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## INVESTMENT SUMMARY

Walgreens

|                |             |
|----------------|-------------|
| Tenant         | Walgreens   |
| Street Address | 720 Main St |
| City           | Clinton     |
| State          | MA          |
| Zip            | 01510       |
| GLA            | 14,550 SF   |
| Lot Size       | 1.49 AC     |
| Year Built     | 2008        |



**\$10,451,327**  
List Price

**\$718.30**  
Price / SF



**5.65%**  
Cap Rate

**14,550 SF**  
GLA



**\$590,500**  
NOI

**\$40.58**  
Rent / SF



## Debt Quote

Loan quote provided by Ascension based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please Contact:

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**Corporate Guarantee from Investment Grade Tenant** - The lease is guaranteed by Walgreens Boots Alliance. Walgreens operates 9,000+ locations and boasts an S&P investment grade credit rating of BBB.

**Absolute Net Lease (NNN)** - The property is leased on an Absolute Net (NNN) basis, meaning zero landlord responsibilities. Tenant is responsible for taxes, insurance, and all repairs & maintenance at the property.

**Dedicated Drive Thru** - This site features a dedicated drive-thru, which adds a meaningful level of convenience to the customer experience and drives sales.

**Long-Term Lease** - The site has a long-term lease in place with over 11.5 years of term remaining.



## LEASE SUMMARY



|                     |                                    |
|---------------------|------------------------------------|
| Lease Type          | Absolute Net (NNN)                 |
| Type of Ownership   | Fee Simple                         |
| Original Lease Term | 25 Years                           |
| Commencement Date   | 04/01/2009                         |
| Lease Expiration    | 03/31/2034                         |
| Term Remaining      | 11.5+ Years                        |
| Increases           | Flat through Base Term and Options |
| Options             | Fifty (50), 1-Year                 |

|                     |                    |
|---------------------|--------------------|
| Real Estate Taxes   | Tenant Responsible |
| Insurance           | Tenant Responsible |
| Roof & Structure    | Tenant Responsible |
| Lease Guarantor     | Corporate          |
| Company Name        | Walgreens          |
| Ownership           | Public             |
| Years in Business   | 121                |
| Number of Locations | 9,560+             |



**Ideal Location** - The property is ideally located on the hard, signalized corner of Main St & Brook St, which have combined daily traffic counts of 20,412 vehicles per day.

**Across from Grocery-Anchored Shopping Center** - The subject property is adjacent to a two-tenant shopping center that includes a Hannaford Supermarket and an Advance Auto Parts. This Hannaford location is one of only two major grocers in Clinton.

