



Walgreens

WEST SALISBURY STREET

±9,500 VPD

±13,500 VPD

NORTH FAYETTEVILLE STREET

Walgreens Net Lease Investment

207 N. Fayetteville Street | Asheboro, NC 27203

\$5,194,000/6.45% CAP



THE TRAFTON GROUP

Offering Summary

Price	\$5,194,000
Cap Rate	6.45%
NOI	\$335,000
Landlord Responsibilities	None
Tenant	Walgreens
Lease Type	Absolute NNN
Lease Term Remaining	+/-7.5 years
Option Extensions	(10) 5 years

Property Summary

Address	207 N. Fayetteville Street, Asheboro, NC, 27203
County	Randolph
Building SF	14,550
Land Acres	1.4751
Year Built	2005
Drive-Thru	Yes
Parcel Number	7751832657
Ownership Type	Fee Simple

Exclusively Listed By:
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Investment Highlights

- Healthy reported sales history. *Inquire with agent
- 7.5 Years of guaranteed rent with (10) 5 - year options
- Originally constructed as a Walgreens - Walgreens Guaranty
- True NNN Investment - No Landlord Responsibilities
- Well-positioned along Asheboro's "Medical Row"

Strategic Walgreens Location

- Adjacent to Randolph Health Internal medicine (25,000 sf facility) and 2 blocks from Randolph County’s largest hospital-Randolph Health with 145 Beds (300,000 sf facility).
- High Average Daily Traffic Counts-North Fayetteville Street (+/-13,500) & West Salisbury Street (+/-9,500).
- Out Positions CVS with superior corner location.
- Closest Walgreens is 20 miles away from this site.



Brand Profile



Walgreens is an American company that operates 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. It was founded in Chicago in 1901, and is headquartered in the Chicago suburb of Deerfield, Illinois. On December 31, 2014, Walgreens and Switzerland-based Alliance Boots merged to form a new holding company, Walgreens Boots Alliance. Walgreens became a subsidiary of the new company, which retained its Deerfield headquarters and trades on the Nasdaq under the symbol WBA.

Headquarters	Deerfield, IL
Year Established	1901
Ownership	Public
Website	www.walgreens.com
Guaranty	Walgreens Boots Alliance

