

Walgreens (Dollar Tree Sublease)

Cumberland, MD



Representative photo

Offering Memorandum

Absolute NNN Ground Lease Investment Property






**AVISON
YOUNG**

Executive Summary

Walgreens (Dollar Tree Sublease) Offering Memorandum

520 Virginia Avenue
Cumberland, MD 21502

Asset Summary

 Asking Price \$4,750,000	 Cap Rate 6%	 Annual Rent \$285,000	 Lease Type Ground	 Term Remaining 7+/- Years
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Investment Highlights

- Walgreens Co. (subleased to Dollar Tree) with 7+/- years remaining
- Building completed in 2009 with double drive through
- High visibility downtown location
- Excellent access to the property
- Large parking lot
- Corner location surrounded by national retailers such as KFC, Sheetz, Advance Auto Parts and Little Caesar's Pizza



Representative photo

NOI	\$285,000
Rent/Month	\$23,750
Rentable SF	14,735
Land Area	1.67 +/- Acres
Tenant	Walgreens Co. (Subleased to Dollar Tree)
Ownership Type	Fee Simple
Lease Type	Ground Lease
Landlord Responsibilities	None
Lease Term Remaining	7+/- Years
Year Built	2009
Lease Expiration	5/31/2029
Increases	7.5% in Each Option Year
Options	Eight (8), Five (5) Year

Tenant Overview

About Walgreens

Founded in 1901, Walgreens is one of the largest pharmaceutical drug retailers in the United States. Headquarter outside of Chicago in Deerfield, Illinois, Walgreens is comprised of three major divisions including, Retail Pharmacy USA; Retail Pharmacy International; and Pharmaceutical Wholesale. After the company agreed to purchase Switzerland-based Alliance Boots in 2014, the two companies merged to form Walgreens Boots Alliance Inc. Walgreens operates as a subsidiary of the holding company, which trades on the Nasdaq under WBA.

For 119 years, Walgreens has seen steady growth. In February of 2010, Walgreens announced plans to acquire New York City-area chain Duane Reade, in which it now operates in the New York City Area. In 2017, Walgreens purchased half of Rite Aid's stores, adding 1,932 stores to its portfolio. As of 2019, Walgreens Boots Alliance has more than 18,750 stores in 11 countries.

The Retail Pharmacy division which includes both Walgreens and Duane Reade sells both prescription and over-the-counter medicine, in addition to general health and wellness products. Currently, the corporation operates 9,277 retail stores located in all 50 states in addition to the District of Colombia, Puerto Rico, and the U.S. Virgin Islands. The company is publicly traded and considered an investment grade tenant with its long-term debt rated BBB by Standard & Poors and Baa2 by Moody's, making it among the most desirable retailers for investors.



Employees
450,000



Founded
1901



Locations
9,277+



Revenue 2020
\$141.7 billion

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About Walgreens Boots Alliance

Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted health care services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25 countries and employ more than 415,000 people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with its equity method investments, has more than 18,500 stores in 11 countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390 distribution centers delivering to more than 230,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide. Walgreens Boots Alliance is included in Fortune magazine's 2019 list of the World's Most Admired Companies and ranked first in the food and drugstore category. This is the 26th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.



Tenant Overview

About Dollar Tree

Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,500+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

Dollar Tree is committed to serving the best interests of our stakeholders. We seek to enhance shareholder value not only through exceptional performance, but also through responsible business practices and effective communication.



Employees
193,000+



Founded
1986



Locations
15,500+



Revenue 2021
\$25.5 billion

Walgreens (Dollar Tree Sublease) Offering Memorandum

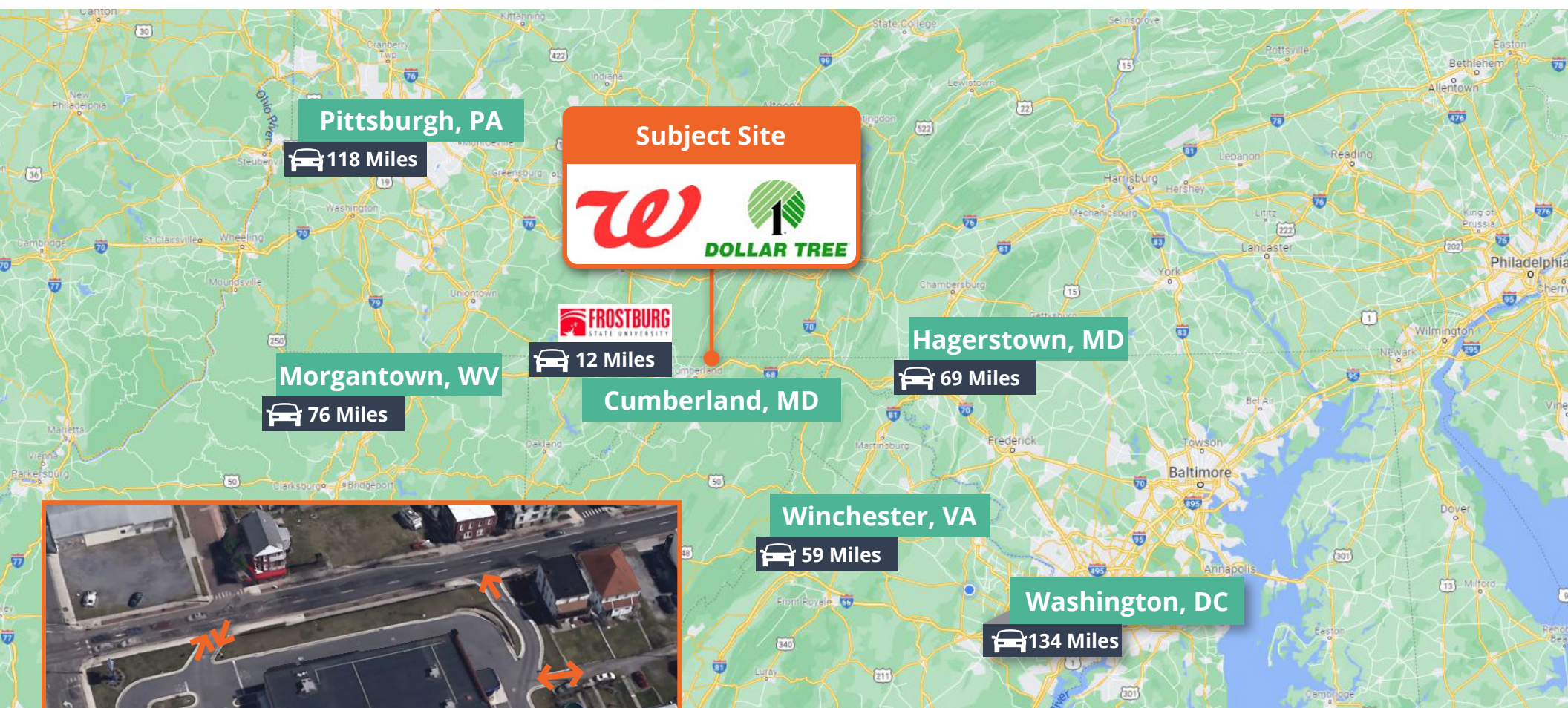
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Cumberland, MD 21502



