



STRONG STORE SALES | PROXIMITY TO 554-BED HOSPITAL | DENSE INFILL LOCATION | ABSOLUTE NET LEASE | ACTUAL STORE PHOTO

WALGREENS

120 E. 1st Ave, Roselle, NJ 07203

Exclusively Listed By:
BRENT HANNA
Senior Director
248.702.0293
brent@encorereis.com

In conjunction with:
BRIAN BROCKMAN
Bang Realty, Inc.

Walgreens

WALGREENS

120 E. 1st Ave | Roselle, NJ 07203

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$7,413,793
NOI:	\$430,000
Cap Rate:	5.8%
Land Acreage:	1.44 Acres
Year Built:	2002
Building Size:	12,875
Price / SF:	\$575.83

LEASE SUMMARY

Lease Type:	Absolute Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof:	Tenant Responsibility
Term Remaining:	6+ Years
Original Lease Term:	25 Years
Commencement Date:	October 1, 2002
Current Term Expiration:	September 30, 2027
Options:	10, 5 Year Options
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- Absolute Net Lease - Zero Landlord Responsibilities
- Over 6 Years Remaining | 19+ Year Operating History
- Corporate Backed Lease | S&P Credit Rating "BBB"
- Accessible from Both Chestnut St and E. 1st Ave
- Chestnut St (14,347 CPD+) | E. 1st Ave (16,875 CPD+)
- 3 Miles to Trinitas Regional Medical Center (554 Beds)
- Dense Infill Location | 509,145 People within 5 Miles
- Average Household Income within 1 Mile: \$90,731
- Only 8 Miles Away from Newark Liberty INTL Airport
- 25 Miles To Downtown Manhattan | 17 Miles to New York City

BRENT HANNA

248.702.0293

brent@encorereis.com



WALGREENS

120 E. 1st Ave | Roselle, NJ 07203

ADDITIONAL PHOTOS



BRENT HANNA
248.702.0293
brent@encorereis.com



30500 NORTHWESTERN HIGHWAY SUITE 400 | FARMINGTON HILLS, MI 48334 | [ENCOREINVESTMENTREALESTATE.COM](https://www.ENCOREINVESTMENTREALESTATE.COM)

