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Investment Opportunity | Offering Memorandum

Walgreens #12476

521 East Main Street,
Jackson, Ohio 45640

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Investment Highlights

The property is located at 521 Main Street, in the City of Jackson, County of Jackson, State of Ohio, and further described as an approximate 13,650 square feet of improvements on 65,340 square feet of land 100% NNN leased to Walgreens Corporation (APN 140200004601).



Walgreens strategic positioning offers the following advantages to its occupants:

- Local national retailers include Kroger, Anytime Fitness, Big Lots and Burkes Outlet
- Located in a high traffic area with 9,397 VPD on Main Street
- Remaining lease term - 11+ Years
- Walgreens is the nation's second largest and fastest growing drugstore chain and the industry leader in sales, profit and technology use
- Walgreens Boots Alliance (Nasdaq: WBS) is the first global pharmacy-led, health and wellbeing enterprise

Investment Highlights

Colliers is pleased to offer qualified investors, the unique opportunity to purchase a fee simple, Corporate Guaranteed, Net Lease Walgreens in Jackson, Ohio.

Project Name:	Walgreens Store #12476		
Address:	521 East Main Street, Jackson, Ohio 45640		
Lot Size:	1.5 Acres		
Rentable SF	13,650		
Year Built	2008		
Ownership Type	Fee Simple		
Pricing:	Cap Rate:	Price:	
	5.50% 5.85%	\$5,927,273 \$5,572,650	
Period:	Annual Base Rent:	Monthly Base Rent:	
Oct. 2008 - Sept. 2033	\$326,000.00	\$27,166.67	
Lease Summary:			
Tenant	Walgreens		
Lease Type	NNN		
Lease Term	25 Years		
Lease Commencement	October 1, 2008		
Lease Expiration	September 30, 2033		
Remaining Lease Term	11+ Years		
Renewal Options	50 X 1 Year Options to Extend		
Rent Increases	Flat		
Right of First Refusal	21 Days from receipt of Bona Fide Offer		
Estoppel	30 from receipt of request, \$500. Fee		
Drive Through Pick Up	Yes		



