

REPRESENTATIVE PHOTO

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# WALGREENS

**2366 HARDING HWY | LIMA, OH 45804**

**OFFERING MEMORANDUM**



## LISTED BY



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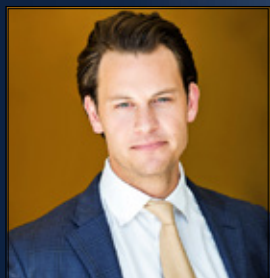
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***Walgreens***

**2366 HARDING HWY | LIMA, OH 45804**

**OFFERING MEMORANDUM**

# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

- **Strong Investment Grade Credit Tenant** - Rent is guaranteed by Walgreens Corporate, boasting an S&P credit rating of BBB+, current ranking of 16 on the Fortune 500 list, and a ± \$42 billion market cap
- **Longer Term** - Over 7.5 years remaining with the more desired ten (10) x five (5) year renewal options
- **Absolute NNN** - This lease offers zero landlord responsibilities ideal for an investor looking for an extremely passive and secure investment
- **Strong Retail Corridor** - Adjacent to a Walmart Supercenter and other nearby national retailers including a newly built Aldi Supermarket, Tractor Supply, Verizon, Harbor Freight, Taco Bell, McDonald's, Starbucks, Wendy's, Big Lots, Dollar Tree, neighborhood retail, and the Ohio Bureau of Motor Vehicles
- **Strategically Located** - This site is situated on a signalized corner of Hwy 309 (Harding Hwy) and Vassar St., which provides access to the Walmart Supercenter and other retailers. It is also near Allen County Fairgrounds and The University of Ohio at Lima
- **Close Proximity to Lima Memorial Hospital** - 1.4 Miles East of the highly renowned 110-bed hospital which has just announced a \$30M expansion plan
- **Pandemic Proof / Essential Retailer** - Walgreens proved its resiliency through the Covid-19 Pandemic



REPRESENTATIVE PHOTO





# FINANCIAL OVERVIEW



**\$4,370,370**  
LIST PRICE



**\$295,000**  
NOI



**±7.5 YRS**  
TERM REMAINING



**6.75%**  
CAP RATE

## BUILDING INFO

Address	2366 Harding Hwy Lima, OH 45804
GLA (SF)	±14,490 SF
Lot (AC)	±1.45 AC
Year Built	2004
Parcel Number	47-0400-02-005.020
Parking Spaces	±65

## TENANT SUMMARY

Tenant	Walgreens
Store Number	#7684
Type of Ownership	Fee Simple
Lease Guarantor	Walgreens Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant's Responsibility
Original Lease Term	25 Years
Lease Commencement Date	3/1/04
Lease Expiration Date	2/28/29
Term Remaining	±7.5 Years
Options	Ten, 5-Year Options

## ANNUALIZED OPERATING DATA

Term	Dates	Lease Years	Annual Rent	Monthly Rent
Base Term	3/1/2004-2/28/2029	1-25	\$295,000	\$24,583.33
Option 1	3/1/2029-2/28/2034	26-30	\$295,000	\$24,583.33
Option 2	3/1/2034-2/28/2039	31-35	\$295,000	\$24,583.33
Option 3	3/1/2039-2/28/2044	35-40	\$295,000	\$24,583.33
Option 4	3/1/2044-2/28/2049	40-45	\$295,000	\$24,583.33
Option 5	3/1/2049-2/28/2054	45-50	\$295,000	\$24,583.33
Option 6	3/1/2054-2/28/2059	50-55	\$295,000	\$24,583.33
Option 7	3/1/2059-2/28/2064	55-60	\$295,000	\$24,583.33
Option 8	3/1/2064-2/28/2069	60-65	\$295,000	\$24,583.33
Option 9	3/1/2069-2/28/2074	65-70	\$295,000	\$24,583.33
Option 10	3/1/2074-2/28/2079	70-75	\$295,000	\$24,583.33

