

Walgreens
537 W. Main Street
Xenia, Ohio 45385
\$7,451,028

Walgreens



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Xenia, OH 45385

| | |
|--------------------------|---------------------------------------|
| List Price: | \$7,451,028 |
| CAP: | 5.35% |
| Base Rent: | \$398,630 |
| Building S.F. | 14,550 |
| Lease Type: | (NNN) |
| Landlord | |
| Responsibilities: | None |
| Lease Term: | 25 Years, 13 + Years Remaining |
| Parcel Size: | 1.61 Acre (70,131) sf |
| Options: | Through 2084 |
| Year Built: | 2009 |
| Traffic Counts: | 19,500 VPD |

Located in The Heart of Town with over 9,583 Residents within 1 Mile Radius

INVESTMENT HIGHLIGHTS

- **Walgreens Absolute Net Lease Through 2034**
- **Population in Excess of 9,583 within 1 mile & 38,178 Within 5 Miles**
- **Nearest Walgreens approx. 10 Miles Away**
- **13 + Years Remaining**
- **Corporate Guaranty - NYSE: WAG**
- **Hard Corner on Major Thoroughfare**
- **Only 20 Miles From Downtown Dayton**
- **Traffic Counts 19,500 VPD**
- **Excellent Ingress & Egress with 3 Access Points**
- **2009 Construction**
- **Only WAG in Xenia**

BELCO

DEVELOPMENT & INVESTMENTS

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Walgreens Pharmacy

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Walgreens Pharmacy

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Tenant Overview

Walgreens is the #1 pharmacy in America by any measure. Traded on the New York Stock Exchange (NYSE: WAG), Walgreens operates 9,000 + locations, including 8,516 drug stores in all 50 states, the District of Columbia and Puerto Rico. Walgreens is widely regarded as one of the safest, most secure single-tenant NNN leased investment properties because of its strong balance sheet and market capitalization. Walgreens maintains investment grade credit with a Standard & Poor's rating of BBB.

Over 4.7 million customers are served by Walgreens daily chain-wide and over 580 million prescription scripts are filled annually. Walgreens was founded in Chicago, Illinois, in 1901 and has since expanded throughout the United States. Its headquarters are located in Deerfield, Illinois, a suburb of Chicago. Its main competitors are CVS/pharmacy, Wal-Mart, Rite Aid as well as Target Corporation and Osco.

A typical Walgreens store is about 14,500 square feet with 11,000 square feet of sales area. They offer nearly 25,000 items for sale and typically staff between 25 and 30 people per store. On average, one store pulls in \$8.5 million in annual sales. Most stores include a pharmacy, photo lab, cosmetics counter, and a general merchandise area. Select stores in metropolitan Chicago, Florida, Atlanta, Kansas City, Nashville, Las Vegas, and St. Louis now include Walgreens Take Care Health Clinics where certified (primarily nurse practitioners, and in some states, registered pharmacist) staff diagnose, treat, and prescribe for common illnesses and can also issue vaccinations and physicals in select locations. These clinics are open 7 days a week; including evenings and weekends with no appointments necessary and with acceptance of most major insurance plans.

Corporate Information

Ticker Symbol: NYSE: WAG, NASDAQ: WAG

Founded: 1901, Chicago

Revenue: \$139.45 Billion (FY 2020)

Net Income: \$456 Million (FY 2020)

Credit Rating: S&P Rated BBB

Employees: 223,000 (2020)

No. of Locations: 9,000 + (2020)

Website: www.Walgreens.com

Tenant Highlights

S&P Rated BBB Investment Grade Credit

Largest Drug Store Retailer in the Country

Locations in All 50 States, DC, and Puerto Rico

Parent Company Walgreens Boots Alliance

Assets \$87.17 Billion (2020)

Equity \$ 20.64 Billion (2020)



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SITE

Subject Offering consist of a 14,550 square foot Walgreens on approx. 1.61 acre parcel located at the corner of West Main Street and South Orange Street, which has an excess of approx.19,500 vehicles every day. West Main street is the major thoroughfare in the heart of Xenia. Walgreens is located in a dense area with 9,583 residents currently living within a one mile radius. Site has great visibility and three access point for easy egress and ingress. Walgreens lease is an absolute net no Landlord responsibilities with 16 years remaining. The area features many prominent national tenants, such as Walmart Supercenter, Kroger, Lowe's, Kmart, Goodwill, Aldi, Dollar General, and Family Dollar. Other national retailers in the immediate area include Mono Muffler, Burger King, Subway, Tim Hortons, McDonald's, Papa John's, KFC, Ramada Inn, US Bank, Taco Bell, KeyBank and others.