Property Information

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Property Aerial



Area Map

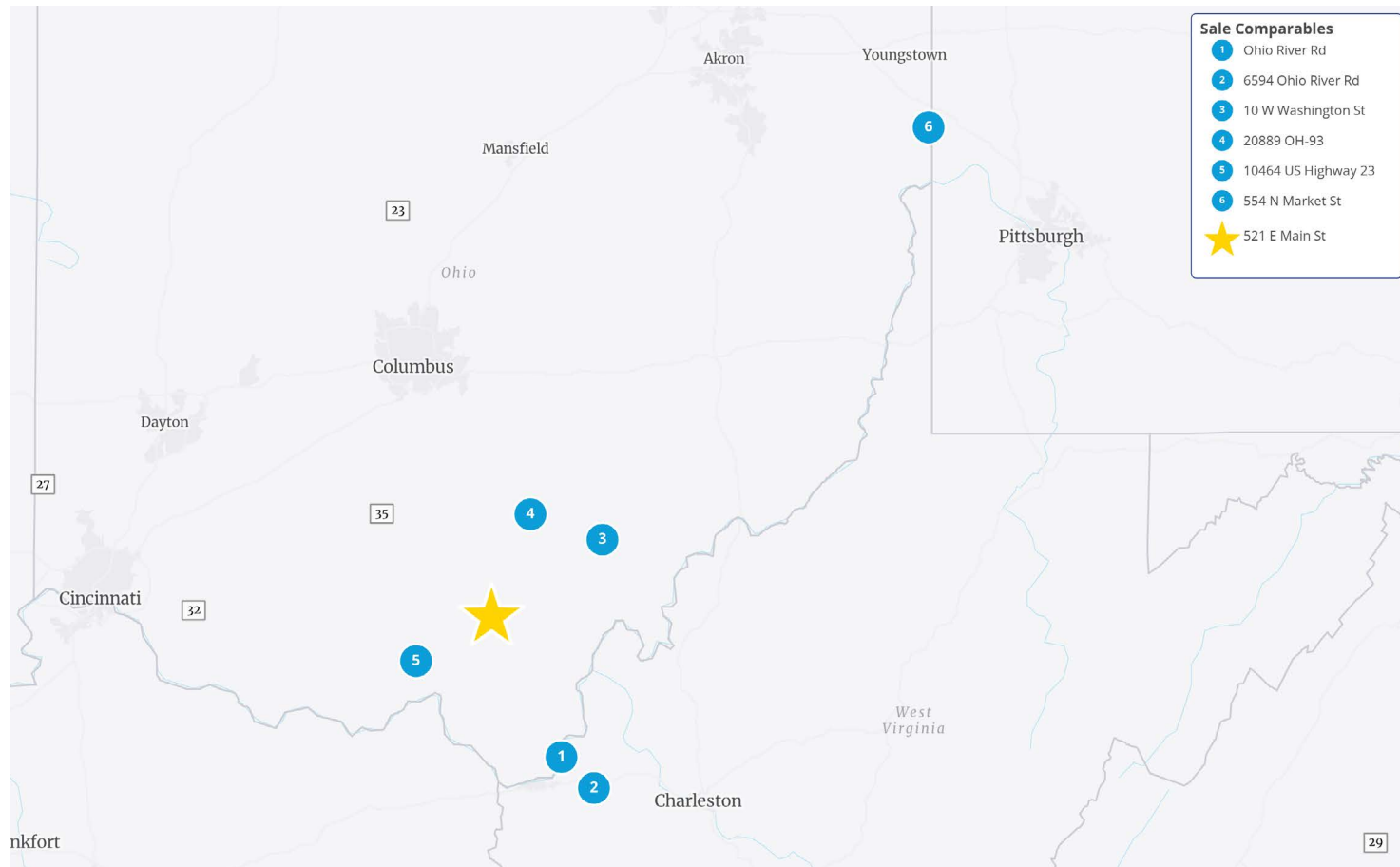


Market Overview

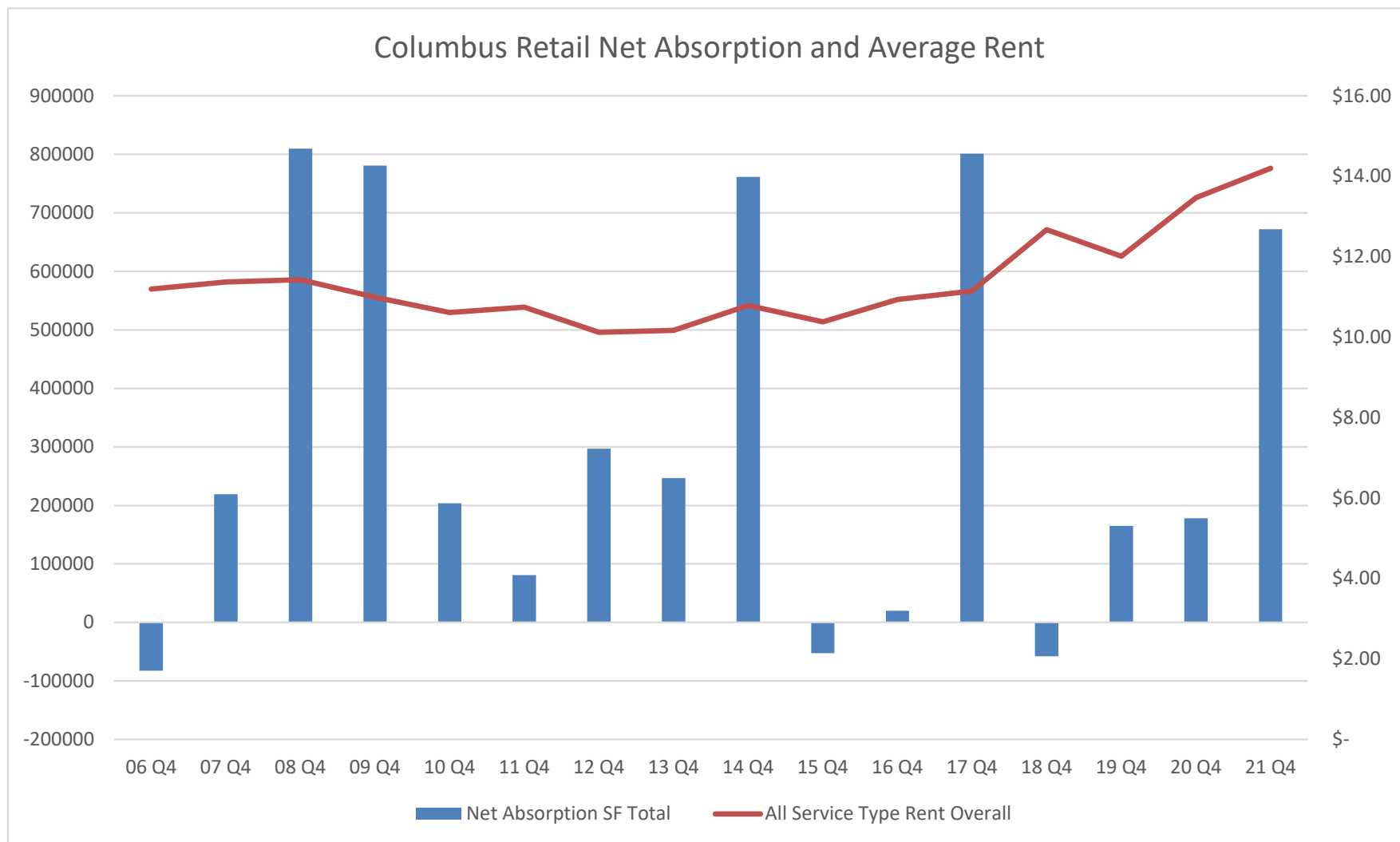
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Sale Comparables



#	Property Location	Sale Price	Year Built	Sale Date	Building Size	Price/SF
1	165 Ohio River Road - Dollar General	\$1,901,927	2005	5-27-21	13,351	\$142.46
2	6594B Ohio River Road - Dollar General	\$536,727	N/A	11-11-20	12,465	\$43.06
3	10 W Washington Street - Dollar General	\$449,500	1963	2-24-22	12,300	\$36.54
4	20889 OH-93 - Dollar General	\$1,499,000	2019	2-17-22	9,100	\$165
5	10463 US-23 - Family Dollar	\$1,933,218	2017	10-1-21	9,180	\$211
6	554 N. Market St. - Family Dollar	\$800,000	1989	7-30-20	9,000	\$89



Area Overview

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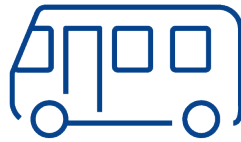




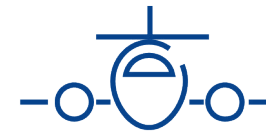
Local Area Overview



45 Minutes
from Ohio
University in
Athens, Ohio



Highways
through
County
US 35 &
OH 32



Nearest Airport:
James A. Rhodes
Airport

Major Employers:



- General Mills-Frozen Snacks
- Bellisio Foods
- Elemental Refining
- Rumpke Waste Management-Landfill and Recycling
- OSCO Industries-Grey Iron Castings
- Speyside Bourbon Cooperage

