

Walgreens

INVESTMENT OFFERING | \$4,240,000



SCHRADER
COMMERCIAL PROPERTIES, LLC

WALGREENS
9820 OLD HAMMOND HIGHWAY | BATON ROUGE, LA
INTERSECTION OF AIRLINE HIGHWAY & OLD HAMMOND HIGHWAY

DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and Schrader Commercial Properties, LLC and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating, and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information, and any other similar information provided by Schrader Commercial Properties, LLC which relates to the Property (collectively, the "Confidential Information"), whether said information was transmitted orally, in print, in writing, or by electronic media is confidential in nature and that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of Schrader Commercial Properties, LLC and that all such information will be returned to Schrader Commercial Properties, LLC upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentially, to Schrader Commercial Properties, LLC. Other than Schrader Commercial Properties, LLC, recipient agrees that neither Recipient nor Schrader Commercial Properties, LLC shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introduction of potential investors and receive written acknowledgement from Schrader Commercial Properties, LLC for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive, or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the owner or Schrader Commercial Properties, LLC. All references disclosed herein related to acreage, square footages, and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete not necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property of respective owners, and use of these images without the express writing consent of the owner is prohibited.

The owner and Schrader Commercial Properties, LLC expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussion with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or Schrader Commercial Properties, LLC, not any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources deemed to be reliable. While Schrader Commercial Properties, LLC does not doubt its accuracy, Schrader Commercial Properties, LLC has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors.

OFFERING SUMMARY

Property Information

- Subject Property: Walgreens Store #6028
- Property Location: 9820 Old Hammond Hwy, Baton Rouge, LA 70816
- Year Built: 2000
- Price: \$4,240,000
- Cap Rate: 6.25%
- Rentable Square Feet: +/- 15,120 SF
- Site Area: Approx. 1.71 acres
- Parking Spaces: 74
- Signage: Free-standing pylon sign

Lease Summary

- Tenant: Walgreen Louisiana Co., Inc.
- Lease guaranteed by Walgreen Co.
- Lease Type: Net-Net (Landlord responsible for roof and structure)
- Lease Expire: September 30, 2026
- Annual Rental Income: \$265,000 | \$22,083.33/month

Investment Highlights

- Located at the signalized intersection of two major highways with a high traffic count.
- High-visibility location approximately one-half mile from Interstate 12.
- Same tenant operating continuously since 2000.
- Lease renewals through 2060.
- Multiple points of ingress/egress on both sides of the property.
- Pharmacy drive-thru with ample stacking.
- Free-standing pylon sign.
- Close to hotels, hospitals and major retailers including Starbucks, Walmart Neighborhood Store, Michael's, and Marshall's.
- Surrounded by a number of residential neighborhoods, schools, and churches.

The Walgreens logo is displayed in a red, cursive script font.







LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF TRACT A-2 OF THE ALMA L. PHILIPS PROPERTY AND A PORTION OF THE LA WRENCE WATSON ESTATE, LOCATED IN SECTION 87, T7S-RIE, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the intersection of the Southerly right-of-way line of Old Hammond Highway and the easterly right-of-way line of Airline Highway proceed along the easterly right-of-way line of Airline Highway South 31°25'07" East, a distance of 70.79 feet to the POINT OF BEGINNING.

Thence proceed North 02°00'04" East a distance of 33.06 feet to a point and corner; Thence proceed along the arc of a curve to the right, having a radius of 4,199.42 feet, an interior angle of 05°01'48", a tangent of 184.46 feet, a chord of 368.56 feet, a chord bearing of North 85°47'19" East, a distance of 368.67 feet to a point and corner;

