



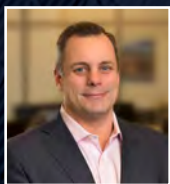
HALFMOON | NY
(CLIFTON PARK)

HORVATH
& TREMBLAY



SINGLE TENANT RETAIL OPPORTUNITY

LEAD AGENTS

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DISCLAIMER

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.



INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the single-tenant, absolute triple-net leased Walgreens (subleased to Dollar Tree) located at 1476 US Route 9 (Halfmoon Parkway) in Clifton Park (Halfmoon), New York (the "Property"). Walgreens has been at the Property since its construction in 2009 and has more than 12 years remaining on an absolute triple-net lease with fifty (50), 1-year renewal options. Walgreens Subleased the premises to Dollar Tree in 2021.

The Property is situated on a highly visible parcel at the signalized intersection of US Route 9 (Halfmoon Parkway) the area's primary commuter road and commercial corridor and NY Route 236. Walgreens has outstanding visibility, signage and access, and benefits from the large commuter base traveling along US Route 9 to and from Albany. Additionally, the Property is less than 2.5-miles from Clifton Park Center.

- **LONG TERM LEASE:** Walgreens (subleased to Dollar Tree) has 12+ years remaining on their primary lease followed by fifty (50), 1-year renewal options. Walgreens subleased the premises to Dollar Tree in 2021.
- **ZERO MANAGEMENT RESPONSIBILITIES:** The Walgreens lease is absolute triple net and requires zero management responsibilities making it an attractive fee simple investment for the passive real estate investor.
- **INVESTMENT GRADE CREDIT:** The lease is fully guaranteed by Walgreens corporate credit. Walgreens parent, Walgreens Boot Alliance (NYSE: WBA), is a publicly traded company and reported 2020 sales of \$139.5 billion, up 2% year-over-year. The company holds an investment grade credit rating of BBB (S&P) and Baa2 (Moody's).
- **STRATEGIC RETAIL LOCATION:** The Property is situated on a highly visible parcel at the signalized intersection of US Route 9 (Halfmoon Parkway) the area's primary commuter road and commercial corridor and NY Route 236. Walgreens has outstanding visibility, signage and access, and benefits from the large commuter base traveling along US Route 9 to and from Albany. Additionally, the Property is less than 2.5-miles from Clifton Park Center.
- **STRONG DEMOGRAPHICS:** More than 32,900 people live within a 3-mile radius of the Property with an average household income of \$103,216. More than 82,400 people live within 5-miles of the Property.
- **TRAFFIC COUNTS:** More than 28,872 vehicles pass the property daily at the intersection of Halfmoon Parkway (US Route 9) and NY Route 236.
- **RETAIL TRADE AREA:** Additional retailers, businesses and schools drawing traffic to the trade area include Walmart Supercenter, Target, Home Depot, Lowe's, Market 32, ALDI, Kohl's, Big Lot's, Michael's, Rite Aid, Harbor Freight, AutoZone, Chili's, Outback Steakhouse, IHOP, Cracker Barrel, McDonald's, Burger King, Wendy's, KFC, Taco Bell, Starbucks, and Dunkin'.





\$5,142,857
LIST PRICE



7.00%
CAP RATE



\$360,000
NET OPERATING INCOME

1476 ROUTE 9 | CLIFTON PARK (HALFMOON), NY 12065

OWNERSHIP:	Fee Simple
BUILDING AREA:	14,820 SF
YEAR BUILT:	2009
LAND AREA:	2.87 Acres
GUARANTOR:	Corporate
LEASE TYPE:	Absolute NNN
ROOF & STRUCTURE:	Tenant Responsible
RENT COMMENCEMENT DATE:	06/01/2009
LEASE EXPIRATION DATE:	05/31/2034
LEASE TERM REMAINING:	12 Years, 9 Months
RENEWAL OPTIONS:	50, 1-Year Options
TENANT PURCHASE OPTION:	ROFR



ANNUAL RENTAL INCOME			
YEARS	LEASE TERM		ANNUAL
1 - 25	06/01/2009 - 05/31/2034		CURRENT \$360,000.00
26 - 75	06/01/2034 - 05/31/2084		OPTIONS \$360,000.00

NOTE: Walgreens can terminate their lease at any time after the 300th month (25th lease year) with 12-months notice.

TENANT OVERVIEW



ABOUT THE TENANT



Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted healthcare services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

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 440,000 people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with its equity method investments, has approximately 18,750 stores in 11 countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 400 distribution centers delivering to more than 240,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help them to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.





