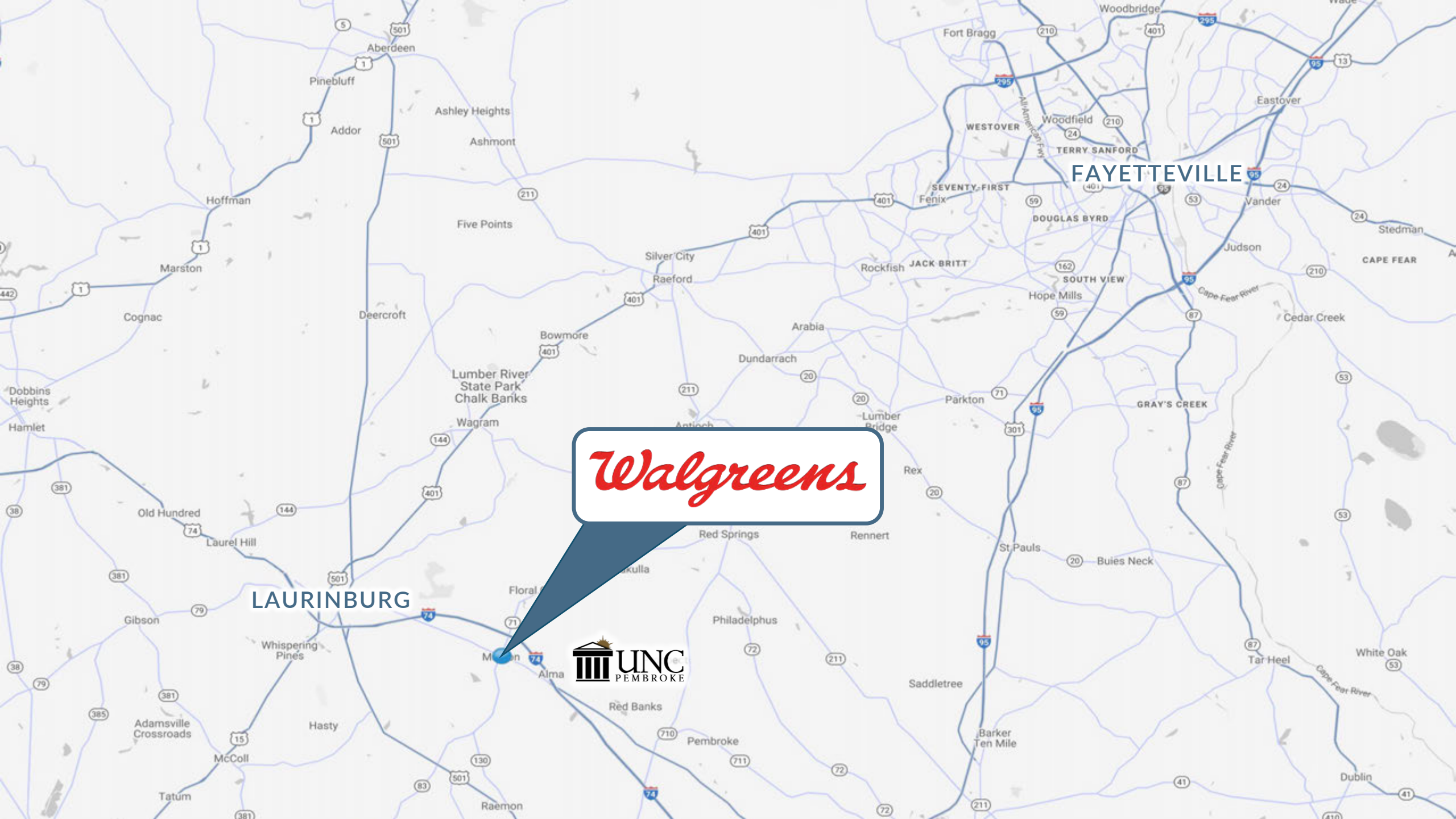
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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9,804 SF	\$183,517	\$18.72
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FAYETTEVILLE