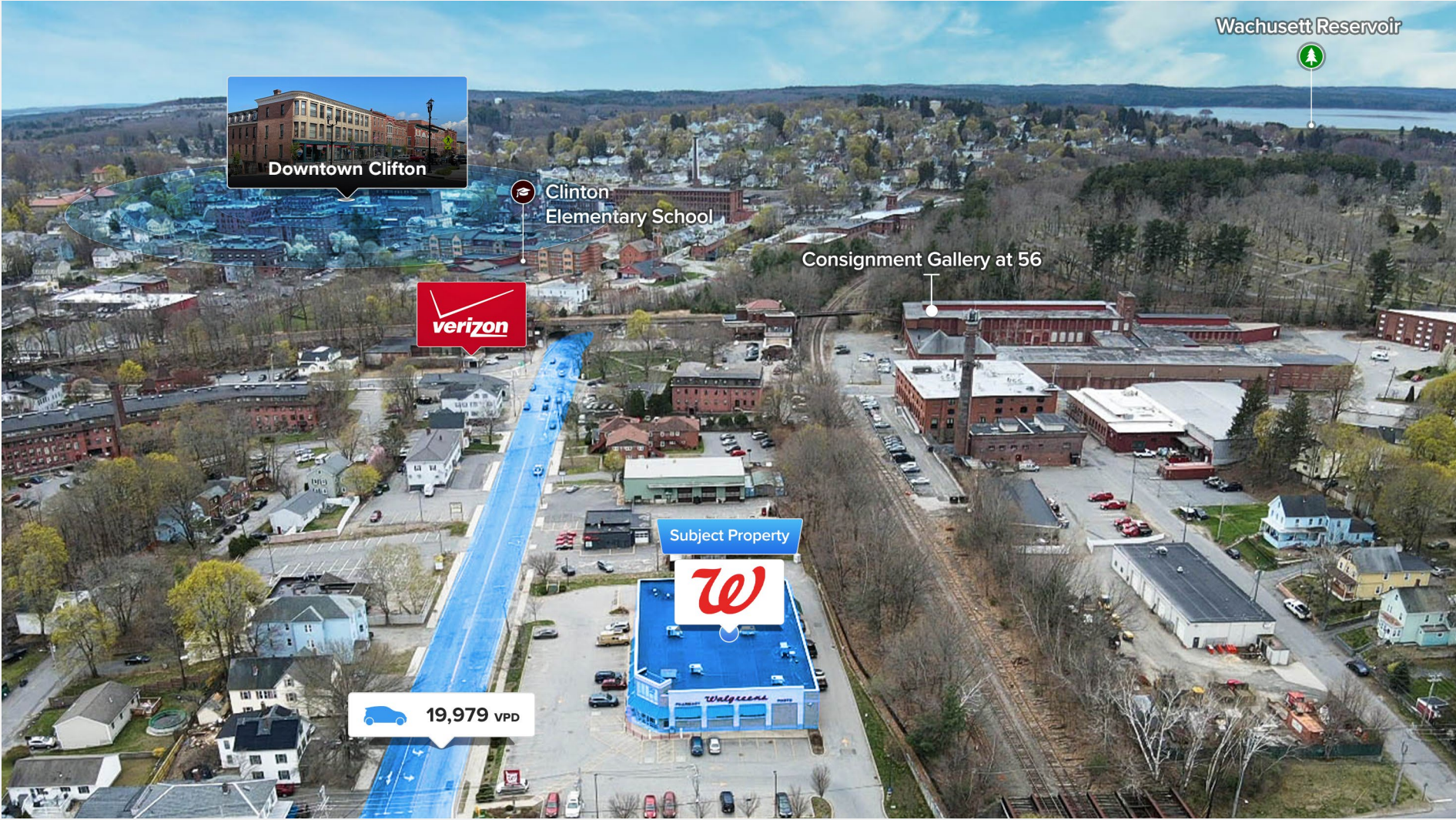
**UMass Memorial Health Alliance – Clinton Hospital** - The subject property is a half mile from the UMass Memorial Health - HealthAlliance-Clinton Hospital, a 163-bed full service, acute care hospital. In total, UMass Clinton has more than 1,600 employees and 400 physicians, providing over 40 health care specialties.

**Greater Boston MSA** - The city of Clinton is located in Worcester County, which is part of Greater Boston, the metropolitan region of New England encompassing the municipality of Boston and its surrounding areas. It is the 6th largest combined statistical area in the United States with a population of 8.4 million.















## ABOUT THE BRAND

Walgreens

## Walgreens

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. Walgreens is a subsidiary of Walgreens Boots Alliance (WBA), a multi-billion dollar company.

**9,560+**

Number of Locations

**BBB**

Credit Rating

**\$136.9 BILLION**

Annual Revenue

**331,000+**

Number of Employees



## Walgreens and Village MD Expand

Walgreens & VillageMD Expand to New Hampshire with Full-Service Practices.

[Read More >](#)



## Walgreens On-Demand Delivery

Shipt has joined forces with Walgreens to provide customers on-demand delivery.

[Read More >](#)



## Walgreens Receives Perfect Score

Walgreens received a perfect score of 100 on the Corporate Equality Index.