OVERVIEW

Clifton Park is a town in Saratoga County and an affluent, northern suburb of Albany, New York. Clifton Park is approximately 12 miles north of Albany, 7 miles northeast of Schenectady, and 10 miles south of Saratoga Springs. Originally known for farming and Erie Canal hamlets, Clifton Park is now a vibrant, award-winning community serving as the southern gateway to Saratoga County. The town has a population of over 36,000, and as of 2018 a median household income of \$103,452.

Recognized for outstanding quality of life, smart growth practices, numerous parks, extensive recreation programs, a 15-mile trail network, the Clifton Common sports complex (host to a variety of national, state and regional tournaments), the excellent Shenendehowa School System, an active Shenendehowa Senior Community Center and emerging business centers, the town is a model growth community.

Clifton Park has preserved and restored significant historic sites, such as the Grooms Tavern, and has acquired, protected, preserved and purchased development rights on over 1000 acres, balancing its rural roots with innovative residential designs and twenty-first century economic development in New York's Tech Valley. Clifton Park remains true to its motto: "Clifton Park - A Great Place to Live, Work and Play!"

	3 MILES	5 MILES	10 MILES
POPULATION			
2021 Estimate	33,036	82,368	348,081
2026 Projection	32,904	81,678	345,985
2010 Census	28,580	74,777	327,701
BUSINESS			
2021 Est. Total Businesses	1,318	2,606	10,973
2021 Est. Total Employees	13,613	28,566	156,019
HOUSEHOLDS			
2021 Estimate	14,574	35,863	145,382
2026 Projection	15,469	37,715	151,085
2010 Census	12,105	31,404	134,062
INCOME			
Average Household Income	\$103,268	\$98,917	\$90,057
Median Household Income	\$91,711	\$87,097	\$79,716



33,000+
PEOPLE WITHIN 3 MILES



20,000+
VEHICLES PER DAY
Halfmoon Parkway (US 9)



