



SAMBAZIS
RETAIL GROUP



WALGREENS

GARDENDALE (BIRMINGHAM MSA), ALABAMA



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EXCLUSIVELY LISTED BY

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 **EASTERWOOD**
204 UNITS

UAB
THE UNIVERSITY OF
ALABAMA AT BIRMINGHAM
NEW \$33.9 MILLION EMERGENCY
DEPARTMENT & MEDICAL OFFICE

Walmart
Supercenter

TJ-maxx **HOBBY LOBBY**
DOLLAR TREE
Publix
SHOE DEPT. **MATTRESS FIRM**
WELLS FARGO
Great Clips

KIA
Jeep

 **UPWARD PARK**

 **GARDENDALE ELEMENTARY**
865 STUDENTS

 **BRAGG MIDDLE SCHOOL**
813 STUDENTS

 **GARDENDALE'S FIRST BAPTIST CHURCH**

 **GARDENDALE MANOR**
48 UNITS

Advance Auto Parts

CVS
pharmacy

FIELDSTOWN ROAD
31,222 CARS/DAY

WU AUTO PARTS


Gardendale
GREAT CARS

AutoZone

FOODLAND
GOODY'S
DOLLAR GENERAL
The UPS Store

cricket
wireless

EXXON

 **Alabama Power**

SUBJECT PROPERTY

23,000 CARS/DAY

US
31

US
31



 GARDENDALE MANOR
48 UNITS

**FOODLAND
GOODY'S**
DOLLAR GENERAL
 The UPS Store

Gardendale
URGENT CARE

AutoZone

cricket
wireless

Firestone

EXXON

TRUIST

**AMERICA'S
THRIFT STORES**

 COVENANT WOODS
NURSING HOME

MCDONALD'S

TITLEMAX

GARDENDALE PICKERS
ANTIQUE MALL

FIELDSTOWN ROAD




31,222 CARS/DAY

**SUBJECT
PROPERTY**



2,300 CARS/DAY

US
31

 Alabama Power

EASTERWOOD
204 UNITS

BRAGG MIDDLE SCHOOL
813 STUDENTS

GARDENDALE ELEMENTARY
865 STUDENTS

UAB
THE UNIVERSITY OF ALABAMA AT BIRMINGHAM
NEW \$33.9 MILLION EMERGENCY DEPARTMENT & MEDICAL OFFICE

GARDENDALE HIGH SCHOOL
1,076 STUDENTS

GARDENDALE'S FIRST BAPTIST CHURCH

Alabama Power

SUBJECT PROPERTY

CVS
pharmacy

Advance
Auto Parts

Gardendale
CURRENT CARE

AutoZone

cricket
wireless

EXXON

US
31

23,000 CARS/DAY

31,222 CARS/DAY

FIELDSTOWN ROAD

GARDENDALE PICKERS
ANTIQUUE MALL

ADDRESS

100 Fieldstown Road
Gardendale, AL 35071

PRICE

\$5,921,000

CAP RATE

6.35%

NOI

\$376,000

FINANCIAL OVERVIEW

PRICE	\$5,921,000
CAP RATE	6.35%
GROSS LEASABLE AREA	14,490 SF
YEAR BUILT	2001
LOT SIZE	1.30 +/- Acres

Lease Summary

LEASE TYPE	NN
ROOF & STRUCTURE	Landlord
LEASE EXPIRATION	10/31/2026
INCREASES	None
OPTIONS	Six, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	Yes

TERM	ANNUAL RENT	MONTHLY RENT
Current	\$376,000	\$31,333

*If 2% of gross sales, except gross sales from food items and prescription items, plus 0.5% of gross sales of food items and prescription items exceed \$376,000 Tenant shall pay the excess amount as additional percentage rent.

TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: WALGREENS CO.

Walgreens Boots Alliance (Nasdaq: WBA) is a global leader in retail pharmacy, impacting millions of lives every day through dispensing medicines, and providing accessible, high-quality care. With more than 170 years of trusted healthcare heritage and innovation in community pharmacy, the company is meeting customers' and patients' needs through its convenient retail locations, digital platforms and health and beauty products.

Including equity method investments, WBA has a presence in more than 25 countries, employs more than 450,000 people and has more than 21,000 stores.

WBA is included in FORTUNE's 2021 list of the World's Most Admired Companies. This is the 28th consecutive year that WBA or its predecessor company, Walgreen Co., has been named to the list.

LEASE SUMMARY

LANDLORD RESPONSIBILITIES

Landlord shall maintain and make all repairs to the exterior and structural portions of the building, roof, and all utility lines, including but not limited to pipes, ducts, wires and conduits, sewers, and sewer connections leading to the building.

TENANT RESPONSIBILITIES

Tenant shall repair and replace the HVAC, make plate glass replacements to the building and make repairs to the interior of the building.

PARKING

Tenant, at Tenant's cost and expense, shall maintain the parking areas of the premises (sweeping, stripping, sealing), however Tenant shall have no obligation to perform nor pay any costs in connection with the replacements of the light poles, parking areas or other improvements, which shall remain Landlord's responsibility.

