



LONG-TERM PASSIVE INVESTMENT | 1 MILE TO HOSPITAL | EXCELLENT EXPOSURE ALONG DOMINANT TRAFFIC CORRIDOR | ACTUAL PHOTO

WALGREENS

222 5th Ave Extension, Gloversville, NY 12078

Exclusively listed by:

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In conjunction with:

SUHEIL SAHOURIA

The Trafton Group

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Bang Realty, Inc.

Walgreens

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WALGREENS

222 5th Ave Extension | Gloversville, NY 12078

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$5,652,173
NOI:	\$325,000
Cap Rate:	5.75%
Land Acreage:	4.81 Acres
Year Built:	2008
Building Size:	14,820
Price / SF:	\$381.39
Rent	\$21.93

LEASE SUMMARY

Lease Type:	Absolute Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Parking Lot:	Tenant Responsibility
Term Remaining:	12 Years
Original Lease Term:	25 Years
Commencement Date:	1/5/2009
Current Term Expiration:	1/31/2034
Options:	10, 5 Year Options
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- Absolute Net Lease | Zero Landlord Responsibilities
- Long-Term Passive Investment | 12+ Years Remaining
- Prototypical Free-Standing Walgreens with Drive-Thru
- Corporately Guaranteed by Walgreens Corp. ("BBB")
- Traffic Counts Boast 12,138+ Cars Daily on 30A
- Located 1 Mile to Nathan Littauer Hospital
- Average Household Income Exceeds \$63,045 in 1 Mile
- 1 Mile Population: 6,856; 5 Mile Population: 32,080
- Subject Property is 50 Miles to Albany, New York
- Surrounding National Tenants Include: McDonald's, Burger King, CVS, Tractor Supply Co., KeyBank, Pizza Hut, Dunkin Donuts and Many More