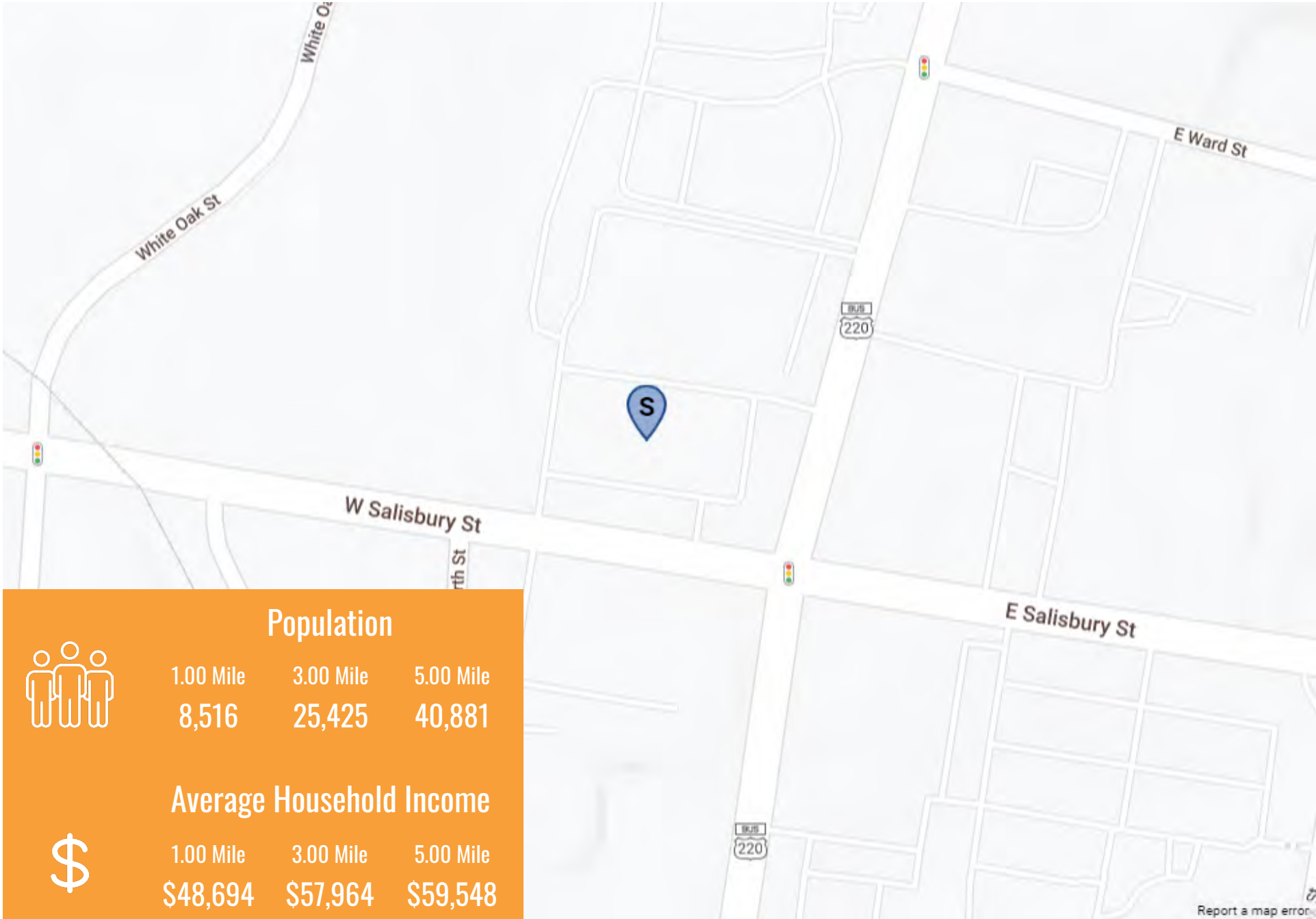




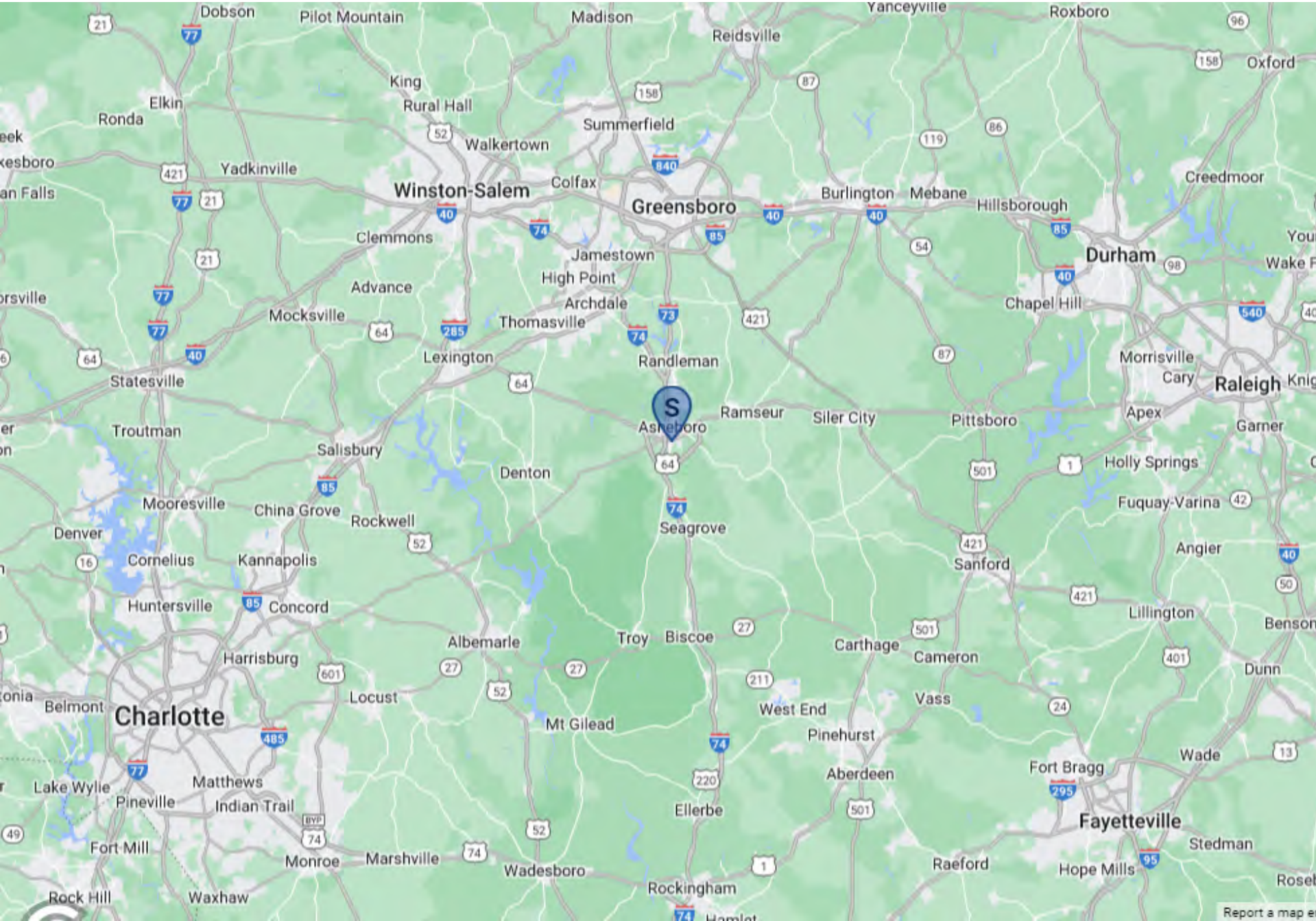
Lease Type	Absolute NNN
Roof	Tenant
Structure	Tenant
Parking Lot	Tenant
Property Taxes	Tenant
Insurance	Tenant

