



ABSOLUTE NNN WALGREENS FOR SALE

CURRENT PHOTO - MAY 2021

WALGREENS

201 Mathistown Road , Little Egg Harbor, NJ 08087

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WALGREENS

201 Mathistown Road | Little Egg Harbor, NJ 08087

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$7,517,454
NOI:	\$413,460
Cap Rate:	5.5%
Building Size:	14,820 SF
Lot Size:	4.83 Acres
Price / SF:	\$507.25

LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / Insurance / CAM:	Tenant Responsibility
Roof:	Tenant Responsibility
Structure:	Tenant Responsible
Parking Lot:	Tenant Responsible
HVAC:	Tenant Responsible
Term Remaining:	Approx. 11 Yrs
Original Lease Term:	25 Years
Commencement Date:	April 5th, 2007
Current Term Expiration:	April 30th, 2032
Options:	10, 5-Year Options
Increases:	Flat
Guarantor:	Corporate Guaranty
Right of First Refusal:	Yes; 10 Business Days

PROPERTY HIGHLIGHTS

- Absolute NNN Lease - Zero Landlord Responsibilities
- 14,820 Square Foot Building Situated on an Oversized 4.83 Acres of Land with 49 Parking Spaces and a Drive Thru
- 11 Years Remaining on an Original 25 Year Term Equipped with 10, 5 Year Renewal Options
- Corporate Guarantee from Walgreen Co. (S&P: "BBB")
- Drive Thru Equipped "Essential Retailer" - Pandemic and Recession Resistant Business Model
- Strong Suburban Jersey Shore Location
- Hard Corner Location at a Signalized Intersection
- Strong Income and Density Demographics - Only 100 Miles from NYC and 60 Miles from Philadelphia
- Strong Population Demographics - \$85K HH Income within a 5 Mile Radius

LEASE ABSTRACT



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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1 - 25	\$413,460	\$34,455
Option Periods	\$413,460	\$34,455
Rent (/ PSF)		\$27.30

TENANT PROFILE



Walgreens
AT THE CORNER OF **HAPPY** & **HEALTHY**™

OVERVIEW

Company:	Walgreens
Founded:	1901
Total Revenue:	\$131.54 Billion
Net Income:	\$5.02 Billion
Headquarters:	Deerfield IL
Website:	www.walgreens.com

TENANT HIGHLIGHTS

- Largest Retail Pharmacy
- National Leader in Retail Pharmaceutical Services

TENANT OVERVIEW

Walgreens boots alliance is the largest retail pharmacy, health, and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25* countries and employ more than 385,000* people. The Company is a global leader in pharmacy-led, health and well being retail and, together with the companies in which it has equity method investment, has more than 13,200* stores in 11* countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390* distribution centers delivering more than 230,000** pharmacies, doctors, health centers and hospitals each year in more than 20* countries. In March 2018, Walgreens Boots Alliance completed its acquisition of 1,932 retail locations from Rite Aid Corporation, a strategic move that will expand the company's reach and further solidify its position as the national leader in retail pharmaceutical services.

