



**ACTUAL LOCATION**

## **Single Tenant Walgreens**

**Investment Grade Credit Tenant | Brand New Lease Extension**

**2 Miles from 100-Bed Hospital | Along Major Retail Corridor**

**1160 U.S. Highway 68 | Maysville, KY**

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**ACTUAL LOCATION**

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1160 U.S. HIGHWAY 68  
MAYSVILLE, KY

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## The Offering

Forged Real Estate is pleased to exclusively offer the opportunity to acquire the fee simple interest in a single tenant property leased to Walgreens, (the "Property") in Maysville, KY. After Walgreens' \$4.4 billion acquisition of Rite Aid in 2018, Walgreens identified this former Rite Aid as a store they wanted to transfer to Walgreens. Earlier this year, Walgreens extended their term another five (5) years, demonstrating their continued commitment to the location. Walgreens currently has 5.5 years of firm term remaining, with a 5% rental increase scheduled for November, 2027. Walgreens is less than two (2) miles from the Meadowview Regional Medical Hospital, a 100-bed, acute care, Joint Commission accredited hospital. It has been named one of the '100 Top Hospitals' five (5) times by *Thomson Reuters*. Walgreens is a quarter (0.25) mile from Mason County High School, Mason County Middle School and Charles Straub Elementary School, which combine to house over 2,100 students.





**Walgreens, the second (2nd) largest retail drugstore chain in the United States**, operates roughly 9,277 stores in the 50 states, the District of Columbia, Puerto Rico and the US Virgin Islands. Walgreens 2Q 2021 highlights included sales increasing 4.6% year-over-year to \$32.8 billion and net cash increasing \$72 million to \$2.6 billion. Q2 of fiscal 2022 comes to a close, Walgreens Boots Alliance has seen an increase in their operating income to \$1.2 billion comparable to the \$832 million operating income of the same quarter last fiscal year. The U.S. retail comparable sales growth of 14.7% was the highest in over 20 years.



# Property Summary



## ADDRESS

1160 U.S. Highway 68  
Maysville, KY 41056



## PRICE

\$2,712,338



## CAP RATE

6.50%



## NOI

\$176,302



## LEASE TYPE

Fee Simple:  
NN



## BUILDING SIZE

11,180 SF



## PARCEL SIZE

1.04 Acres



## YEAR BUILT

1997



## TENANT

Walgreen Co.



## REMAINING FIRM LEASE TERM

~5.5 Years



## OPTIONS

N/A



## RENTAL INCREASES

5% on 11/1/2027



# Site Plan



68 (13,485 VPD)

Approximate Property Boundary



Signage

**BIG  
LOTS!**

**Bluegrass Center**

**HARBOR  
FREIGHT  
TOOLS**



1160 U.S. HIGHWAY 68 | MAYSVILLE, KY



# Investment Highlights



There is limited competition surrounding the Walgreens, among the big three pharmacies. The next closest CVS Pharmacy is 39 miles away and the next closest Rite Aid is over 55 miles away. Additionally, this is the only Walgreens location within 30 miles.



Walgreens is less than two (2) miles from the Meadowview Regional Medical Hospital, a 100-bed, acute care, Joint Commission accredited hospital. It has been named one of the '100 Top Hospitals' five (5) times by Thomson Reuters.



Walgreens sits along US Highway 68 (13,485 VPD) and just north of KY 9 (13,830 VPD), the two main local thoroughfares which host numerous national retailers, such as: Walmart Supercenter, Lowe's Home Improvement, Kroger, Sherwin-Williams, Dollar General, Big Lots, Harbor Freight Tools, Tractor Supply, Hobby Lobby, Dollar Tree, AutoZone, O'Reilly Auto Parts, Advance Auto Parts, Rural King, McDonald's, Bob Evans, Applebee's, Starbucks, Wendy's, Burger King, Arby's, Hardee's, and more.



The offering contains additional income outside of the Walgreens annual rent, which includes close to \$10,000 annually in the form of a license agreement for extra storage space which is critical to Walgreens' day-to-day operations.



As Q2 of fiscal 2022 comes to a close, Walgreens Boots Alliance has seen an increase in their operating income to \$1.2 billion comparable to the \$832 million operating income of the same quarter last fiscal year. The U.S. retail comparable sales growth of 14.7% was the highest in over 20 years.