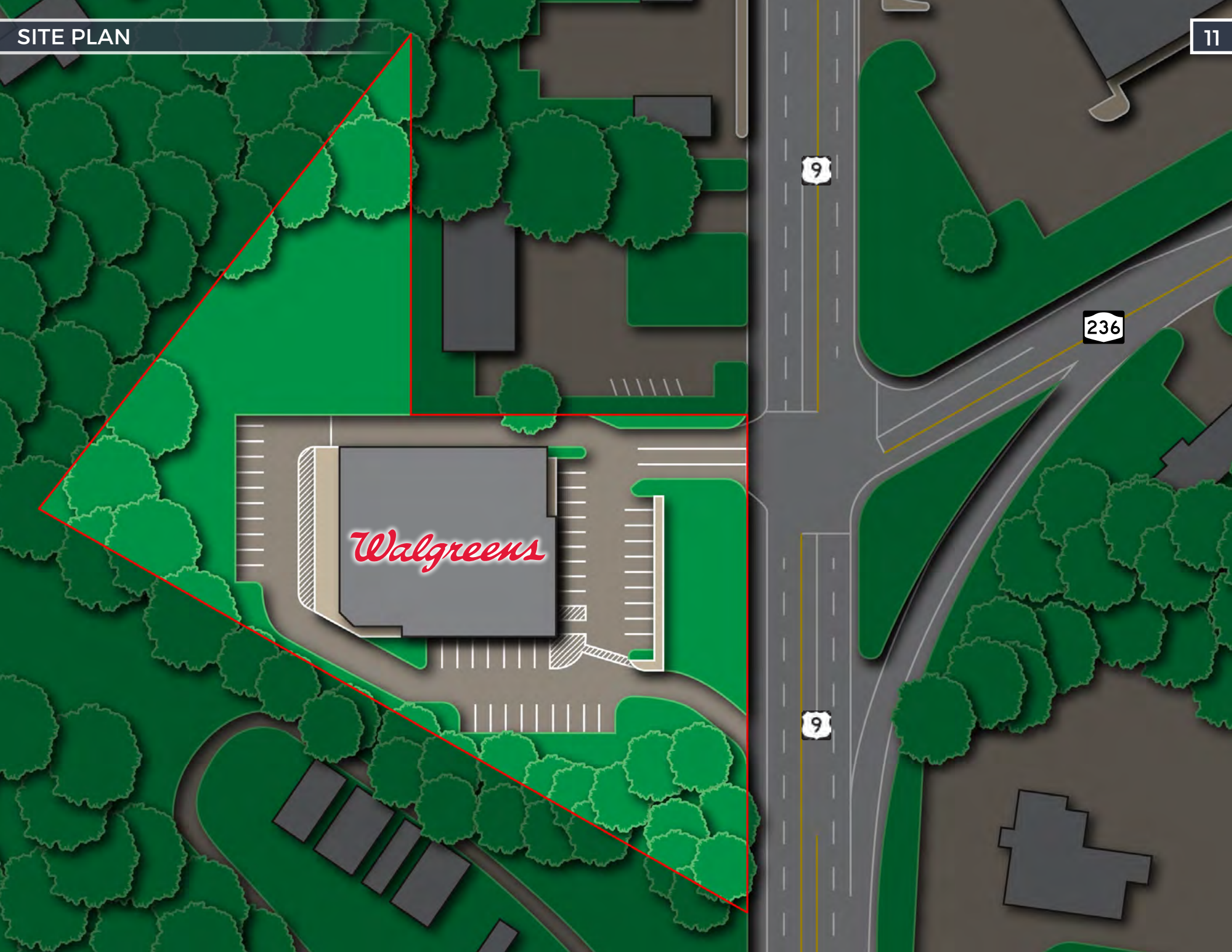
\$103,000+
AVERAGE HOUSEHOLD INCOME

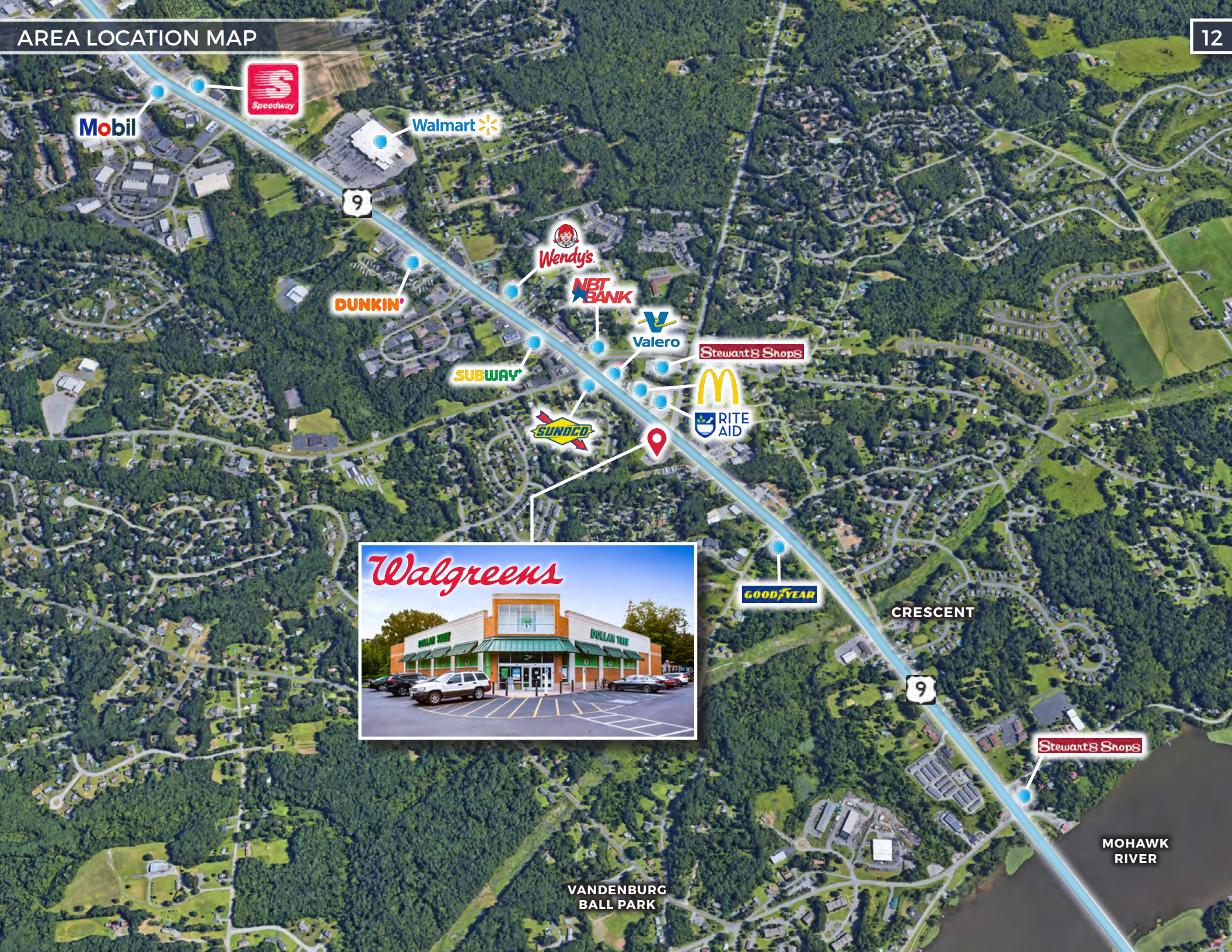