[Read More >](#)



## Walgreens Sees Strong Q2 - 2022

Walgreens Q2 operating income from continuing operations increased to \$1.2B.

[Read More >](#)



## LOCATION OVERVIEW

**Clinton, MA**

Clinton is a town in Worcester County, Massachusetts & is bordered by Lancaster to the north, Bolton to the northeast, Berlin to the east, Boylston to the south, and Sterling to the west. Clinton is part of the Greater Boston MSA. The Nashua River runs through the town, and the large Wachusett Reservoir lies to the south of the town center.

**Worcester County**

Worcester County is a county located in the U.S. state of Massachusetts. As of the 2020 census, the population was 862,111, making it the second-most populous county in Massachusetts while also being the largest in area. The largest city and traditional shire town is the city of Worcester. Worcester County is included in the Worcester, MA-CT Metropolitan Statistical Area as well as the Boston-Worcester-Providence, MA-RI-NH-CT Combined Statistical Area.

**Greater Boston MSA**

Greater Boston is the metropolitan region of New England encompassing the municipality of Boston (the capital of the U.S. state of Massachusetts and the most populous city in New England) and its surrounding areas. As of 2020, 64% of Massachusetts' population lives in the Greater Boston metropolitan region, and 88% of Massachusetts' population lives in the Boston Combined Statistical Area. Greater Boston is ranked tenth in population among US metropolitan statistical areas, home to 4,941,632 people as of the 2020 United States Census, and sixth among combined statistical areas, with a population of 8,466,186.

**UMass Memorial Health Alliance**

The subject property is a half mile from the UMass Memorial Health - HealthAlliance-Clinton Hospital, a 163-bed full service, acute care hospital. In total, UMass Clinton has more than 1,600 employees and 400 physicians, providing over 40 health care specialties.





#### POPULATION

|                  | 1-Mile | 3-Mile | 5-Mile |
|------------------|--------|--------|--------|
| 2026 Projection  | 10,523 | 22,876 | 35,469 |
| 2021 Estimate    | 10,294 | 22,348 | 34,702 |
| 2010 Census      | 9,594  | 20,670 | 32,357 |
| Growth '21 - '26 | 2.22%  | 2.36%  | 2.21%  |
| Growth '10 - '21 | 7.30%  | 8.12%  | 7.25%  |

#### HOUSEHOLDS

|                  | 1-Mile   | 3-Mile    | 5-Mile    |
|------------------|----------|-----------|-----------|
| 2026 Projection  | 4,515    | 9,292     | 13,695    |
| 2021 Estimate    | 4,410    | 9,069     | 13,383    |
| 2010 Census      | 4,088    | 8,350     | 12,411    |
| Growth '21 - '26 | 2.38%    | 2.46%     | 2.33%     |
| Growth '10 - '21 | 7.88%    | 8.61%     | 7.83%     |
| Average Income   | \$80,727 | \$102,884 | \$118,688 |
| Median Income    | \$63,316 | \$83,875  | \$94,738  |



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A tenant's past performance is not a guarantee of future performance. The lease rate stated for some properties may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area in question. Returns are in no way guaranteed. Tenants may fail to pay the rent or property taxes or any other tenant obligations under the terms of the lease or may default under the terms of such lease. Regardless of tenant's history of performance, and/or any lease guarantors and/or guarantees, Buyer is responsible for conducting Buyer's own investigation of all matters related to any and all tenants and lease agreements. Broker is not, in any way, responsible for the performance of any tenant or for any breach or default by any tenant of any terms of any lease agreement related to the property. Further, Buyer is responsible for conducting Buyer's own independent investigation of all matters related to the value of the property, including, but not limited to, the value of any long-term leases. Buyer must carefully evaluate the possibility of tenants vacating the property or breaching their leases and the likelihood and financial impact of being required to find a replacement tenant if the current tenant should default and/or abandon the property. Buyer must also evaluate Buyer's legal ability to make alternate use of the property in the event of a tenant abandonment of the property.

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