BROOKLYN
23+ Miles

NEW YORK
17+ Miles

MANHATTAN
25+ Miles



NEWARK LIBERTY INTL AIRPORT
8 Miles



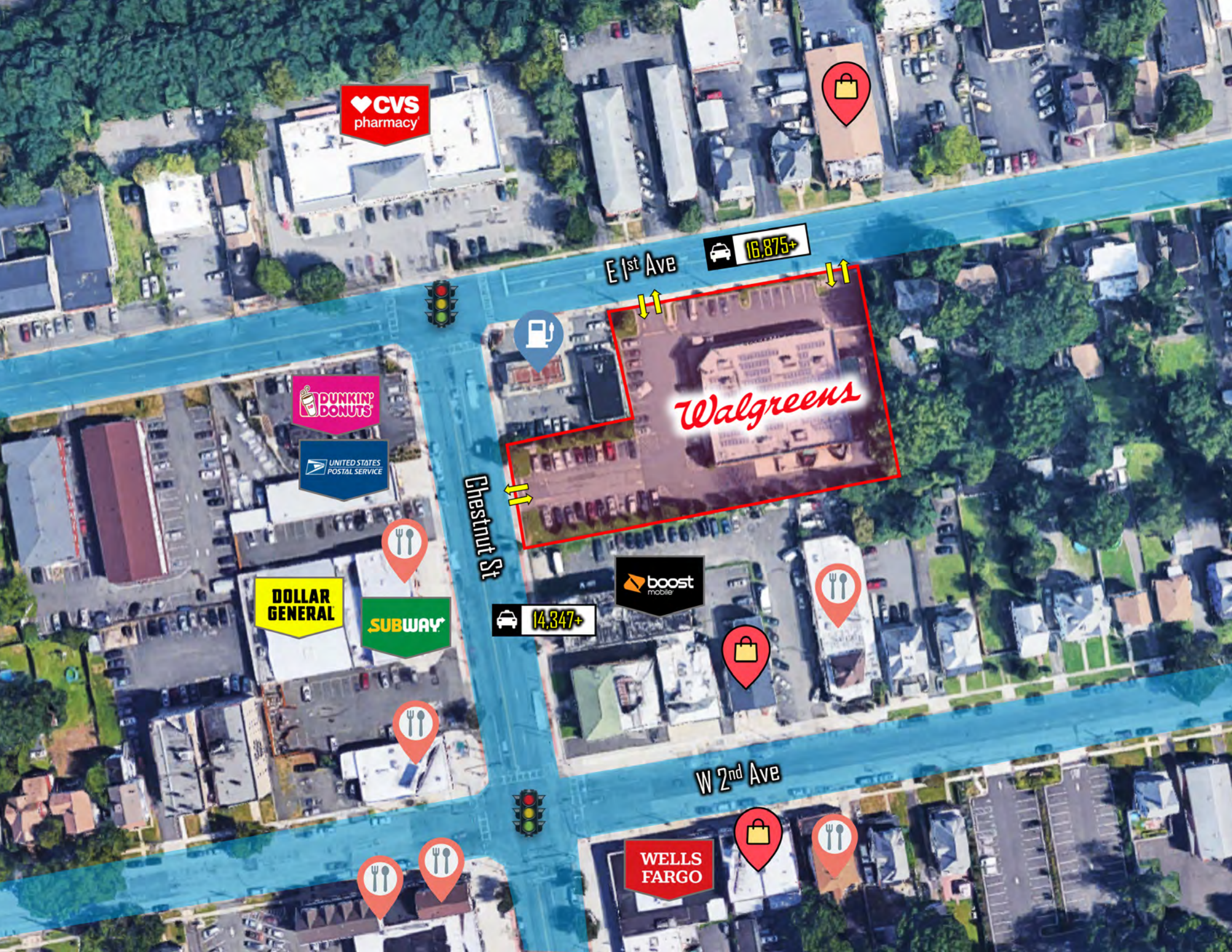
KEAN UNIVERSITY



SUBJECT
PROPERTY

W 1st AVE





E 1st Ave

16,875+



14,347+



W 2nd Ave



TENANT PROFILES**OVERVIEW**

Company:	Walgreens
Founded:	1901; 117 Years Ago
Total Revenue:	\$136.9 Billion
Net Income:	\$3.9 Billion
Net Worth:	9,277
Headquarters:	Deerfield, Illinois
Website:	www.walgreens.com

TENANT HIGHLIGHTS

- Parent Company: Walgreens Boots Alliance
- Number of Locations: Over 9,277 Stores
- NASDAQ: WBA

TENANT OVERVIEW

The Walgreen Company (or simply Walgreens) is an American company that operates as the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. As of August 31, 2016, the company operated 9,277 stores in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois. In 2014 the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became a subsidiary of the new company, which retains its Deerfield headquarters and trades on the Nasdaq under the symbol WBA. Walgreens began in 1901, with a drug store on the corner of Bowen and Cottage Grove Avenues in Chicago, owned by Galesburg native Charles R. Walgreen, Sr.

