

# OFFERING MEMORANDUM

1835 SAND LAKE RD. ORLANDO, FL 32809

Tax free state! Liquor sales! Open Extended hours!



Actual Store



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## INVESTMENT SUMMARY

1835 SAND LAKE RD. ORLANDO, FL 32809



### BUILDING:

**SITE ADDRESS:** 1835 SAND LAKE RD.

ORLANDO, FL

**YEAR BUILT:** 2010

**BUILDING SIZE:** Approx. 15,816 SQ FT

**LOT SIZE:** Approx. 1.28 ACRES

### LEASE ABSTRACT:

**TENANT:** WALGREENS

**GUARANTOR:** CORPORATE

**LEASE TYPE:** NNN

**TERM:** 12+ YEARS REMAINING. 10  
5 YEAR OPTIONS.

**RENT COMMENCEMENT:** 2010

**RENT:** \$647,000

**PRICE:** \$15,225,000

**CAP:** 4.25%

### HIGHLIGHTS:

- Income tax free state!
- 12+ years left on the lease.
- Liquor Sales! (Recession proof).
- Open extended hours 7:00 am – midnight.
- NNN lease. No Landlord responsibilities.
- Located 6.5 miles from Orlando International Airport (busiest airport in the state of Florida).
- Located 10 miles from Walt Disney World (most visited vacation resort in the world).
- Located just 7 miles from Orlando Regional Medical Center (Only level 1 Trauma Center in Central Florida.) and 9 miles from Orlando's biggest hospital Advent Health Hospital (1705 beds).
- Americas most visited destination for tourists.
- Walgreen's corporate guaranty.

NOTE: In the case of Walgreens, as long as business is going well as this one is, then the Landlord does not have to chase the Tenant for a renewal.

## DEMOGRAPHICS

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### GROWING AREA

From 2018 – 2019 the four-county region that makes up the Orlando Metropolitan Statistical Area (MSA) – Lake, Orange, Osceola and Seminole County – grew by 2.4% to reach a population of just above 2.5 million people.

That is four times the rate of growth of the United States, and the second-fastest growth rate of the 30 largest cities in America.

### EXCELLENT TOURISM

Tourism officials announced a historic milestone for the U.S. travel industry as Orlando released news of a record-setting 75 million annual visitors in 2018. The increase of 4.2% over the prior year once again solidifies Orlando's lead position as America's most-visited destination.

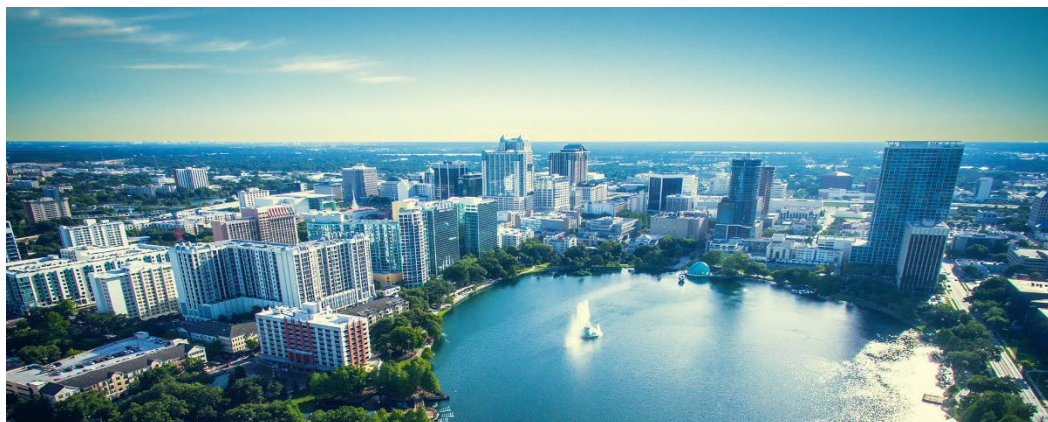
Orlando reached a host of new milestones in 2018 including:

- Record number of U.S. visitors: 68.55 million (+4.1%)
- Record number of international visitors: 6.48 million (+5.4%)
- Record airline arrivals: Orlando International Airport (OIA) maintained its position as the busiest airport in Florida, with 47.7 million passengers (+6.9%)
- Record international airline arrivals: OIA's international arrivals reached 6.6 million passengers (+11.64%)

With covid-19 now presumably past us, tourism is expected to rebound and boom once again.

### DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	4,025	80,532	200,031
Avg HH Income	\$53,713	\$51,256	\$62,000



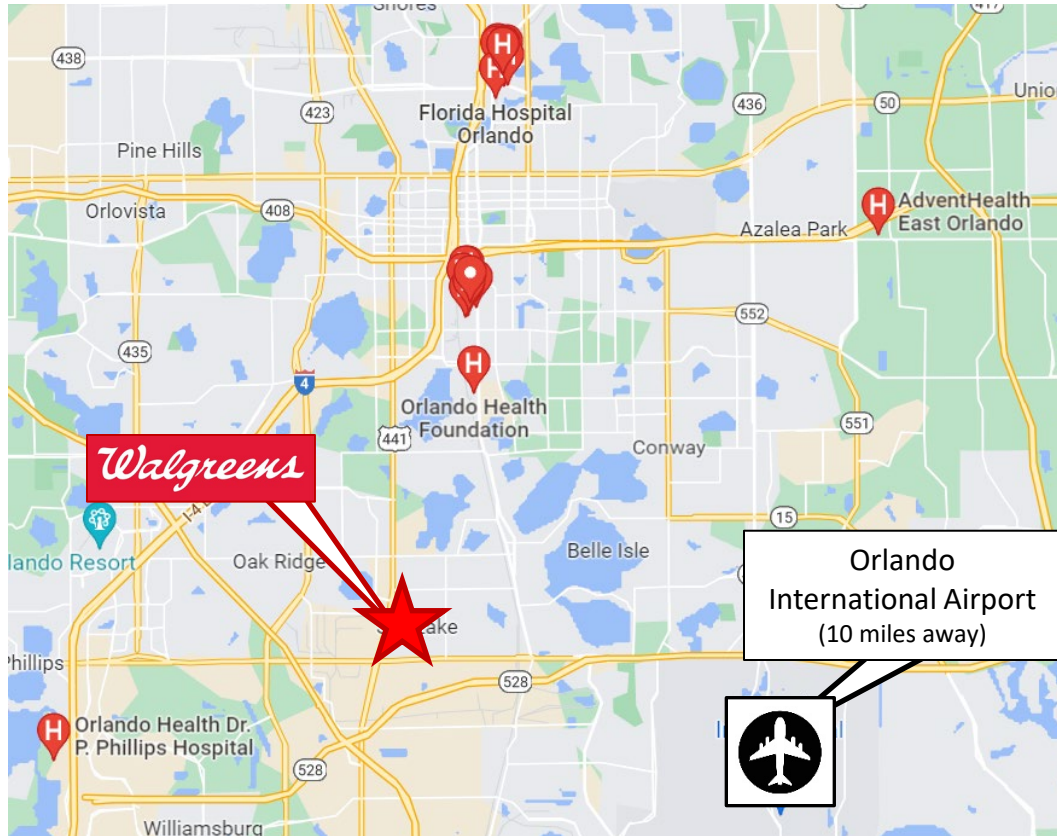
### EXCELLENT CENTRAL LOCATION

This property is located just 6.6 miles from the busiest airport in the state of Florida, Orlando International Airport (over 40 million annual passengers) and 10 miles from the most visited vacation resort in the world, Walt Disney World (over 58 million annual visitors.)