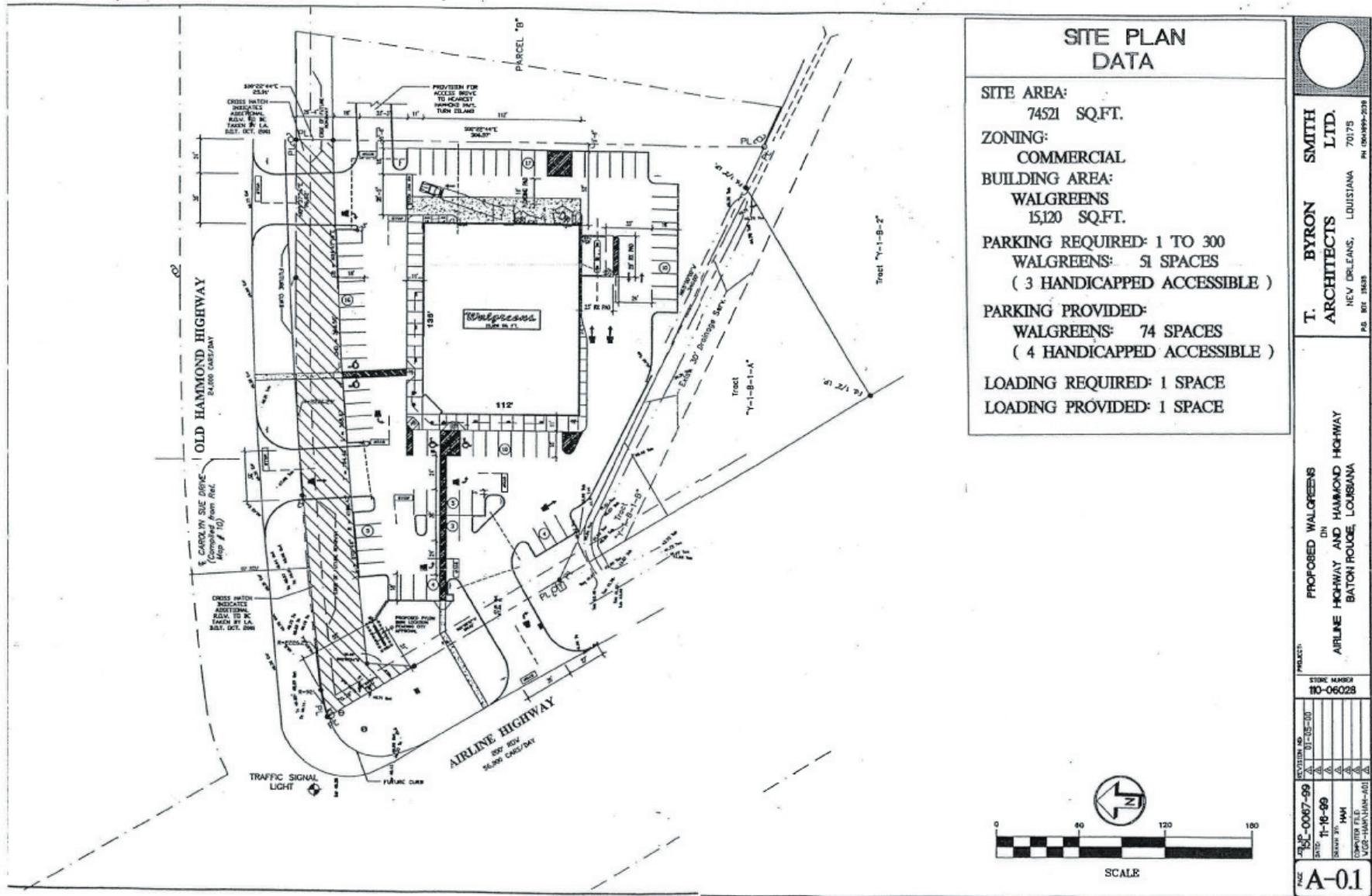
Thence proceed South 00°22'44" East, a distance of 306.02 feet to a point and corner;

Thence proceed North 65°00'00" West, a distance of 340.00 feet to a point and corner located on the eastern Right-of-Way line of Airline Highway;

Thence proceed along the eastern Right-of-Way line of Airline Highway, North 31°25'07" West, a distance of 120.08 feet to the POINT OF BEGINNING.

In addition to the leased property particularly described above, Tenant shall also be entitled to rights of access across adjoining property granted or assigned to Tenant in a) that certain Declaration of Building Restrictions and Access Servitude executed by Landlord in favor of Tenant and b) that certain Declaration of Access Servitude by Hwy. 90 Development, L.L.C. in favor of Tenant, both such Declarations to be recorded contemporaneously with recordation of a Memorandum of this Lease.