Demographics



Population

3 miles - 8,912
5 miles - 12,789
7 miles - 18,082



Households

3 miles - 3,782
5 miles - 5,234
7 miles - 7,248



Average Household Income

3 miles - \$57,647
5 miles - \$58,327
7 miles - \$59,364



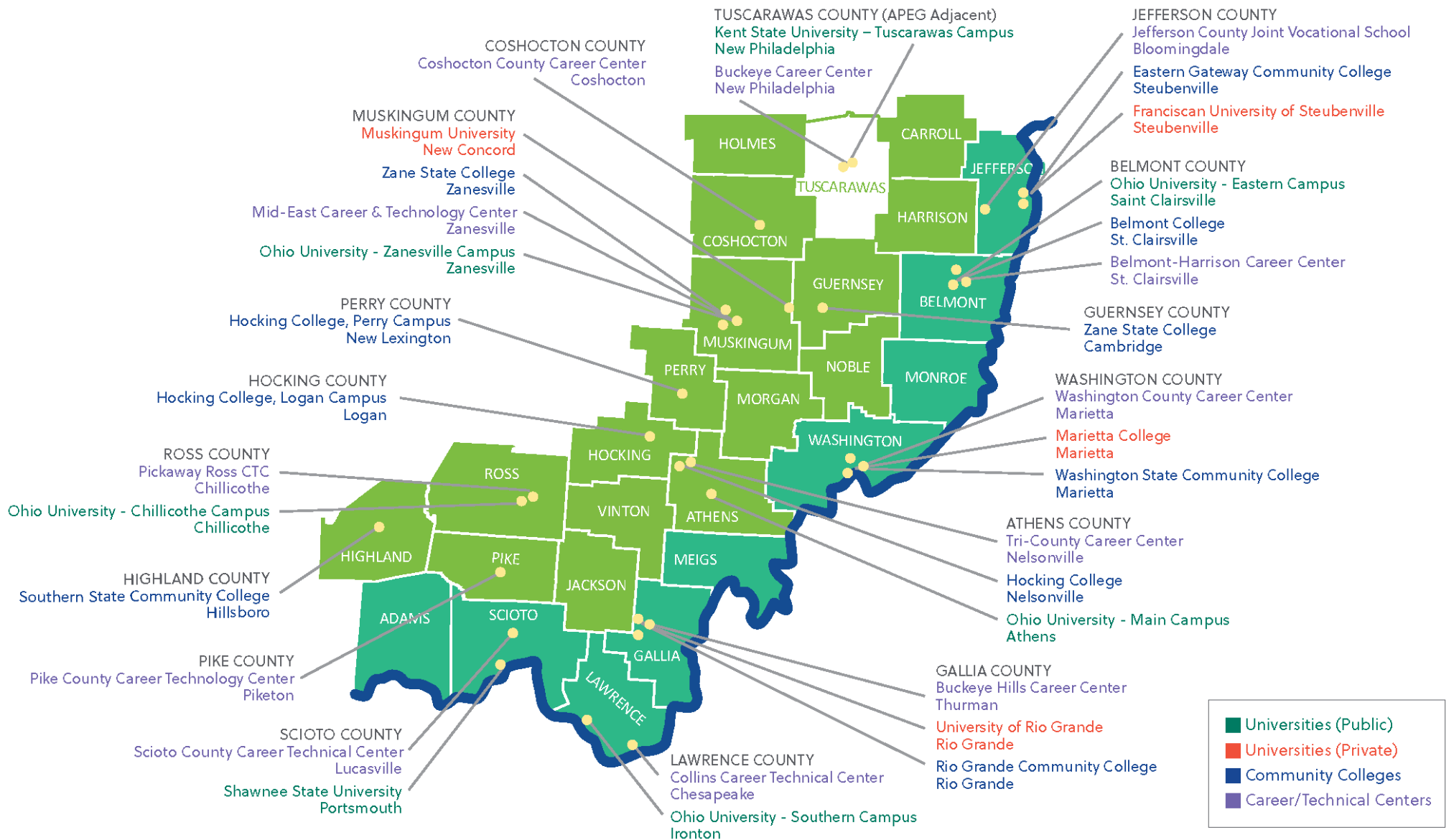
Median Age