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DOLLAR GENERAL

SUBJECT
PROPERTY

KeyBank
Advance
Auto Parts
Burger King
DOLLAR GENERAL

McDonald's

DOLLAR TREE

RITE
AID

Pizza Hut
NET BANK

DUNKIN' DONUTS

FAMILY DOLLAR

UNITED STATES
POSTAL SERVICE

THE SALVATION
ARMY

DUNKIN' DONUTS

30A

CVS
pharmacy

KeyBank



5th Ave

McDonald's

Advance
Auto Parts

BURGER
KING

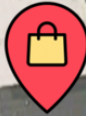


30A



12,138+

DOLLAR
GENERAL

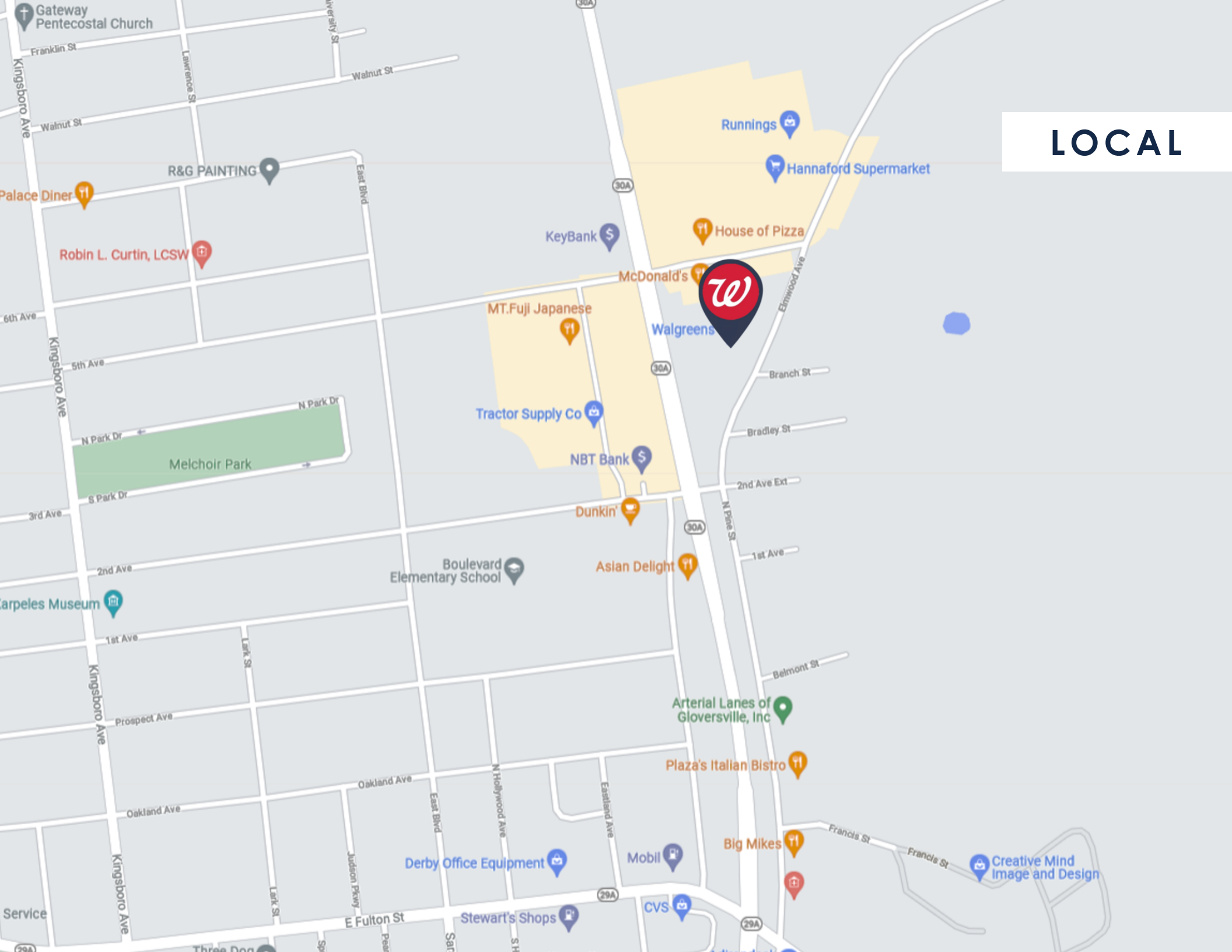


TSC TRACTOR
SUPPLY CO.

Pizza
Hut

NBT
BANK





LOCAL

Gateway Pentecostal Church
Franklin St
Walnut St
Kingsboro Ave
Lawrence St
University St
R&G PAINTING
Palace Diner
Robin L. Curtin, LCSW
6th Ave
5th Ave
N Park Dr
Melchoir Park
S Park Dr
3rd Ave
2nd Ave
1st Ave
Prospect Ave
Oakland Ave
Kingsboro Ave
Lark St
Boulevard Elementary School
Asian Delight
Dunkin'
NBT Bank
Tractor Supply Co
MT. Fuji Japanese
Walgreens
McDonald's
House of Pizza
Hannaford Supermarket
Runnings
KeyBank
KeyBank
Branch St
Bradley St
2nd Ave Ext
1st Ave
Belmont St
Arterial Lanes of Groversville, Inc
Plaza's Italian Bistro
Big Mikes
Creative Mind Image and Design
Francis St
Francis St
CVS
Stewart's Shops
Derby Office Equipment
Mobil
Eastland Ave
N Hollywood Ave
Oakland Ave
Judson Pkwy
E Fulton St
Pearl St
Sat
SH
Three Dog
Service



REGIONAL

TENANT PROFILE



Walgreens

AT THE CORNER OF **HAPPY** & **HEALTHY**™

OVERVIEW

Company:	Walgreens
Founded:	1901; 120 Years Ago
Parent:	\$139.54 Billion (2020)
Area Served:	\$4.08 Billion (2017)
Headquarters:	Deerfield, Illinois
Website:	www.walgreens.com

TENANT HIGHLIGHTS

- As of today, Walgreens has a 9,277 stores nationwide
- Walgreens began in 1901 in Chicago
- Walgreens is the second-largest pharmacy store chain in the United States

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 8,175 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.

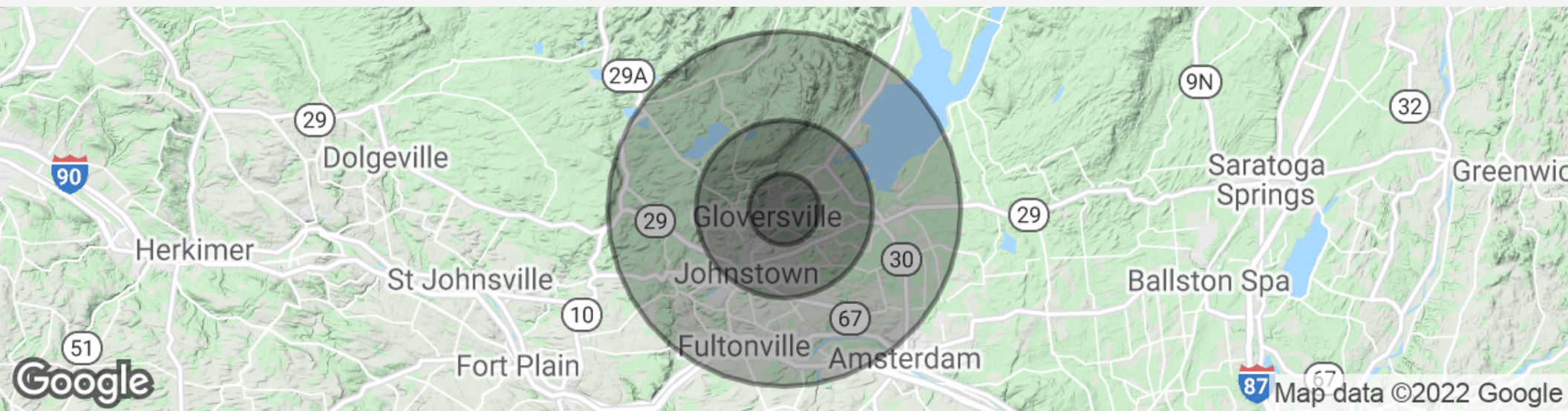
In 2014 the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became 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 Ave and Cottage Grove in Chicago, owned by Galesburg native Charles R. Walgreen, Sr. By 1913, Walgreens had grown to four stores on Chicago's South Side.

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DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	16,924	32,080	55,926
Average Age	38.5	42.3	43.2
Average Age (Male)	37.7	40.6	42.0
Average Age (Female)	39.1	44.0	44.4

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	6,965	13,066	22,685
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$56,363	\$63,415	\$68,716
Average House Value	\$96,214	\$127,822	\$143,760

* Demographic data derived from 2010 US Census

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RETAIL PROPERTY FOR SALE

WALGREENS

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