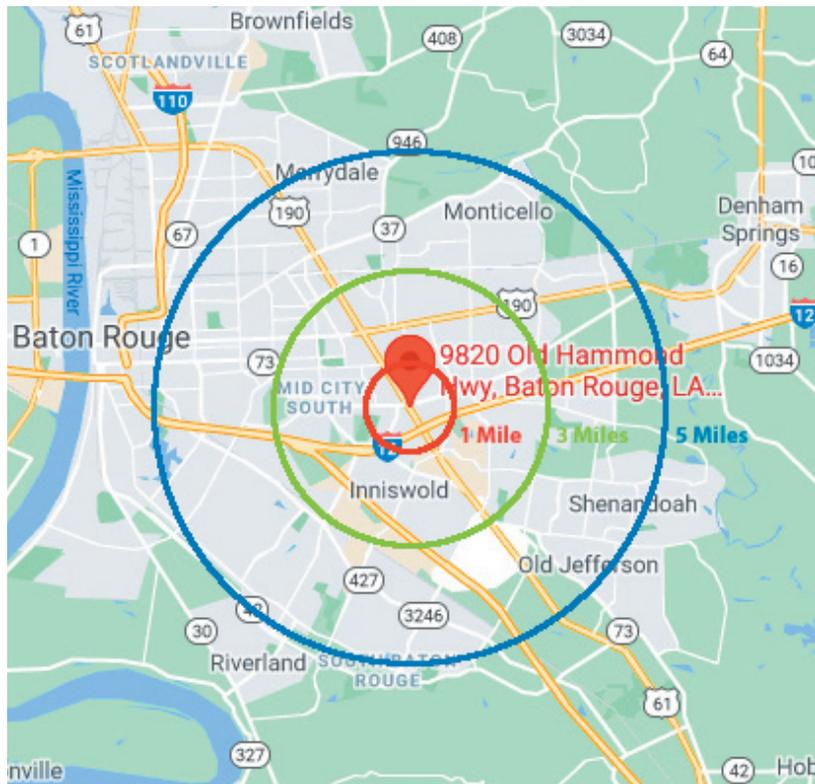




SITE PLAN DATA	
SITE AREA:	74521 SQ.FT.
ZONING:	COMMERCIAL
BUILDING AREA:	WALGREENS 15,120 SQ.FT.
PARKING REQUIRED: 1 TO 300	WALGREENS: 51 SPACES (3 HANDICAPPED ACCESSIBLE)
PARKING PROVIDED:	WALGREENS: 74 SPACES (4 HANDICAPPED ACCESSIBLE)
LOADING REQUIRED: 1 SPACE	LOADING PROVIDED: 1 SPACE

	T. BYRON SMITH ARCHITECTS LTD. NEW ORLEANS, LOUISIANA 70175 P.O. BOX 19428
	PROJECT: PROPOSED WALGREENS IN AIRLINE HIGHWAY AND HAMMOND HIGHWAY BATON ROUGE, LOUISIANA
SITE NUMBER: 110-06028	DIVISION NO: 01-05-20
DATE: 11-16-99	SHEET NO.: MM1
SCALE: AS SHOWN	CASE NUMBER: 100-10410-101
PAGE: A-0.1	

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2021 Total Population	5,868	72,073	193,081
2026 Population	5,640	70,545	188,838
Pop Growth 2021-2026	(3.89%)	(2.12%)	(2.20%)
Average Age	43	39	38
2021 Total Households	2,553	31,677	80,665
HH Growth 2021-2026	(3.80%)	(2.14%)	(2.19%)
Median Household Inc	\$72,371	\$62,511	\$62,656
Avg Household Size	2.30	2.20	2.40
2021 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$220,985	\$217,433	\$219,142
Median Year Built	1970	1976	1976



SCHRADER
COMMERCIAL PROPERTIES, LLC



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Listed with **Broker of Record,**
Charles F. Colvin, CCIM
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