TAXES

Tenant shall pay all real estate taxes.

INSURANCE

Tenant shall self-insurance or carry fire and extended coverage insurance.



HEADQUARTERED IN
DEERFIELD,
ILLINOIS



21,000+
LOCATIONS



PUBLICLY TRADED
COMPANY
NASDAQ:
WBA



BBB
S&P CREDIT
RATING



450,000
EMPLOYEES



FOUNDED IN
1849

Recent News

WALGREENS BOOTS ALLIANCE REPORTS FISCAL YEAR 2021 EARNINGS

October 14, 2021
www.walgreensbootsalliance.com

INVESTMENT *HIGHLIGHTS*

- Original Long-Term 25-Year Lease, 4+ Years Remaining
- Strong Unit-Level Sales, Consistent Year-Over-Year Growth
- Corporate Guaranty from Investment Grade Tenant (Rated BBB by S&P), Ranked 16th on Fortune 500
- Leading Pharmacy Store Chain in the U.S. with 9,270+ Locations
- Limited Landlord Responsibilities, Fee Simple Ownership
- Serving Approximately 78,000 Residents in Growing Suburb of Birmingham
- Gardendale is One of the Fastest Growing Towns in Jefferson County
- Average Household Income Exceeds \$88,000 within 3 Miles
- Strategic Location, Less Than 1 Mile to UAB's New \$33.9 Million Emergency Department and Medical Complex
- Underserved Trade Area, Closest Walgreens is Approximately 12 Miles Away
- Hard Corner Location at Two Signalized Intersections with Over 54,000 Cars/Day
- Across from Foodland Grocery Anchored Center and Down the Street from a New Publix/ Hobby Lobby/TJ Maxx Anchored Center
- Close Proximity to Several K-12 Schools with Over 4,000 Students
- Strong Daytime Population, Over 25,000 Employees in Primary Trade Area



GARDENDALE'S FIRST BAPTIST CHURCH

US 31

COVENANT WOODS NURSING HOME

INTERSTATE 65

77,568 CARS/DAY

UPWARD PARK

KIA
Jeep

MAX PRICE LOW PRICE
T-Mobile
Verizon
Radio Shack
BURGER KING

FOODLAND
GOODY'S
DOLLAR GENERAL
The UPS Store
PEPBOYS
Firestone
Chevron
AutoZone

23,000 CARS/DAY

Enterprise
MCDONALD'S

FIELDSTOWN ROAD 31,222 CARS/DAY

SUBJECT PROPERTY

TJ-maxx
DOLLAR TREE
Publix
SHOE DEPT.
MATTRESSFIRM
WELLS FARGO
Great Clips

SPRINGFIELD
Marriott

DO
Advance
Auto Parts

CVS
pharmacy

MAGNOLIA RIDGE NURSING HOME

GARDENDALE ELEMENTARY
865 STUDENTS

GARDENDALE HIGH SCHOOL
1,076 STUDENTS

BRAGG MIDDLE SCHOOL
813 STUDENTS

UAB
THE UNIVERSITY OF ALABAMA AT BIRMINGHAM
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EASTERWOOD
204 UNITS

Walmart
Supercenter
REGIONS
MICROTEL
BY WYNDHAM
ZAXBY'S
MURPHY USA
GameStop

Best Western

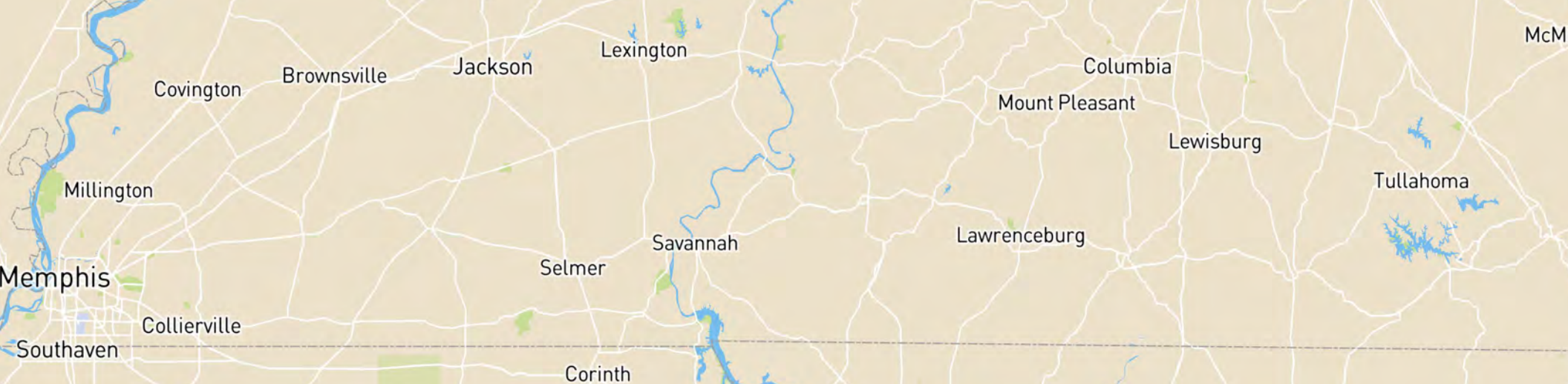
HIGHGATE
200 UNITS

US 31

WOODBROOK
233 UNITS

LUMAN HARRIS PARK





DEMOGRAPHICS

100 FIELDSTOWN ROAD
GARDENDALE, AL 35071

POPULATION

	3-MILES	5-MILES	7-MILES
2021 Population	18,229	32,149	77,883
2025 Population	18,626	32,980	78,097