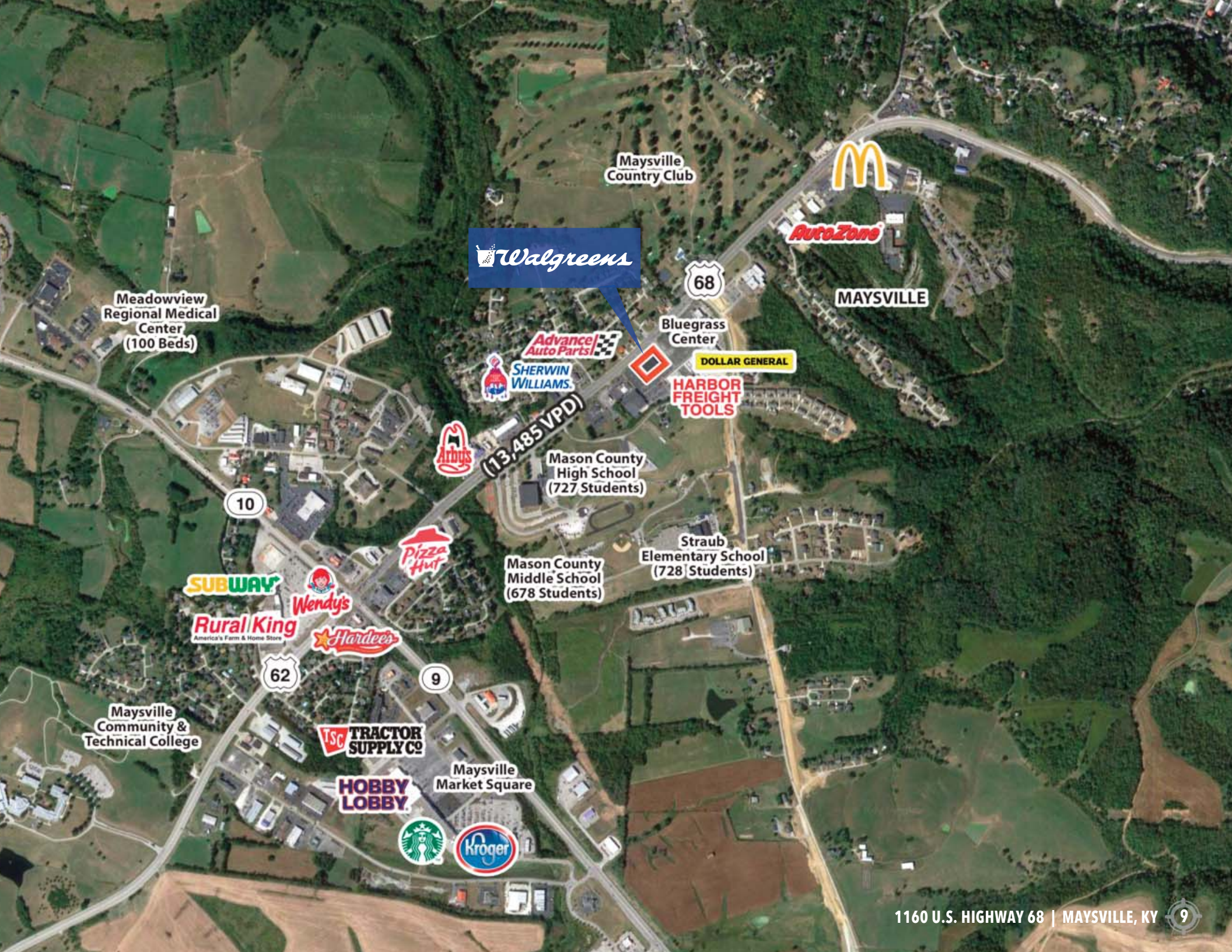
After Walgreens' \$4.4 billion acquisition of Rite Aid in 2018, Walgreens identified this former Rite Aid as a store they wanted to transfer to Walgreens. Earlier this year Walgreens extended their term another five (5) years, demonstrating their continued commitment to the location.



Walgreens is a quarter (0.25) mile from Mason County High School, Mason County Middle School and Charles Straub Elementary School, which combine to house over 2,100 students.







Maysville  
Country Club



AutoZone

Walgreens

68

MAYSVILLE

Meadowview  
Regional Medical  
Center  
(100 Beds)

Bluegrass  
Center

DOLLAR GENERAL

Advance  
Auto Parts

SHERWIN  
WILLIAMS

HARBOR  
FREIGHT  
TOOLS



(13,485 VPD)

Mason County  
High School  
(727 Students)

10

Straub  
Elementary School  
(728 Students)

Mason County  
Middle School  
(678 Students)

SUBWAY



Rural King  
America's Farm & Home Store



62

9

Maysville  
Community &  
Technical College

TSC TRACTOR  
SUPPLY CO

Maysville  
Market Square

HOBBY  
LOBBY







1160 U.S. HIGHWAY 68  
MAYSVILLE, KY



Mason County  
Middle School  
(678 Students)

Straub  
Elementary School  
(728 Students)

Mason County  
High School  
(727 Students)



DOLLAR GENERAL

HARBOR  
FREIGHT  
TOOLS

Bluegrass Center

Approximate Property Boundary

BIG  
LOTS!

usbank

LONG JOHN  
SILVERS

SHERWIN  
WILLIAMS  
Advance  
Auto Parts

68

(13,485 VPD)





# Walgreens Tenant Overview

Founded in 1901 in Chicago, Illinois, Walgreens is one of the nation's largest drugstore chains and a subsidiary of Walgreens Boots Alliance, the first global pharmacy-led health and wellbeing enterprise. Walgreens sells prescription and non-prescription drugs, as well as a range of retail products from health and wellness to personal care.

