

**WALGREENS**

*6525 Jordan Road*

*Ramseur, NC 27316*





## ON MARKET: WALGREENS IN RAMSEUR, NORTH CAROLINA



## INVESTMENT HIGHLIGHTS

- ▶ **Walgreens in Ramseur, NC**  
24 MILES SOUTH OF GREENSBORO
- ▶ **Absolute Triple Net Lease (NNN)**  
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Located on an Established Retail Corridor**  
22,000+ VEHICLES PER DAY (VPD)
- ▶ **Oversized Lot With Ingress/Egress Into Neighboring Shopping Center**  
2.72 ACRES
- ▶ **Only Pharmacy in the Town of Ramseur**  
CLOSEST PHARMACY IS OVER 8 MILES AWAY | NO COMPETITION
- ▶ **Store Exhibits Above-Average Sales Compared to Walgreens Sites Across the Country**  
LACK OF COMPETITION CREATES AN INFLUX OF CUSTOMERS FROM SURROUNDING AREAS
- ▶ **Site Features a Drive-Thru Component**  
INCREASES CUSTOMER FLOW AND STORE EFFICIENCY
- ▶ **National Retailers Located Nearby**  
DOLLAR GENERAL, MCDONALD'S, O'REILLY AUTO PARTS, BURGER KING, BOJANGLES, AND DOMINO'S AMONG OTHERS



# FINANCIAL OVERVIEW

6525 JORDAN ROAD  
RAMSEUR, NC 27316

PRICE	\$4,500,000
CAP RATE	5.89%
NOI	\$265,211
PRICE PER SQUARE FOOT	\$436.85
RENT PER SQUARE FOOT	\$25.75
YEAR BUILT	1999
APPROXIMATE LOT SIZE	2.72 Acres
GROSS LEASEABLE AREA	10,301
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	WAG of North Carolina, Inc.
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility



ACTUAL PROPERTY



# WALGREENS - Ramseur, North Carolina



FRANKLINVILLE  
ELEMENTARY SCHOOL

BRISCO  
BRANDS

UNITED STATES  
POSTAL SERVICE

PATTERSON GROVE RD

BRADY ST EXD

EASTERN RANDOLPH  
HIGH SCHOOL

SUBJECT PROPERTY  
Walgreens

RAMSEUR  
ELEMENTARY SCHOOL

Black Rock  
Crushing

DOLLAR  
GENERAL

O'Reilly

Wendy's

SUBWAY

SUNOCO

Dominos

BURGER  
KING

McDonald's

DOWNTOWN  
RAMSEUR

Fidelity Bank

NATIONAL WOOD PRODUCTS

MAY  
FURNITURE CO.

REED CREEK RD

FOUSHEE RD

CANOY FARM RD

BROOKLYN AVE EXD

CURTIS LANE  
EQUIPMENT

Shell

TOWER  
COMPONENTS, INC.

CTC Furniture Inc &  
Piedmont Furniture Ind Inc

UNITED STATES  
POSTAL SERVICE

SOUTHEASTERN RANDOLPH  
MIDDLE SCHOOL

Kubota



# LEASE SUMMARY

LEASE COMMENCEMENT DATE	7/1/2005
LEASE EXPIRATION DATE	6/30/2025
INITIAL LEASE TERM	20 Years
TERM REMAINING	3+ Years
BASE TERM INCREASES	None
OPTIONS TO RENEW (REMAINING)	4, 5-Year





# TENANT OVERVIEW

Founded in 1901, Walgreens Boots Alliance, Incorporated is the nation's largest drugstore chain. Charles R. Walgreen built the chain from a single drugstore where he created his own drug products. By 1919 there were 20 stores, and in 1927 the Company went public. Three years later, the store count was well over 500. Today, Walgreen operates over 8,200 stores in all 50 states, DC, Puerto Rico and the United States Virgin Islands. More than 400 of its stores offer medical services through its Healthcare Clinics. Additionally, the Company operates digital businesses that include: Walgreens.com, drugstore.com, Beauty.com, SkinStore.com and VisionDirect.com.

In December 2014, Walgreen acquired the remaining 55 Percent of European retailer and wholesaler Alliance Boots and reorganized under a holding company called Walgreens Boots Alliance, Incorporated; headquartered in Chicago. The Walgreen chain now constitutes the Retail Pharmacy United States of America Division of Walgreens Boots Alliance, Incorporated.



## OVERVIEW

<b>TENANT</b>	Walgreens
<b>OWNERSHIP</b>	Public
<b>LEASE GUARANTOR</b>	WAG of North Carolina, Inc.
<b>NUMBER OF LOCATIONS</b>	13,200+
<b>HEADQUARTERED</b>	Deerfield, Illinois
<b>WEB SITE</b>	www.walgreens.com
<b>SALES VOLUME</b>	\$139.5B (2020)
<b>STOCK SYMBOL</b>	WBA
<b>BOARD</b>	NASDAQ
<b>CREDIT RATING</b>	BBB
<b>RATING AGENCY</b>	Standard & Poor (S&P)
<b>RANK</b>	Number 16 on Fortune 500 (2021)