Map Location

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Acreage

1.67+/- Acres



Square Footage

14,735 SF

Local Retail Map

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The CSX Transportation network encompasses about 20,000 route miles of track in 23 states, the District of Columbia and the Canadian provinces of Ontario and Quebec. The transportation network serves some of the largest population centers in the nation. Nearly two-thirds of Americans live within CSX's service territory.

CSX Transportation



Cumberland Parks
& Recreation

Retail Map

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Location
Highlights



Accessible from
All Roadways



Multiple Points
Egress/Ingress



Corner
Location



Demographics

Cumberland, MD

Cumberland is a U.S. city in and the county seat of Allegany County, Maryland. It is the primary city of the Cumberland, MD-WV Metropolitan Statistical Area. At the 2020 census, the city had a population of 19,076. Located on the Potomac River, Cumberland is a regional business and commercial center for Western Maryland and the Potomac Highlands of West Virginia.

Historically Cumberland was known as the “Queen City”, as it was once the second largest in the state. Because of its strategic location on what became known as the Cumberland Road through the Appalachians, after the American Revolution it served as a historical outfitting and staging point for westward emigrant trail migrations throughout the first half of the 1800s. In this role, it supported the settlement of the Ohio Country and the lands in that latitude of the Louisiana Purchase. It also became an industrial center, served by major roads, railroads, and the Chesapeake and Ohio Canal, which connected Cumberland to Washington, D.C. and is now a national historical park. Today, Interstate 68 bisects the town.

Not only does Cumberland have Allegany College, the city also has access to Frostburg State University, just 10 miles away. Two computer labs on campus provide training opportunities for area businesses, the school’s Center for Regional Progress offers technical and research assistance, its Western Maryland Regional Geographic Information Systems Center provides infrastructure delineation and environmental assessment graphics, and conference facilities are available with long-distance interactive meeting sites.

	1 Mile	3 Miles	5 Miles
Population			
2021 Population	7,356	27,959	42,231
2026 Population	7,040	26,847	40,816
2021 Median Age	42.2	43.4	43.7
Households			
2021 Total Households	3,224	11,832	16,473
2026 Total Households	3,094	11,344	15,871
Median Household Income			
2021 Median HH Income	\$32,868	\$41,812	\$49,223
2026 Median HH Income	\$34,648	\$45,016	\$51,880
Average Household Income			
2021 Average HH Income	\$44,674	\$56,167	\$63,665
2026 Average HH Income	\$49,190	\$61,358	\$69,880

5 Mile Radius

42,231
Total Population

\$101,457
Median Net Worth

\$49,223
Median HH Income

43.7
Median Age

16,473
Households

About Avison Young

Optimize your real estate transactions and holdings



Avison Young's Capital Markets group offers comprehensive real estate transaction services to a global client base. A trusted advisor to real estate owners and operators for more than 30 years, Avison Young sources investment opportunities and provides investment sales execution for clients throughout Canada, the U.S., Europe and Asia.

Our capital markets experts are senior professionals who work seamlessly cross-border to deliver real estate solutions. Our expertise has expanded organically in all asset classes, including office, industrial, retail, multi-family, hospitality, leisure, land and development. We have a proven track record in representing an international range of buyers and sellers, including REITS, pension funds, insurance companies, private equity firms, opportunity and hedge funds, and both public and private companies. Our success is measured by our clients' results, with more than U.S. \$5 billion in transactions annually.

Market knowledge, Global relationships

We combine Avison Young's local, national and international experience with our research tools and teams to gain exceptional access to both domestic and international buyers seeking investment and development opportunities. We have also built valuable relationships bringing off-market investment and sales transactions to private and institutional clients.



\$25 billion

Investment sales volume brokered



\$10 billion

Financing transaction volume brokered



90 years

Combined industry experience

- Creative deal structuring and sales strategies
- Strong buyer and lender relationships
- Principals' established market credibility
- Extensive past and active leasing assignments in the submarket
- Experienced, knowledgeable, creative and responsive support



We're global

15 countries, 100+ offices

5,000 real estate professionals

400 msf under property management

avisonyoung.com

**If you would like more
information on this offering
please get in touch.**

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