## DEBT QUOTE

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

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**LTV:** 70%

**RATE RANGE:** 3.50% - 3.70%

**AMORTIZATION:** 25

**TERM:** 7







# TENANT OVERVIEW



## COMPANY NAME

Walgreens

## OWNERSHIP

Public

## YEAR FOUNDED

1901

## INDUSTRY

Drug Store

## HEADQUARTERS

Deerfield, IL

## NO. OF EMPLOYEES

±253,400

## TENANT OVERVIEW

The nation's #1 drugstore chain, Walgreens, operates close to 9,200 stores in all 50 US states, the District of Columbia, the Virgin Islands and Puerto Rico. Prescription drugs are the focus of the company as they account for close to two-thirds of sales; the rest comes from general merchandise, over-the-counter medications, cosmetics and groceries. Most locations offer drive-through pharmacies and one-hour photo processing, which separates them from competition. Recently, Walgreen Co. fully acquired Alliance Boots, Europe's leading drug wholesaler, to create Walgreens Boots Alliance, of which it is a subsidiary.

## WALGREENS HEALTH FOCUS

Walgreens' overall value proposition differentiates it from competitors in valuable ways. Specifically, a focus on health gives Walgreens a competitive advantage over other pharmacies. By putting health at the forefront of all aspect of the business and reducing customers' shopping time, Walgreens has achieved placement in a league of its own as competition aims their focus on things such as convenience, design, or low prices.

## MARKETING STRATEGY

Walgreens focuses on customer need and satisfaction. For example, the curbside pick-up service stemmed from the needs of working mothers who don't have the time to go into the store and shop. Creating loyalty amongst patrons is a priority for the company as it keeps them coming back and spending money.





## LIMA, OH

Occupying around 14 square miles, Lima is a city in and the county seat of Allen County, Ohio. The municipality is located in northwest Ohio along Interstate 75 approximately 74 miles north of Dayton, 78 miles southwest of Toledo, and 65 miles southeast of Fort Wayne, Indiana. The city is the principal city of the Lima, Ohio Metropolitan Statistical Area, which is included in the Lima-Van Wert-Wapakoneta, OH, Combined Statistical Area.

With a population of over 37,000 residents, Lima is a safe city that has quick access to major highways but also offers a small-town atmosphere. The town features a variety of family-owned and national food chains as well as many unique shops, museums, and parks. Lima has a rich history of manufacturing including locomotives, steel, oil, automotive engines, and is the source of the M1 Abrams tank for the U.S. Military.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2021 Estimate	2,516	22,194	54,964
2010 Census	2,664	23,697	57,544
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2021 Estimate	1,173	8,963	21,491
2010 Census	1,222	9,370	22,033
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$56,398	\$49,476	\$59,103



## | LIMA, OH ECONOMY

Lima's local economy was heavily supported by the manufacturing of locomotive engines, automobiles, and battle tanks. The manufacturing sector continues to stay strong with several manufacturers having major operations in the area, including Ford Motor Company, Husky Lima Refinery, and General Dynamics. The city is also home to the Lima Army Tank Plant, officially called the Joint Systems Manufacturing Center, which is the sole producer of the M1 Abrams.

In recent years, Lima's local economy has also shifted towards service-oriented industries, such as health care. Mercy Health System and Lima Memorial Hospital are the city's two largest employers.

Downtown Lima has been thriving in the past 5 years. Thirty new businesses opened in the downtown area, which includes restaurants, radio companies, media companies, dance studios, and many more.

Lima is served by Interstate 75, which connects it to Toledo in the northeast and Dayton in the south. In addition, U.S. Route 30, a major east/west route, runs just north of Lima.