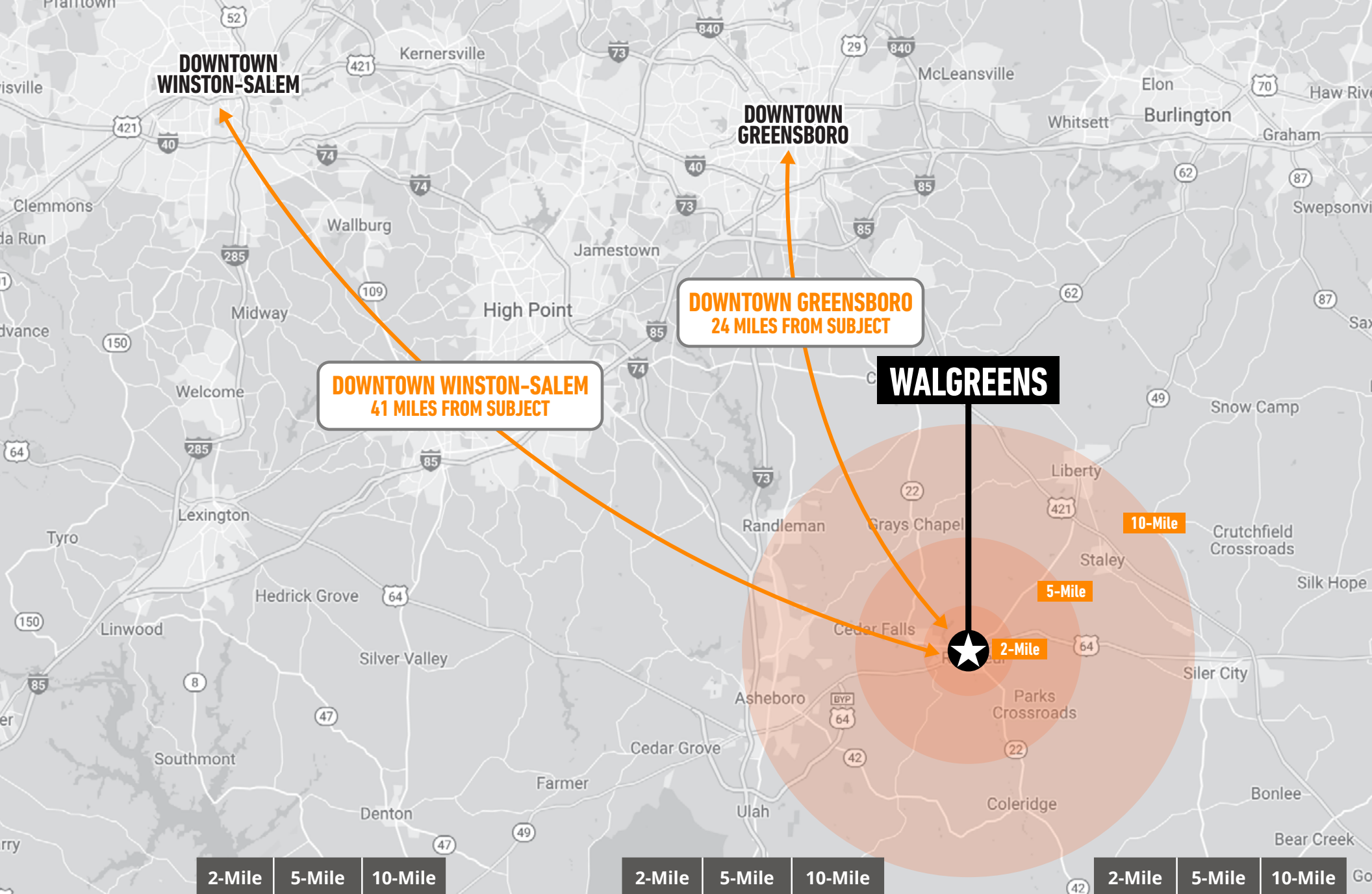
# ABOUT RAMSEUR

Ramseur is a town in Randolph County, North Carolina, located directly south of Greensboro. As of 2019, the population was estimated to be 1,690. The town is largely serviced by US Highway 64, along the Deep River. When passing through Ramseur, US-64 is called Jordan Road, which serves the town as its main retail/shopping corridor, with nationally recognized brands occupying space there. The Deep River lets out into Ramseur Lake, a popular outdoor recreational destination for local residents, which includes a 9-acre park.



ACTUAL PROPERTY





	2-Mile	5-Mile	10-Mile
2010 Population	4,252	12,516	62,956
2021 Population	4,181	12,357	63,470
2026 Population	4,184	12,366	63,984

	2-Mile	5-Mile	10-Mile
2010 Households	1,623	4,753	24,371
2021 Households	1,594	4,692	24,558
2026 Households	1,595	4,695	24,748

	2-Mile	5-Mile	10-Mile
2021 Average HH Income	\$50,559	\$56,168	\$55,451
2021 Median HH Income	\$45,546	\$48,150	\$46,431



---

## **BROKER HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS:**

---

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Broker and should not be made available to any other person or entity without the written consent of Broker.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

### **NON-ENDORSEMENT NOTICE**

Broker is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Broker, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Broker, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BROKER AGENT FOR MORE DETAILS.**



CONTACT US:

**DOMINIC PADULA**

LICENSED REAL ESTATE SALESPERSON

dpadula@sabcap.com

t. 646.809.8843

LICENSE #: 10401319263 (NY)

**ALEX RAKOFF**

LICENSED REAL ESTATE SALESPERSON

arakoff@sabcap.com

t. 646.809.8851

LICENSE #: 10401318459 (NY)

IN ASSOCIATION WITH:

**BROKER OF RECORD**

Jeremy Just

Blacktide Real Estate Advisors, LLC

t. 615.732.6273

jeremy@blacktidedev.com

LICENSE #: 304753 (NC)

**SAB**

CoStar<sup>®</sup>  
**POWERBROKER<sup>™</sup>**  
2020 Top Firm Award