| | |
|--------------------------|--|
| Lease Commencement Date: | June 1, 2009 |
| Lease Expiration Date: | February 28, 2034 |
| Current Rent: | \$398,630 |
| Options: | Yes Through 2084 Tenant may terminate with 12 months notice after February, 2034 |

Population

| <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> | <u>10 Mile</u> |
|---------------|---------------|---------------|----------------|
| 9,583 | 29,386 | 46,617 | 227,319 |

Average Income

| <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> | <u>10 Mile</u> |
|---------------|---------------|---------------|----------------|
| \$41,574 | \$69,048 | \$92,494 | \$91,324 |

Household Growth 2018-2022

| <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|---------------|---------------|---------------|
| 1.4% | 1.5% | 0.49% |

Population Growth 2018-2022

| <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|---------------|---------------|---------------|
| 1.5% | 1.6% | 0.46% |



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LOCATION

Xenia is a southeastern suburb of Dayton. Xenia is centrally located in the “transportation triangle” formed by three major interstate highways: I-70, I-71, and I-75. These north-south, east-west arteries are within minutes of Xenia via U.S. Routes 35, 42, and 68, tying the community to one of the nation’s largest 90-minute highway markets. There are three major universities within commuting distance of Xenia. The University of Dayton and Wright State University, and Miami University. All three universities offer full undergraduate, graduate, and doctoral programs. They have a combine total enrollment of 42,506 students.

HIGHLIGHTS

- Walgreens Absolute Net Lease Through 2034- Zero Landlord Responsibilities
- Corporate Guarantee from Walgreen Co, with Investment Grade Credit Rating of “BBB” from S&P and 2020 Sales of \$139.54 Billion
- Located in the Heart of Town with 9,583 Residents in a One Mile Radius
- 25 Year Lease with 13 Years Remaining
- Hard Corner Location with Traffic Count of 19,500 Vehicles per Day at Intersection of W Main St & S Orange St.
- Only Walgreens in Xenia Serving a Population of Over 30,000
- Nearest Walgreens is 10 Miles Away
- 14,550 SF Building Constructed in 2009 on 1.61 Acres with Drive Thru
- County Seat of Greene County, Less than 20 Miles from Downtown Dayton
- Dayton MSA - 4th Largest MSA in Ohio, Population of 1.1 Million
- National Retailers in the Immediate Area include, Walmart, Kroger, & Lowe’s
- Centrally located in the “Transportation Triangle” formed by 3 major inter-state highways, I-70, I-71, and I-75

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Photos

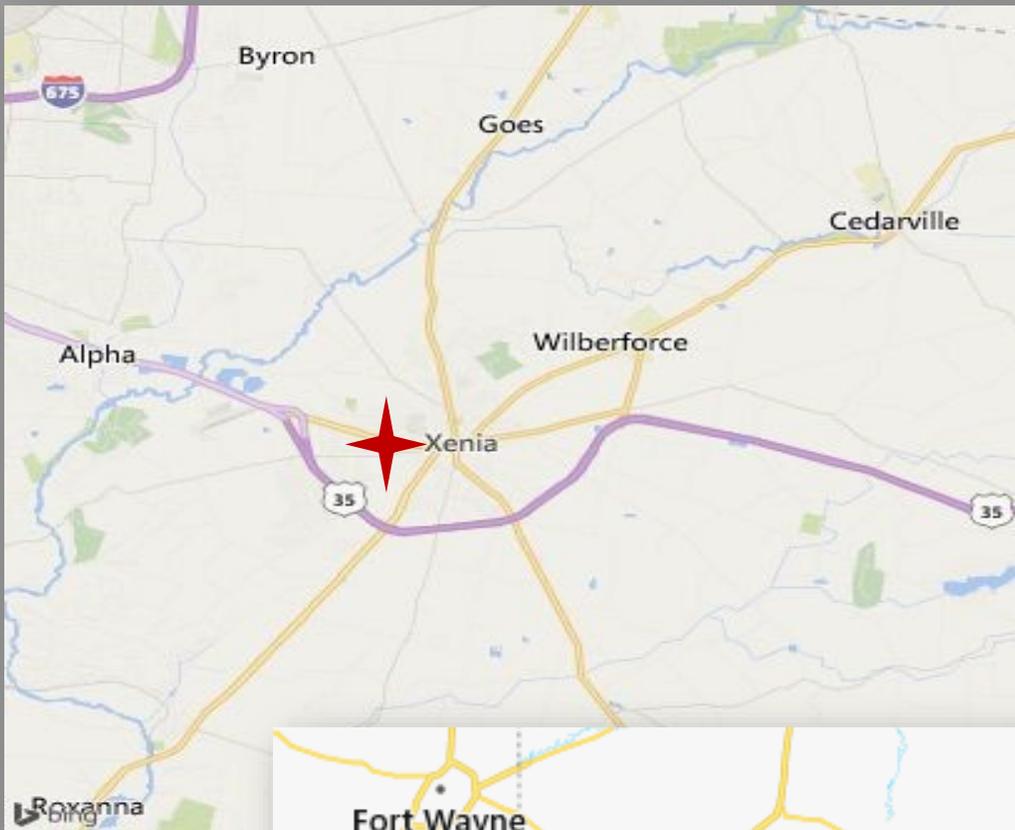


This information is compiled from data that we believe to be correct but, no liability is assumed by this company as to accuracy of such data