All inclusive, the approximately 9,000 Walgreens locations serve around 9 million customers each day and the company's omnichannel capabilities allow for consumer-friendly access to all that Walgreens has to offer. The company's digital platform, the Walgreens mobile application, not only allows customers to all the products in stock but it also allows customers to receive notifications and refill prescriptions through scan technology. With approximately 85 million active loyalty program members, myWalgreens helps customers save money, stay healthy, and save time.

As Q2 of fiscal 2022 comes to a close, Walgreens Boots Alliance has seen an increase in their operating income to \$1.2 billion comparable to the \$832 million operating income of the same quarter last fiscal year. The U.S. retail comparable sales growth of 14.7% was the highest in over 20 years. Continuing that trend, the company's priorities moving forward will be to heighten their focus on the U.S. healthcare sector.

The company has been increasingly installing Walgreens Health Corners, aimed to provide a safe, comfortable place for people to ask questions that they might hesitate to ask in more formal care settings. The goal of the Health Corners being to make health-related decisions with more care for themselves and their families. By end of calendar year 2022, they plan on having over 100 locations. Additionally, Walgreens Boots Alliance has initiated a partnership through a \$5.2 billion investment with VillageMD to develop value-based primary care in neighborhoods in need of better health outcomes at a lower cost.

Recent honors of Walgreens Boots Alliance include being named to *Fast Company's* list of the World's 50 Most Innovative Companies, and *Time's* 100 Most Influential Companies.



## Tenant Snapshot

**Ownership**  
**WALGREENS**  
**BOOTS ALLIANCE, INC.**  
**(SUBSIDIARY)**

**NASDAQ**  
**WBA**

**Credit Rating**  
**BBB (S&P)**

**Headquarters**  
**DEERFIELD, IL**

**# of Locations**  
**9,277**

**Website**  
**WWW.WALGREENS.COM**







1160 U.S. HIGHWAY 68  
MAYSVILLE, KY





# Walgreens Financial Analysis

## Overview

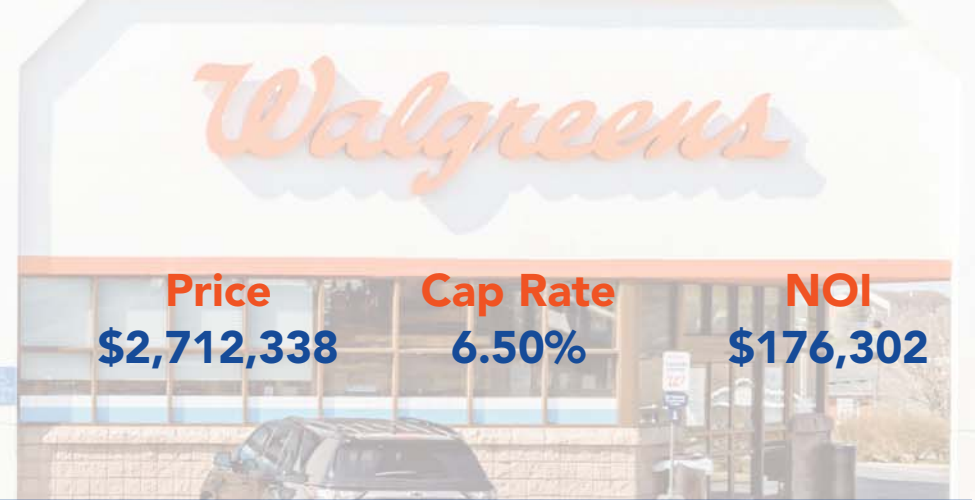
Address	1160 U.S. Highway 68, Maysville, KY 41056
Tenant	Walgreen Co.
Building Size	11,180 SF
Parcel Size	1.04 Acres
Year Built	1997
Annual Rent	\$166,582
Rent PSF	\$14.90
License Agreement Rent	\$9,720
NOI	\$176,302
Lease Type	Fee Simple: NN
Roof & Structure	Landlord's Responsibility
Rent Commencement	10/15/1997
Lease Expiration*	10/31/2032
Remaining Options	N/A

\*Tenant shall be granted the option to terminate the Lease as of October 31, 2027. If Tenant shall elect to exercise such option, Tenant shall send notice at least six (6) months prior to the date the Lease shall so terminate.