BRENT HANNA

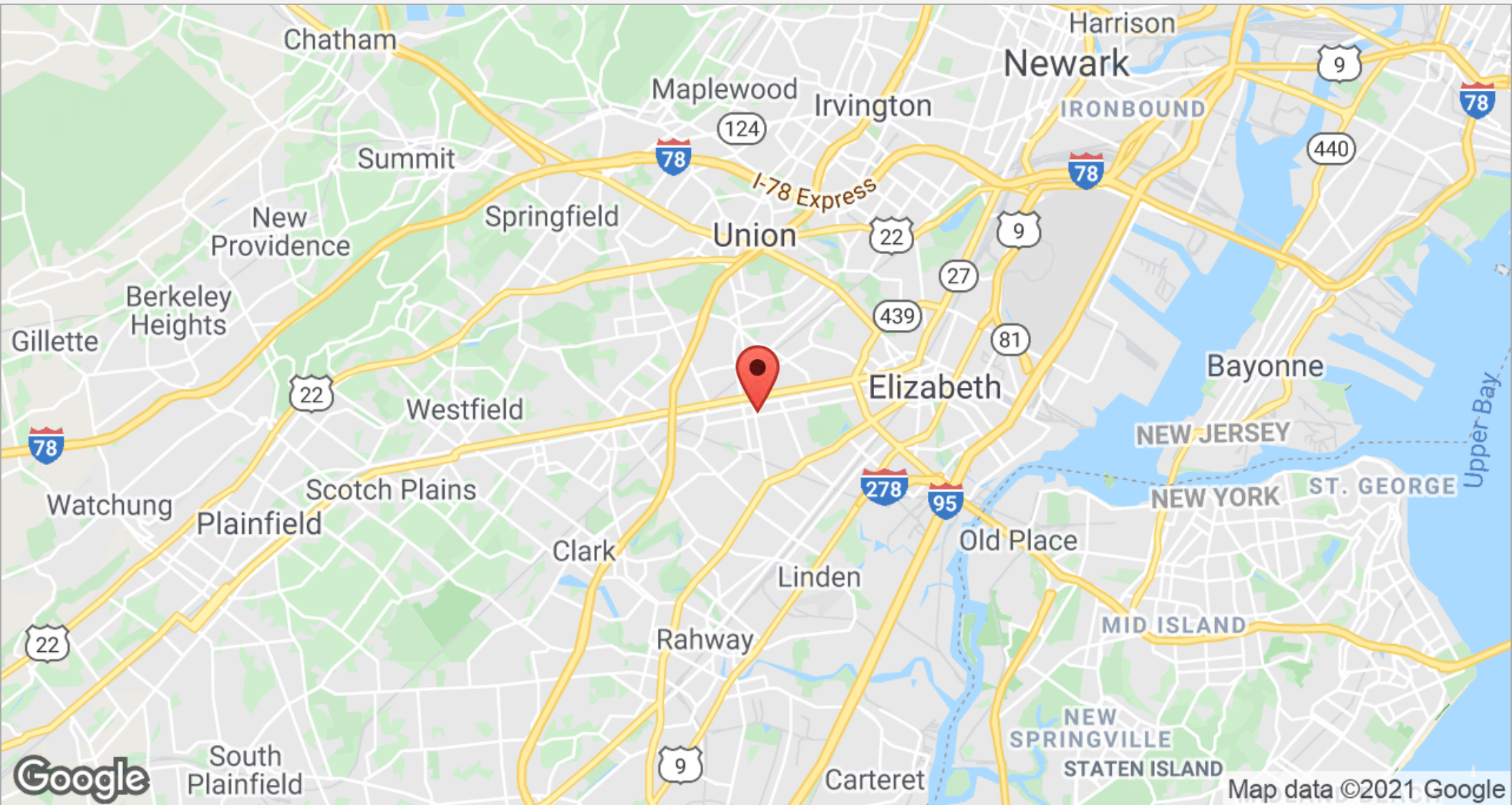
248.702.0293

brent@encoreis.com

WALGREENS

120 E. 1st Ave | Roselle, NJ 07203

REGIONAL MAP



BRENT HANNA
248.702.0293
brent@encoreis.com



30500 NORTHWESTERN HIGHWAY SUITE 400 | FARMINGTON HILLS, MI 48334 | [ENCOREINVESTMENTREALESTATE.COM](https://www.ENCOREINVESTMENTREALESTATE.COM)