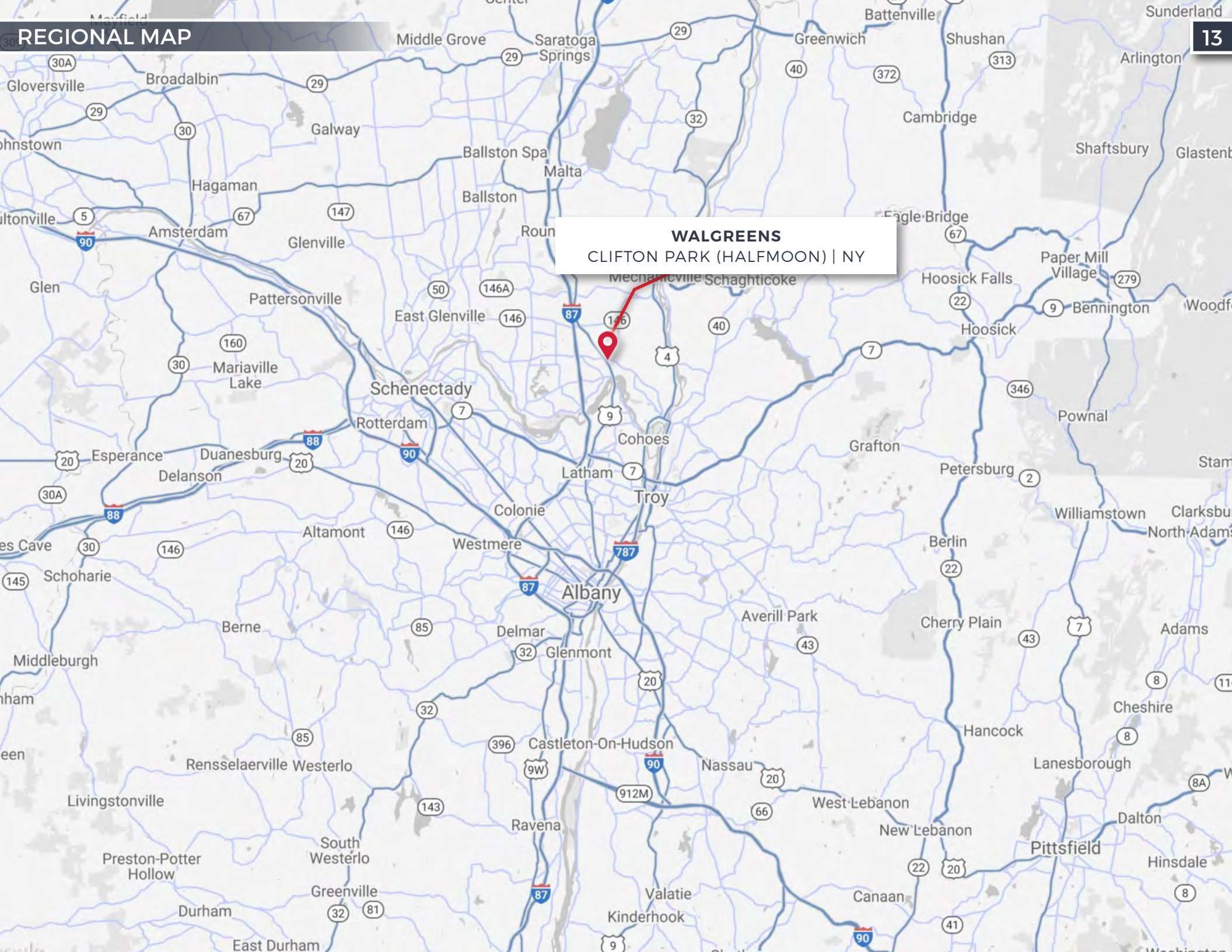


CRESCENT

VANDEBURG
BALL PARK

Stewart's Shops

MOHAWK
RIVER



REGIONAL MAP

WALGREENS
CLIFTON PARK (HALFMOON) | NY