## NEARBY HOSPITALS

1835 SAND LAKE RD. ORLANDO, FL 32809



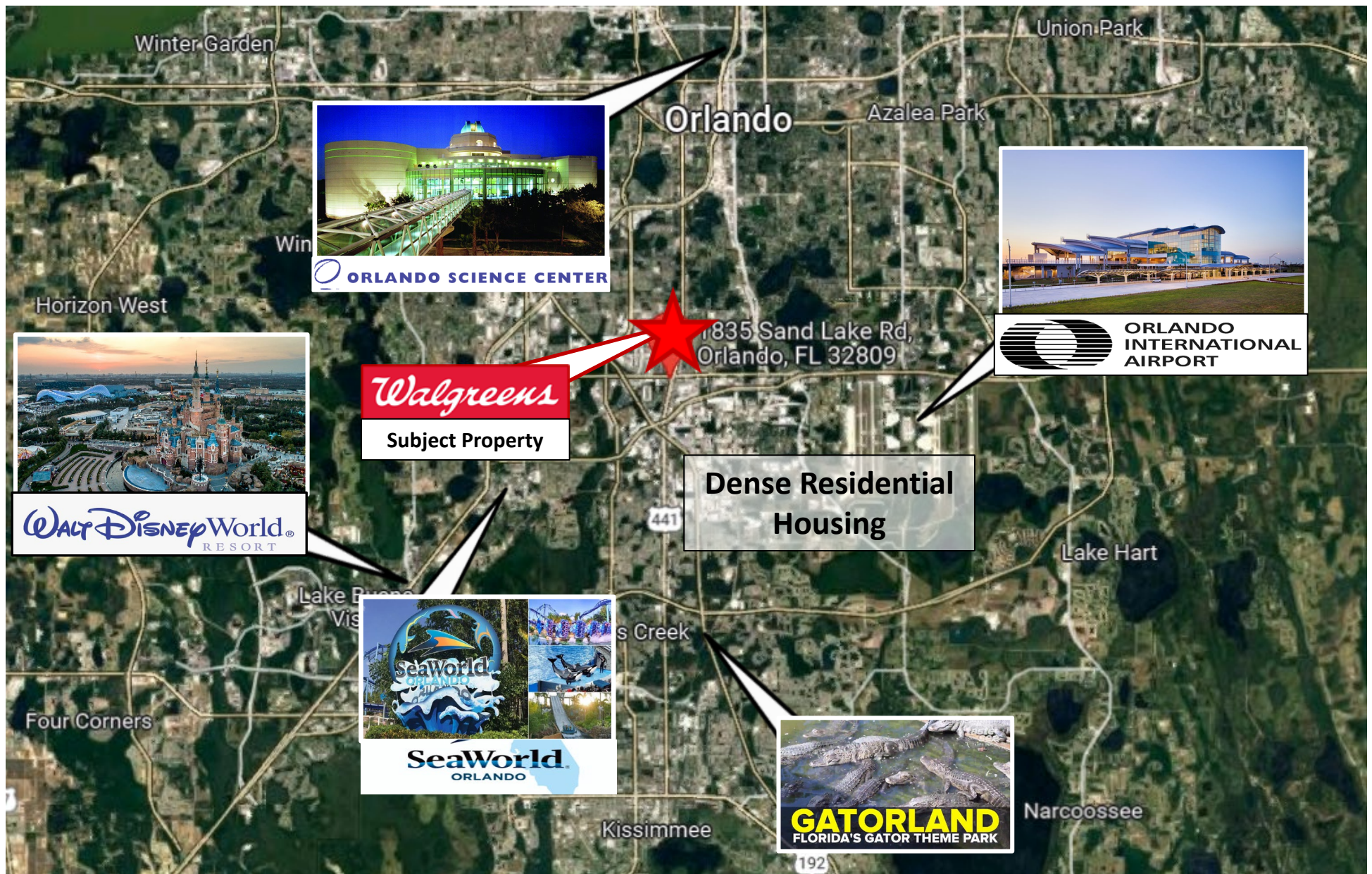
- Select Specialty Hospital Orlando – 4.6 miles away
- Orlando Health Dr. P Phillips Hospital (188 beds) – 6 miles away
- Orlando Health Foundation - 6 miles away
- Orlando Health Arnold Palmer Hospital for children (158 beds) – 6.7 miles away
- Orlando Regional Medical Center (808 beds) – 7 miles away
- Level One Trauma Center – 7 miles away
- Advent Health (1,705 beds) – 9 miles away





## NEARBY ATTRACTIONS

1835 SAND LAKE RD. ORLANDO, FL 32809





## SURROUNDING AREA

1835 SAND LAKE RD. ORLANDO, FL 32809

















## TENANT OVERVIEW

TENANT PROFILE	
Company Name	Walgreens
Ownership Type	Public
Stock Symbol (NASDAQ)	WBA
Credit Rating (S&P)	BBB
Business	Retail Pharmacy
Locations	13,200 (8,100 in US)
Annual Revenue	\$116.08B (2017)
Headquarters	Deerfield, IL
Website	WalgreensBootAlliance.com



# Walgreens

**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 385,000 people. The company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, **has more than 13,200 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 us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

Walgreens Boots Alliance ranks No. 1 in the Food and Drug Stores industry of Fortune magazine's 2017 list of the World's Most Admired Companies. This is the 24th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., have been named to the list.



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