



OFFERING MEMORANDUM

Actual Property

HIGH PERFORMING TN WALGREENS - 6.25% CAP

82 ELMORE RD, CROSSVILLE, TN 38555

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CROSSVILLE, TN

\$5,184,000 | 6.25% CAP

- High Performing Walgreens Located in Tennessee
- 7+ Years Remaining on Current Term of Lease
- Strong Performing Location - Contact Agent for More Details
- 1.4 Acre Corner Lot With Cross Access With McDonald's
- Located Along Main Retail Corridor of Crossville on Corner Lot Intersection Generating Around 40,000 VPD in Front of the Subject Property
- No Other Drugstore Competition at Intersection
- Tenant Extended Lease Early by Adding 10-Years of Term Without any LL Rent Concessions
- Crossville has a Population Over 12,000 and is the County Seat of Cumberland County

EXCLUSIVELY MARKETING BY:

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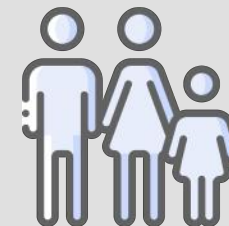
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$324,000
Rent Per SF:	\$21.50
Rent Commencement Date:	1/1/2001
Lease Expiration Date:	3/31/2031
Lease Term Remaining:	7+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Walgreens Boots Alliance is Ranked #18 on the Fortune 500 Rankings of the Largest US Corp. by Total Revenue



Crossville is Growing at a Rate of 1.79% Annually With a Population has Increased by 5.45% Since the Recent Census



The City is Named "Crossville" as it Lies in the Intersection of two Roads, the Kentucky Stock Road and the Great Stage Road

PROPERTY DETAILS:

Building Area:	15,070 SF
Land Area:	1.39 AC
Year Built:	2000
Guarantor:	Walgreen Co
Price Per SF:	Yes*

*Walgreens has the option to exercise the ROFR.

LEASE ABSTRACT

82 ELMORE RD | CROSSVILLE, TN

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	1/1/2001-3/31/2031	\$324,000	\$21.50	6.25%
Six (6), 5-Year Options	4/1/2031-3/31/2036	\$324,000	\$21.50	6.25%
	4/1/2036-3/31/2041	\$324,000	\$21.50	6.25%
	4/1/2041-3/31/2046	\$324,000	\$21.50	6.25%
	4/1/2046-3/31/2051	\$324,000	\$21.50	6.25%
	4/1/2051-3/31/2056	\$324,000	\$21.50	6.25%
	4/1/2056-3/31/2061	\$324,000	\$21.50	6.25%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY TENANT

Taxes: Tenant shall pay, when due and before delinquency, the ad valorem real estate taxes (including all special benefit taxes and special assessments) levied and assessed against the Leased Premises, commencing with the Rent Commencement Date and continuing for the remainder of the Term.

Insurance: Commencing with the Initial Term, Tenant shall carry causes of loss-special form "all-risk" replacement including, but not limited to, fire and extended coverage insurance covering the Building and other improvements on the Leased Premises to the extent of not less than one hundred percent (100%) of the full replacement value thereof. Tenant shall also procure and continue in effect commercially reasonable, primary general public liability and property damage insurance.

PARKING LOT

PAID BY TENANT/LANDLORD

Tenant, at Tenant's sole cost and expense, shall maintain, landscape, light, repair and clean the parking areas, curbs, light pole foundations, pylon sign foundations and other related facilities on the Leased Premises.

Landlord shall be responsible for the replacement of the Parking Lot.

HVAC

PAID BY TENANT

Tenant shall repair and replace heating and cooling equipment serving the Building.

ROOF & STRUCTURE

PAID BY LANDLORD

Landlord shall maintain and make all repairs to the exterior and structural portions including the Roof.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	2,831	13,653	20,992
2022 Estimated	3,274	15,068	22,826
2027 Projected	3,458	15,447	23,280

