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REQUEST MORE INFORMATION



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## INVESTMENT SUMMARY

Tenant	Walgreens
Street Address	30 W. McKinley Way
City	Poland
State	Ohio
Zip	44514
GLA	13,900 SF
Lot Size	1.36 AC
Year Built	2004



**\$6,000,000**  
List Price

**\$431.65**  
Price / SF



**6.00%**  
Cap Rate

**13,900 SF**  
GLA



**\$360,000**  
NOI

**\$25.90**  
Rent / SF



## Debt Quote

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

**BRAD KRAUS**

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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

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.

## Robust Sales - Above National Average

The subject property reports sales well above the national average for Walgreens. Contact agent for details.



## LEASE SUMMARY



Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	25 Years
Commencement Date	08/01/2005
Lease Expiration	07/31/2030
Term Remaining	7.5+ Years
Increases	Flat through Base Term & Options
Options	Ten (10), 5-Year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate
Company Name	Walgreens Boots Alliance
Ownership	Public
Years in Business	121
ROFR	10 Business Days

**Ideal Location**

The subject property is located on the hard, signalized corner of W McKinley Way and Main Street, which has combined daily traffic counts exceeding 28,883 vehicles per day, providing ideal ingress and egress to the property.

**5 Minutes from Southland Crossing**

Located just a short 5 minute drive from the property is Southland Crossings, a power center anchored by Walmart Supercenter, and also includes Giant Eagle Supermarket, Lowe's, Ross, PetSmart, Michaels, Gamestop, and more.

**Proximity to Major Traffic Artery**

The subject property benefits from its proximity to the I-680 freeway, the main north-south thoroughfare heading to Youngstown, which has traffic counts of 40,000+ vehicles per day just one mile from the property.











## 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

**Poland, Ohio**

Poland, Ohio is located in the Youngstown-Warren-Boardman MSA, typically known as the Mahoning Valley or the “Steel Valley”. Steel Valley includes Mahoning, Trumbull, and Mercer counties and has a population of 541,243.

**Youngstown**

Youngstown is a city in the U.S. state of Ohio, and the largest city and county seat of Mahoning County. It is on the Mahoning River, approximately 58 miles (93 km) southeast of Cleveland and 61 miles (100 km) northwest of Pittsburgh, Pennsylvania. In addition to having its own media market, Youngstown is often classified as part of both Northeast Ohio and the Greater Pittsburgh Region due to these proximities. Youngstown is midway between Chicago and New York City via Interstate 80.

**Youngstown Culture**

Youngstown has become a center of culture, entertainment, and innovation. It is now home to bars, restaurants, and the recently completed Youngstown Foundation Amphitheater. Youngstown's first new downtown hotel since 1974—the DoubleTree by Hilton—opened in 2018 in the historic Stambaugh Building, adapted for this use. Several businesses, such as Turning Technologies, an education technology company, are headquartered in Downtown Youngstown.

**Mahoning County**

Mahoning County is a county in the U.S. state of Ohio. As of the 2020 census, the population was 228,614. Its county seat and largest city is Youngstown. The Youngstown–Warren–Boardman, OH–PA Metropolitan Statistical Area, typically known as the Mahoning Valley or the Steel Valley, is a metropolitan area in Northeast Ohio and Western Pennsylvania the United States, with the city of Youngstown, Ohio, at its center.





POPULATION	1-Mile	3-Mile	5-Mile
2022 Estimate	5,747	49,437	103,214
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2022 Estimate	2,391	20,656	43,163
Average Income	\$87,539	\$71,749	\$64,493
Median Income	\$72,720	\$56,372	\$46,552

**Poland, Ohio**  
Poland is in Mahoning County and is one of the best places to live in Ohio. Living in Poland offers residents a rural feel and most residents own their homes. Many retirees live in Poland and the public schools in Poland are highly rated.

Poland’s community is proud of the beauty and serenity of our quaint Village which is home to a large Village Green, the 265–acre Poland Municipal Forest, Peterson Park, shops, churches, good schools, a beautiful library, and streets lined with well-maintained old homes.

Mahoning County is named for a Lenape word meaning “at the licks” or “there is a lick”, referring to the salt licks in the area. Mahoning County was formed on March 1, 1846; the 83rd county in Ohio.

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*Walgreens*

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