HOUSEHOLDS

	3-MILES	5-MILES	7-MILES
2021 Households	7,352	13,205	30,331
2025 Households	7,586	13,706	30,677

INCOME

	3-MILES	5-MILES	7-MILES
2021 Average Household Income	\$88,023	\$80,414	\$69,405

EMPLOYEES

	3-MILES	5-MILES	7-MILES
2021 Number of Employees In Area	5,910	12,382	24,843



**10
MILES**

DOWNTOWN
BIRMINGHAM



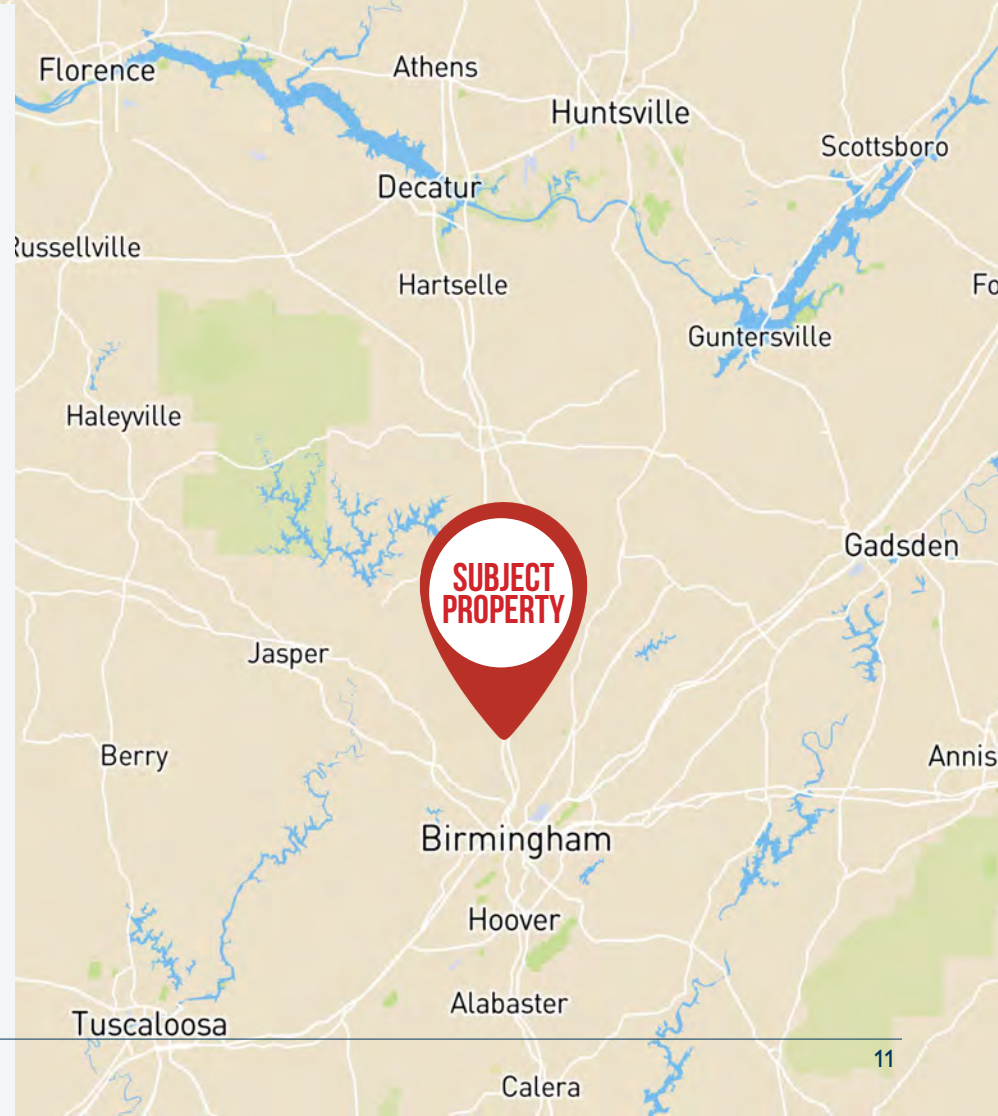
**12
MILES**

BIRMINGHAM-
SHUTTLESWORTH
INTERNATIONAL
AIRPORT



**12
MILES**

BIRMINGHAM
SOUTHERN
COLLEGE



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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

O F F E R I N G M E M O R A N D U M

WALGREENS

GARDENDALE, ALABAMA

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