



Subject Property



**INVESTMENT  
GRADE GUARANTEE**  
Walgreens: BBB (S&P)



**ESSENTIAL  
DRUGSTORE ASSET**  
Insulated from E-Commerce



**±12.5 YEARS  
REMAINING**  
Long-Term Corporate Lease



**HARD CORNER  
OF A SIGNALIZED  
INTERSECTION**



**ZERO LANDLORD  
RESPONSIBILITIES**  
100% Passive Investment



**TAX-FREE STATE**  
No State Income Tax

## The Offering

**Stan Johnson Company**, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this Walgreens property.

There are ± 12.5 years remaining on Walgreens' absolute net lease with zero landlord responsibilities. Walgreens is operating within Morristown's primary retail trade area directly adjacent to 450,000sf College Square Mall as well as a US Hwy on/off ramp featuring 40,000+ vehicles per day.

Walgreens (NASDAQ: WBA | S&P: BBB/Stable) is the largest drugstore chain in the U.S., reporting fiscal 2020 sales of more than \$139 billion. Founded with a single store in Chicago in 1901, Walgreens today is continuing to build a seamless customer experience through its 9,000+ drugstores and its digital businesses.



**\$6,890,909**  
PRICE



**5.50%**  
CAP RATE

### EXCLUSIVELY OFFERED BY:

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In Association With:  
Jeff McKinney  
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# VCI, INC BASIN MATERIAL HANDLING

2632 Farris Bridge Rd | Easley (Greenville), SC 29640

Subject Property



[Click Here for Website & Full Offering Memorandum](#)



## MISSION-CRITICAL FACILITY

for Industry Leading Tenant

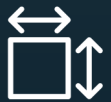


## LONG-TERM TENANT HISTORY



## PASSIVE LEASE STRUCTURE

with Annual Increases



## EXPANSION OPPORTUNITY



## IDEAL LOGISTICS LOCATION

Near Greenville Airport



## OUTSTANDING INDUSTRIAL SUBMARKET

## The Offering

**Stan Johnson Company** on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this VCI property.

VCI has 3.7 years remaining on the lease with 2% annual rental increases. The tenant is operating under a passive lease in which the tenant is responsible for all operating expenses including taxes, insurance, and common area maintenance (CAM).

The property is located in Pickens County, a submarket of Greenville, SC. The submarket features outstanding fundamentals with a 2.9% vacancy rate on 7.4 million square-feet and an average annual rent growth rate of 7.1% over the last three years.



**\$2,812,487**  
PRICE



**6.75%**  
CAP RATE

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# CVS PHARMACY

📍 100 South Cushing Avenue | Kaplan, LA

 **Stan Johnson Co.**



## INVESTMENT-GRADE GAURANTEE

CVS Health Corp: BBB/Stable (S&P)



## ±9.5 YEARS REMAINING

w/ 10, 5-Year Renewal Options



## ZERO LANDLORD RESPONSIBILITIES

100% Passive Investment



## ESSENTIAL DRUGSTORE ASSET

Insulated from E-Commerce



## HARD CORNER W/ EXCELLENT ACCESS & VISIBILITY

13,800+ Vehicles per Day



## LOW RENT

Below Average CVS Rent PSF  
Nationwide

## The Offering

**Stan Johnson Company**, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this CVS Pharmacy property.

The property is located on the hard corner of a signalized intersection, S. Cushing Avenue and W. Veterans Drive. These are by far the two most prominent thoroughfares in Kaplan and thus provide this location with a maximum daily traffic count for the area. The nearest CVS is over 10 miles away, leaving the tenant no opportunity to consolidate with a nearby location. This is the only CVS or Walgreens in the entire town of Kaplan.



**\$2,975,000**  
PRICE



**6.50%**  
CAP RATE



Representative Photo

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