WALGREENS

120 E. 1st Ave | Roselle, NJ 07203

LOCATION MAPS



BRENT HANNA
248.702.0293
brent@encoreis.com

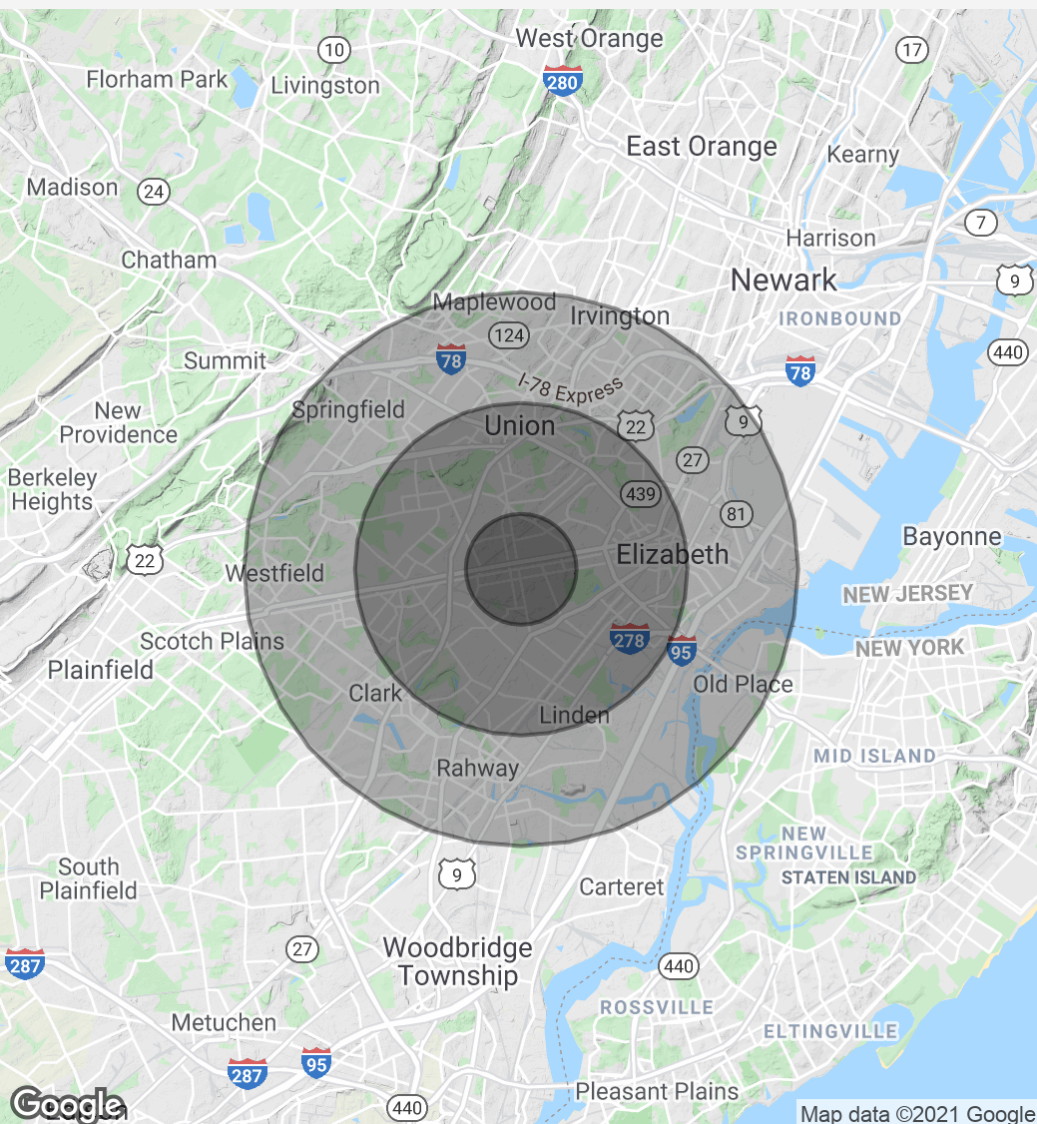


30500 NORTHWESTERN HIGHWAY SUITE 400 | FARMINGTON HILLS, MI 48334 | [ENCOREINVESTMENTREALESTATE.COM](https://www.ENCOREINVESTMENTREALESTATE.COM)

WALGREENS

120 E. 1st Ave | Roselle, NJ 07203

DEMOGRAPHICS



Population:	1 Mile	3 Mile	5 Mile
2021 Population	31,517	230,169	509,145
2026 Population Projection	31,786	233,109	513,711
2010 Population	30,608	218,219	494,410
Annual Growth 2010-2021	0.3%	0.5%	0.3%
Annual Growth 2021-2026	0.2%	0.3%	0.2%
Median Age	39.1	39	38.6
Bachelor's Degree or Higher	26%	26%	28%
U.S. Armed Forces	15	136	256
Population by Race:			
White	18,325	156,229	302,688
Black	10,420	54,921	164,600
American Indian/Alaskan Native	156	1,852	3,743
Asian	1,965	11,846	26,438
Hawaiian & Pacific Islander	33	317	717
Two or More Races	617	5,004	10,958
Hispanic Origin	11,105	88,296	161,569
Households:			
2021 Households	11,337	82,617	180,465
2010 Households	11,027	78,284	175,162
2010 Households	11,027	78,284	175,162
Owner Occupied Households	6,885	45,705	97,699
Renter Occupied Households	4,542	37,955	84,378
Avg Household Size	2.8	2.7	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$349.2M	\$2.6B	\$5.7B
Income:			
Avg Household Income	\$90,731	\$94,100	\$98,634

BRENT HANNA
248.702.0293
brent@encorereis.com



RETAIL PROPERTY FOR SALE

WALGREENS

120 E. 1st Ave, Roselle, NJ 07203



ENCORE REAL ESTATE INVESTMENT SERVICES
30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

Exclusively Listed By:

BRENT HANNA

Senior Director

248.702.0293

brent@encorereis.com

In conjunction with:

BRIAN BROCKMAN

Bang Realty, Inc.