POPULATION GROWTH



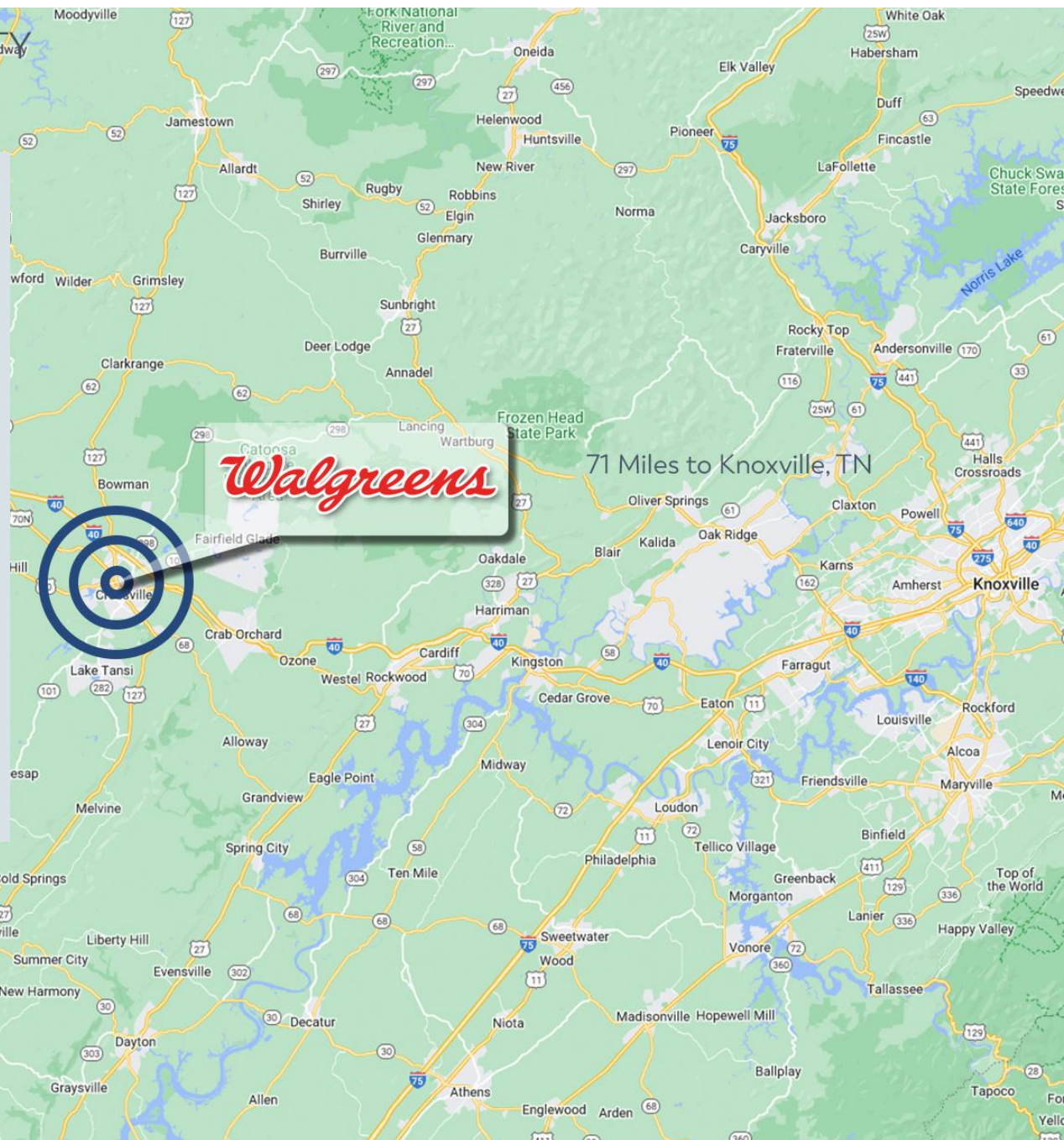
	1 Mile	3 Mile	5 Mile
2010 - 2022	15.65%	10.36%	8.74%
2022 - 2027	5.62%	2.51%	1.99%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$32,202	\$42,699	\$48,553
Average	\$55,546	\$64,749	\$69,064

Demographic data provided by CoStar





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RETAIL MAP

82 ELMORE RD | CROSSVILLE, TN



Actual Property

RETAIL MAP

82 ELMORE RD | CROSSVILLE, TN





Actual Property

RETAIL MAP

82 ELMORE RD | CROSSVILLE, TN





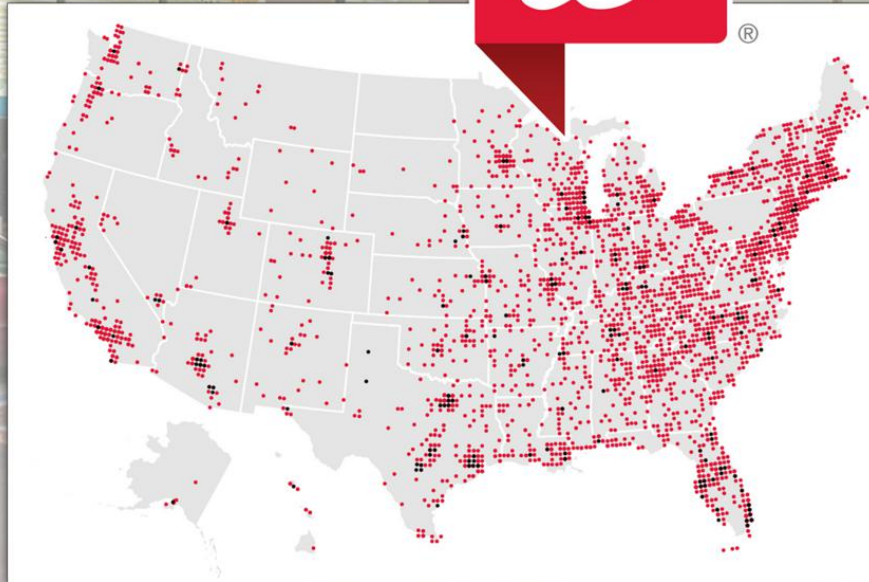
Actual Property



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120 Years
of Success



**Publicly
Traded Co.**
NYSE: WBA



BBB
S&P Rated



\$46.70B
Market Cap



8,900+
Locations

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REAL ESTATE INVESTMENT SERVICES

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