LAURINBURG

Walgreens







PEOPLES GAS



Martin Luther King Jr Hwy

Car Wash

N Patterson St







Beacham  
Park

H&H Drive-In  
Restaurant

Safeway  
Market



Car Wash



N Patterson St

Martin Luther King Jr Hwy





Shell  
Speedway

FAMILY DOLLAR  
DOLLAR GENERAL  
FOOD LION

Badcock & more  
FIRST BANK  
TRUIST  
CITGO

Campbell's

CITGO  
bp  
Jiffy Lube  
Shell

DOLLAR GENERAL

DOLLAR GENERAL  
Walgreens  
FAMILY DOLLAR  
AutoZone  
Walgreens  
McDonald's  
Arby's  
KFC  
Dunkin'  
NAPA  
Kangaroo



FOOD LION  
Hardee's  
Shell

DOLLAR GENERAL  
NAPA  
Kangaroo

FAMILY DOLLAR  
piggly wiggly  
bp

BIG LOTS  
Tractor Supply Co  
Lowe's  
DOLLAR TREE  
Walmart  
HIBBETT SPORTS  
belk  
Waffle House  
Aaron's  
burkes OUTLET  
Huddle House  
SHOE SHOW  
SALLY BEAUTY  
GNC  
NAPA Auto  
CAFO  
metro  
Zaxby's  
MURPHY'S  
IGA  
cricket  
Gulf  
SUBWAY  
SHOE DEPT.  
T

Walgreens



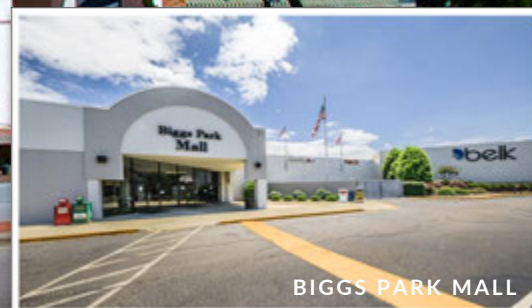


## MAXTON | ROBESON COUNTY | NC

The Town of Maxton is in the northwest part of rural Robeson County and in the southeast part of Scotland County. The town has a mixture of residential, commercial, and a limited amount of industrial development. Three miles to the northwest is the local regional Laurinburg-Maxton Airport. The city has a 2020 population of 2,298 residents. The city is located about 35 miles to Fayetteville, NC. Fayetteville has received the All-America City Award from the National Civic League three times in recent years. As of the 2018 estimate census, the city's population is about 209,468 residents. It is the 6th-largest city in North Carolina. Fayetteville is in the Sandhills in the western part of the Coastal Plain region, on the Cape Fear River. With an estimated population of 336,609 people, the Fayetteville metropolitan area is the largest in southeastern North Carolina, and the fifth-largest in the state.

Maxton is a vibrant community with a cohesive economic and social base that contributes to the lives of the families and individuals in the city. Two miles north of Town is the large Campbell Soup plant. Due to the city's close proximity, Fayetteville's economy affects Maxton's. The Fayetteville area has a large and growing defense industry and was ranked in the Top 5 Defense Industry Development areas in US for 2008, 2010, 2011 by Expansion Solutions Magazine. Eight of the ten top American defense contractors are located in the area, including Lockheed Martin, Boeing, Northrop Grumman, General Dynamics, and L-3 Communications.

North of Graham Street is a historical residential neighborhood with some of the homes dating to approximately a century ago in age. Some of the assets of Maxton are Beacham Park and Gilbert Patterson Library and Museum. Located on Graham Street, the Maxton Museum is an example of late 19th century frame architecture. It has been the home of the Maxton Historical Society since 1982 and houses collections of educational, social, industrial, and genealogical interest. Biggs Park Mall is a Premiere shopping mall destination in Robeson County North Carolina and is located right off I-95, that serves Lumberton, Maxton and the surrounding areas.



BIGGS PARK MALL



LAURINBURG-MAXTON AIRPORT





*Walgreens*

	3 MILES	5 MILES	10 MILES
POPULATION	5,031	8,958	48,882
AVERAGE HH INCOME	\$41,495	\$44,665	\$45,001





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](http://www.walgreensbootsalliance.com).



COMPANY TYPE  
NYSE: WBA



FOUNDED  
1901



# OF LOCATIONS  
21,000+



HEADQUARTERS  
Deerfield, IL



WEBSITE  
[walgreens.com](http://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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