3 miles - 41.6
5 miles - 41.8
7 miles - 41.6

Click to View **Full Demographics**



Higher Education & Adult Training





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

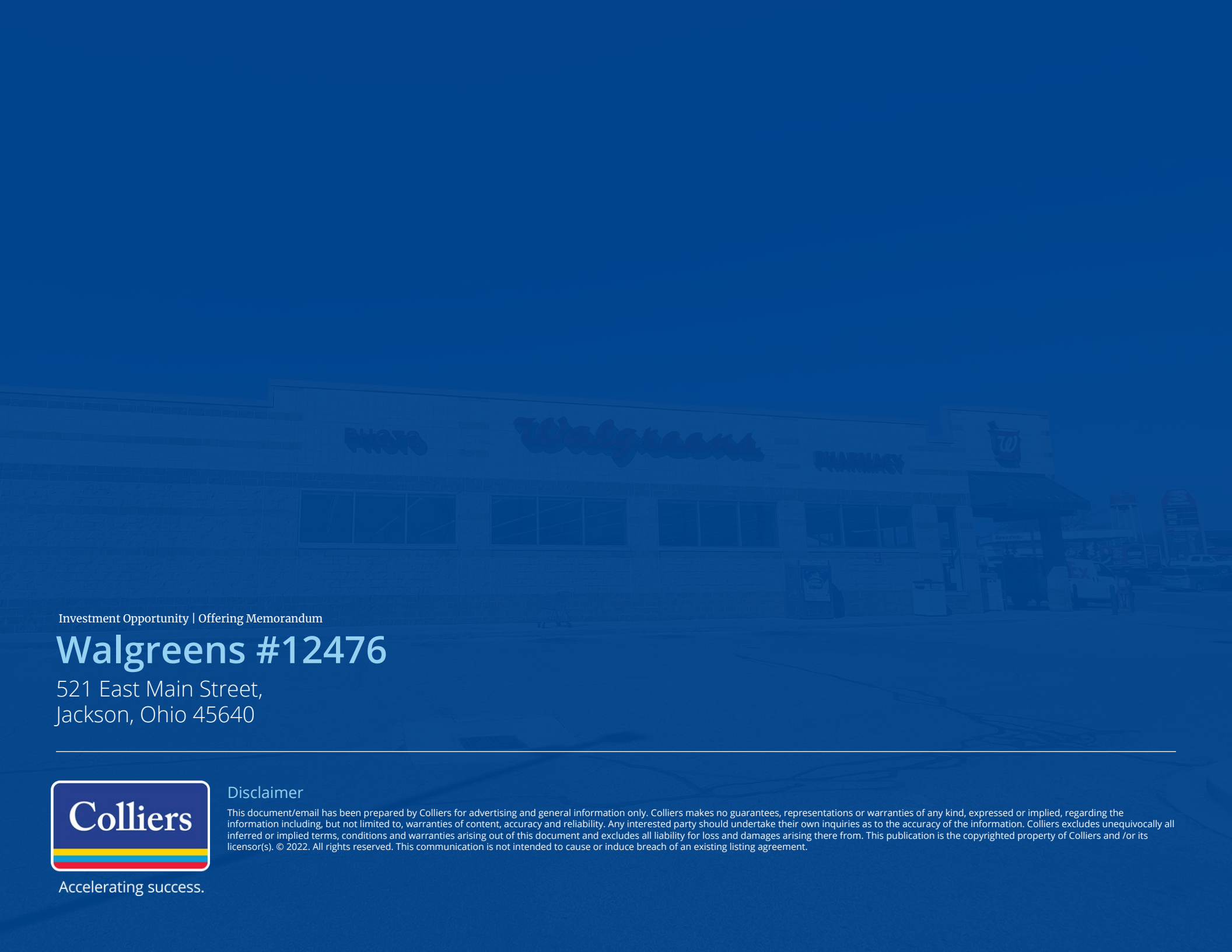
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