## Rent Schedule

Description	Dates	Annual Rent	% Increase
Current Term	4/14/2022 - 10/31/2027	\$166,582	-
Current Term*	11/1/2027 - 10/31/2032	\$174,911	5.00%

\*Tenant shall be granted the option to terminate the Lease as of October 31, 2027. If Tenant shall elect to exercise such option, Tenant shall send notice at least six (6) months prior to the date the Lease shall so terminate.



## Tenant Responsibility Detail

Maintenance & Repairs	Tenant maintenance shall include, but shall not necessarily be limited to, glass, doors and door equipment, heating, ventilating and air conditioning system, electrical system, lighting, plumbing and all similar equipment, items and systems serving (and within) the Leased Premises. Tenant shall assume all maintenance, repair and replacement responsibility of a non-structural nature for the Premises not specifically stated in this Lease as an obligation of the Landlord
Insurance	Tenant shall, during the entire term hereof, keep in full force and effect, a policy of public liability, fire and property damage insurance with respect to the Premises
Taxes	If such assessment as a separate tax parcel is obtained, Tenant shall pay the tax bills for such parcel
Utilities	Tenant shall be solely responsible for and promptly pay all charges for heat, water, gas, electricity, or any other utility used or consumed in the Premises
Common Area Maintenance/ Operating Costs	During each month of the Lease Term, Tenant shall pay to <b>Shopping Center Landlord</b> , Tenant's pro rata share of the following costs incurred by <b>Shopping Center Landlord</b> , in maintaining, repairing, replacing, operating and insuring the Common Areas of the Shopping Center

## Landlord Responsibility Detail

### Maintenance & Repairs

Landlord will, at Landlord's sole cost and expense keep and maintain in a good condition the roof and other structural portions of the building

## Shopping Center Responsibility Detail

### Common Area Maintenance

Shopping Center Landlord shall keep the Common Areas in the Shopping Center (including without limitation, sidewalks, driveways, service areas, curbs and parking areas) in good order and repair, reasonably free of snow, ice and debris and reasonably lighted during the normal business hours of the major tenants, including Tenant, in the Shopping Center





## MAJOR CITY PROXIMITIES

- CINCINNATI, OH (~52 MILES)
- LEXINGTON, KY (~58 MILES)
- COLUMBUS, OH (~100 MILES)

## HISTORIC LANDMARK

NATIONAL UNDERGROUND RAILROAD MUSEUM

## LARGEST INDUSTRY

HEALTHCARE & SOCIAL ASSISTANCE







## Maysville, KY | Mason County Location Overview

Maysville, Kentucky is a city, incorporated in 1833, that offers scenic views as it lies along the banks of the Ohio River. The city is relatively small as it has a population of 8,873 (U.S. Census – April 2020) encompassing its 21.35 square mile border but is in close proximity to some other major cities including Cincinnati, Ohio (~52 miles), Lexington, Kentucky (~58 miles), and Columbus, Ohio (~100 miles).

Throughout its history, Maysville had served as an important port due to its proximity to the Ohio River and was one of the largest markets for burley tobacco and hemp, which surely helped Kentucky become one of the top 5 hemp states in the country. In addition to tobacco and hemp, they also were key exporters of bourbon whiskey. Today, the Old Pogue Distillery is a main attraction of Maysville and it produces small batch rye and bourbon whiskey using the same ingredients found in the recipes of their ancestors. For those who enjoy learning about history, Maysville is also home to the National Underground Railroad Museum which refers to Maysville being once known as the “Gateway to the South”. If shopping is more of what you are looking for, Downtown Maysville is filled with locally owned boutiques and shops that bring together this historic district.

The largest university in Maysville is the Maysville Community and Technical College, a two-year college with a total student body of 3,889 (Community College Review). The institution offers over 25 programs, including numerous medical related fields which support Health Care and Social Assistance as the largest industry in Mason County.

Mason County is located in the outer bluegrass region of Kentucky and consists of 246 square miles in which its northern edge borders the state of Ohio. The Mason County seat is Maysville and according to the April 2020 U.S. Census, the population of the county was 17,120





## Demographics

	5-MILE RADIUS	10-MILE RADIUS	15-MILE RADIUS
<b>Population</b>			
2010 Census	13,115	23,733	41,161
2021 Summary	12,905	23,522	40,960
2026 Projection	12,703	23,208	40,460
<b>Estimated Household Income</b>			
Average Household Income	\$61,442	\$65,830	\$64,374
Median Household Income	\$38,306	\$44,704	\$45,456
<b>Households</b>			
2010 Census	5,556	9,736	16,534
2021 Summary	5,478	9,675	16,520
2026 Projection	5,394	9,552	16,340

Source: ESRI





# Single Tenant Walgreens

**Investment Grade Credit Tenant | Brand New Lease Extension**  
**2 Miles from 100-Bed Hospital | Along Major Retail Corridor**

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