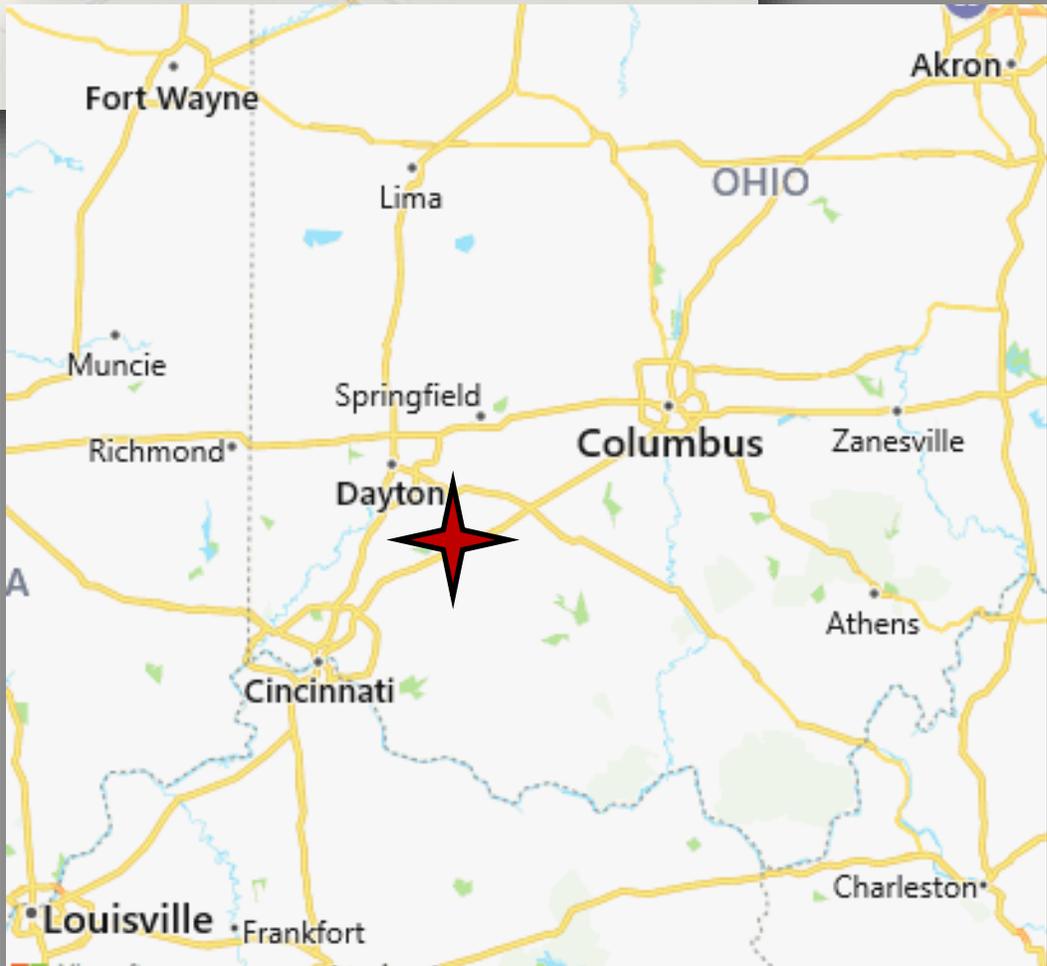
Photos



Maps



Local Map



Regional Map

Walgreens Pharmacy Aerial View



Walgreens Pharmacy Aerial View



- **Dayton MSA - 4th Largest MSA in Ohio, Population of 1.1 Million**
- **Xenia is the third largest city by population in Greene County**
- **67 miles from Cincinnati International Airport**
- **28 miles from Dayton International Airport**
- **12 miles from Springfield Municipal Airport**
- **2 miles from Greene County-Lewis A. Jackson Airport**
- **Xenia serves multiple industries including aerospace, logistics, manufacturing, services and technology services .**
- **Total population of Greene County is 162,934 with a median age of 36**
- **Greene County has a labor force of 79,987 people with a job growth rate of 2.75% since 2013, and an unemployment rate of 4.2%**