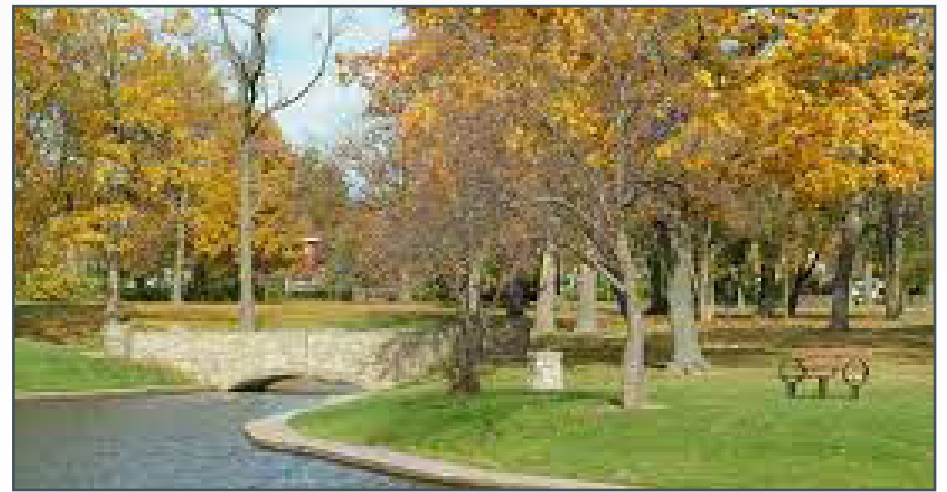




## | LIMA, OH ATTRACTIONS

### **FAUROT PARK**

Faurot Park is an 89-acre green space featuring 7 ball diamonds, 4 shelter houses, 4 lakes, a concert pavilion, 2 playgrounds, 3 sand volleyball courts, a cross-country running course, a skate park, a splash pad, and picnic areas. The park also hosts the annual Star Spangled Spectacular, a 4th of July event.



### **ALLEN COUNTY HISTORICAL SOCIETY AND MUSEUM**

Founded in 1908, the Allen County Historical Society and Museum showcases history exhibits, a log house, and a Victorian Mansion. The museum is committed to preserving and sharing the history of Allen County with the community.



### **ARTSPACE / LIMA**

Situated in Downtown Lima, ArtSpace / Lima occupies a 160-year-old, three-story building in the North West quadrant of Town Square. The art museum features exhibits, educational programs, and events. ArtSpace / Lima is committed to sharing visual art throughout Lima and its surrounding areas.





# | LIMA, OH HIGHER EDUCATION

## **THE UNIVERSITY OF NORTHWESTERN OHIO**

The University of Northwestern Ohio is an entrepreneurial, private, not-for-profit institution founded in 1920. There are five colleges within the university: College of Applied Technologies, College of Business, College of Health Professions, College of Occupational Professions, and Graduate College granting Associate, Bachelor's, and Master's Degrees. Currently, UNOH has over 4,500 students enrolled from 40 states and 49 countries.

UNOH is a residential campus located in Lima, Ohio, a Midwestern community on I-75 and situated on 200 acres. The University is known worldwide as a leader in the Automotive, Diesel, and High-Performance industries, but also offers over 50 degree programs in Business, Health, Marketing, Information Technology, and many other fields of study. There is a focus on small class sizes which allow students and professors more one-on-one time. Graduates will leave UNOH well-prepared for a career in their chosen field.

## **SPORTS**

UNOH competes in the NAIA Wolverine Hoosier Athletic Conference (WHAC). There are 14 athletic teams on campus: Men's and Women's Basketball (Div. II), Golf, Bowling, Tennis, Soccer, Women's Volleyball, Men's Baseball, Women's Softball, and Motorsports.

## **STUDENT LIFE**

Racers Station, located along Cable Road, is a great place to hang out when students need a break from studying or just want to get out of the dorms. At Racers Station, students can participate in trivia night, karaoke, dances, comedy nights, and video game and pool tournaments. Many student activities take place all over campus like Mud Volleyball Tournaments, Oktoberfest, Dorm Block Parties, Foam Parties, Welcome Week Festivities, and so much more! Intramural sports are also a growing part of student life at UNOH with leagues in kickball, dodgeball, soccer, sand volleyball, and basketball.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Walgreens** located at **2366 Harding Hwy, Lima, OH** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



# WALGREENS

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