ADDITIONAL PHOTO



ADDITIONAL PHOTO



ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



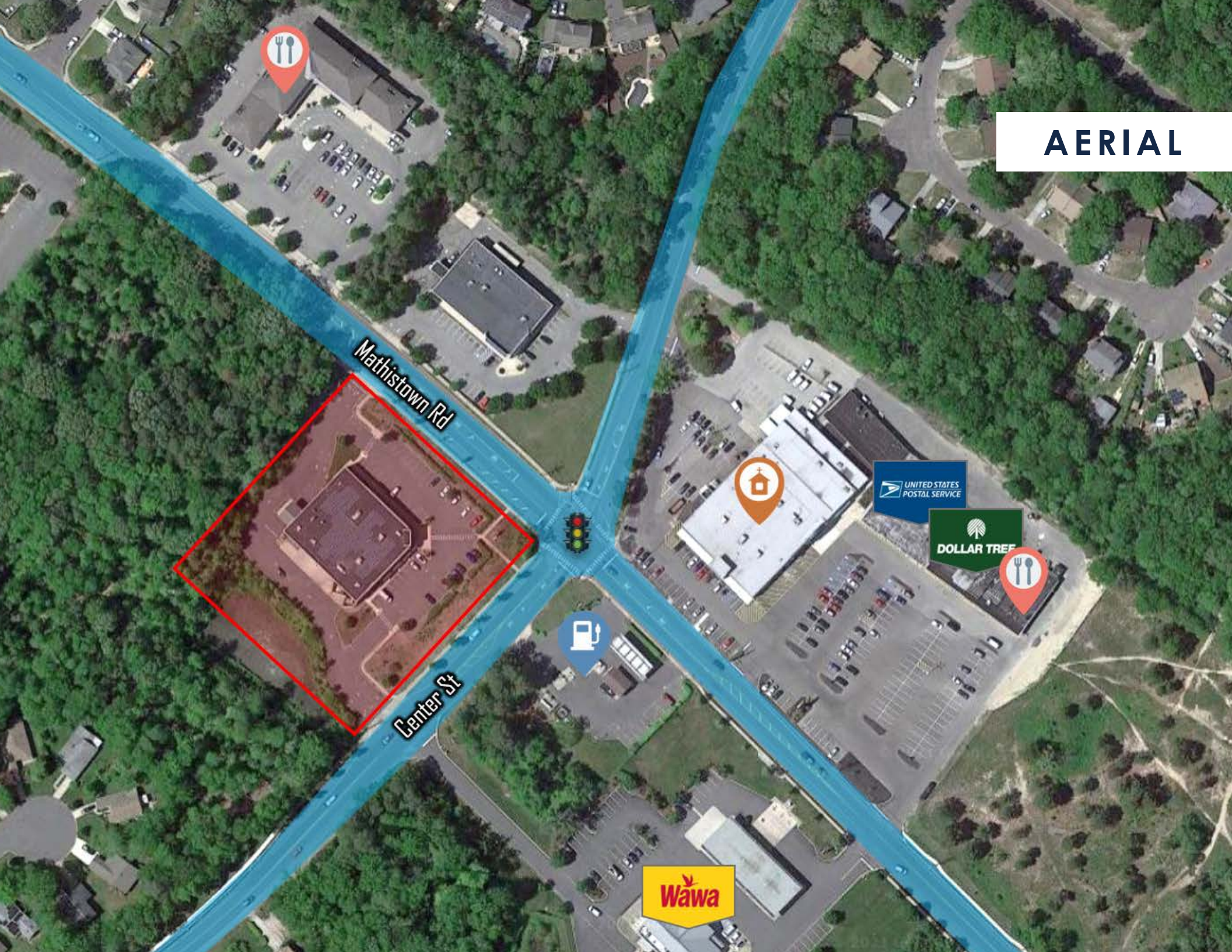
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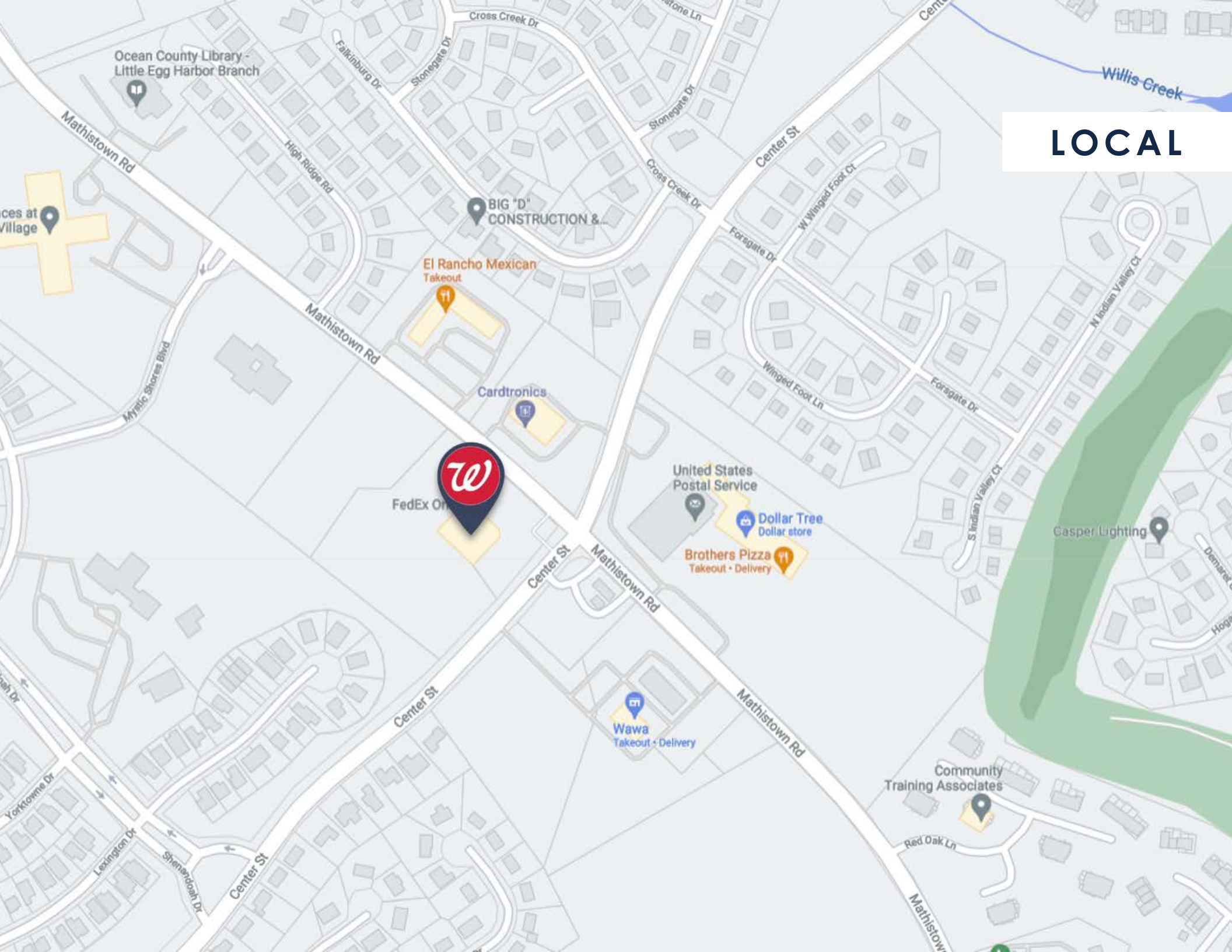
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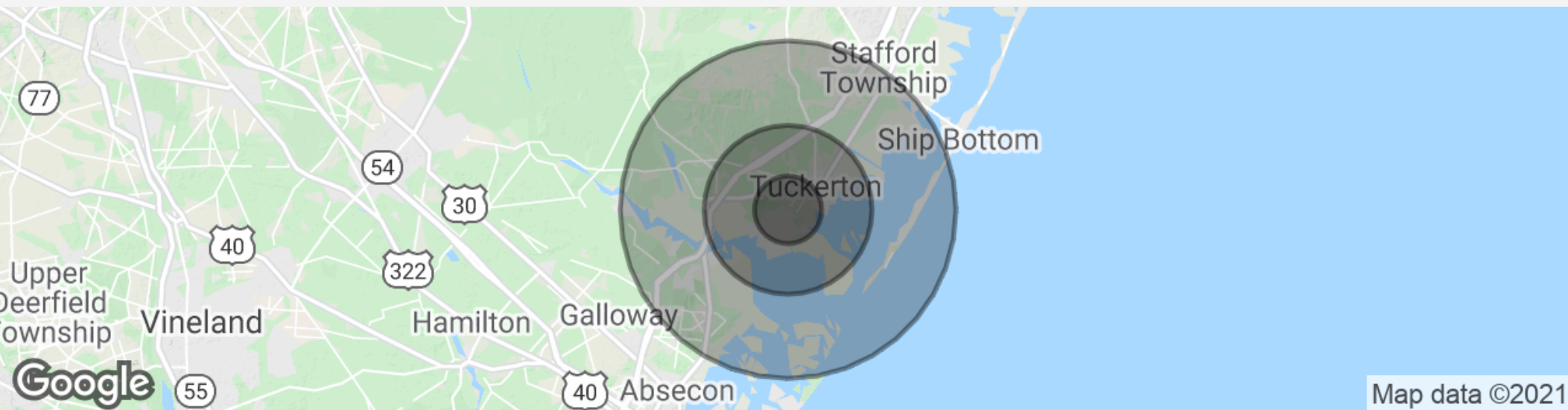
AERIAL



LOCAL



DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	18,717	27,366	65,135
Average age	42.0	43.1	45.2
Average age (Male)	40.6	41.5	44.3
Average age (Female)	43.1	44.6	46.0
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	7,543	10,927	27,865
# of persons per HH	2.5	2.5	2.4
Average HH income	\$81,653	\$85,570	\$95,244
Average house value	\$275,630	\$295,149	\$320,821

* Demographic data derived from 2010 US Census



REGIONAL

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