Tenant	Walgreens
Expiration Date	12/31/2030
Lease Term Remaining	+/-7.5 years
Renewal Options	10 (5) years
Current Rent	\$335,000
Rent Increases	None
ROFR	Yes - 14 buesiness days

Local Area Map



Regional Map



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	8,118	23,590	35,933
2010 Population	8,190	24,378	39,379
2022 Population	8,516	25,425	40,881
2027 Population	8,495	25,449	41,011
2022 African American	1,410	3,019	4,017
2022 American Indian	124	277	430
2022 Asian	91	365	562
2022 Hispanic	2,422	6,665	10,807
2022 Other Race	1,427	3,845	6,313
2022 White	4,547	15,234	25,437
2022 Multiracial	916	2,589	4,114
2022-2027: Population: Growth Rate	-0.25%	0.10%	0.30%
2022 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Less than \$15,000	734	1,527	2,218
\$15,000-\$24,999	652	1,479	2,172
\$25,000-\$34,999	310	958	1,650
\$35,000-\$49,999	683	1,822	2,827
\$50,000-\$74,000	681	2,109	3,371
\$75,000-\$99,999	320	1,128	1,940
\$100,000-149,999	193	853	1,424
\$150,000-\$199,999	63	262	453
\$200,000 or Greater	25	130	200
Median HH Income	\$37,135	\$43,381	\$45,015
Averahe HH Income	\$48,694	\$57,964	\$59,548

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2000 Total Housing	3,943	10,361	15,249
2010 Total Households	3,515	9,820	15,414
2022 Total Households	3,661	10,267	16,253
2027 Total Households	3,659	10,308	16,362
2022 Average Household Size	2.24	2.39	2.44
2000 Owner Occupied Housing	1,593	5,830	9,217
2000 Renter Occupied Housing	2,021	3,786	4,944
2022 Owner Occupied Housing	1,350	5,821	9,902
2022 Renter Occupied Housing	2,311	4,447	6,351
2022 Vacant Housing	406	939	1,343
2022 Total Housing	4,067	11,206	17,596
2027 Owner Occupied Housing	1,383	5,943	10,119
2027 Renter Occupied Housing	2,276	4,365	6,243
2027 Vacant Housing	417	936	1,312
2027 Total Housing	4,076	11,244	17,674
2022-2027: Households: Growth Rate	-0.05%	0.40%	0.65%

2022 POPULATION BY AGE	1 MILE	3 MILES	5 MILES
2022 Population Age 30-34	631	1,705	2,806
2022 Population Age 35-39	584	1,616	2,685
2022 Population Age 40-44	571	1,643	2,694
2022 Population Age 45-49	481	1,492	2,506
2022 Population Age 50-54	460	1,514	2,471
2022 Population Age 55-59	405	1,419	2,323
2022 Population Age 60-64	426	1,483	2,393
2022 Population Age 65-69	427	1,380	2,194
2022 Population Age 70-74	354	1,213	1,898
2022 Population Age 75-79	304	1,028	1,523
2022 Population Age 80-84	221	664	943
2022 Population Age 85+	297	798	1,105
2022 Population Age 18+	6,411	19,534	31,209
2022 Median Age	37	40	39

2022 INCOME BY AGE	1 MILE	3 MILES	5 MILES
Median Household Income 25-34	\$38,828	\$43,269	\$44,615
Average Household Income 25-34	\$49,816	\$54,522	\$55,819
Median Household Income 35-44	\$40,075	\$50,411	\$52,263
Average Household Income 35-44	\$51,958	\$63,312	\$65,556
Median Household Income 45-54	\$44,722	\$52,029	\$52,974
Average Household Income 45-54	\$55,483	\$65,863	\$67,358
Median Household Income 55-64	\$39,709	\$51,223	\$51,702
Average Household Income 55-64	\$51,552	\$64,582	\$65,323
Median Household Income 65-74	\$35,756	\$41,738	\$43,051
Average Household Income 65-74	\$48,215	\$58,461	\$59,628
Average Household Income 75+	\$38,076	\$44,500	\$45,355

2027 POPULATION BY AGE	1 MILE	3 MILES	5 MILES
2027 Population Age 30-34	490	1,510	2,427
2027 Population Age 35-39	593	1,675	2,802
2027 Population Age 40-44	563	1,608	2,681
2027 Population Age 45-49	544	1,607	2,632
2027 Population Age 50-54	428	1,408	2,365
2027 Population Age 55-59	450	1,474	2,404
2027 Population Age 60-64	377	1,369	2,246
2027 Population Age 65-69	409	1,450	2,300
2027 Population Age 70-74	396	1,264	1,988
2027 Population Age 75-79	316	1,079	1,667
2027 Population Age 80-84	262	836	1,193
2027 Population Age 85+	299	800	1,105
2027 Population Age 18+	6,409	19,579	31,340
2027 Median Age	38	41	40

2027 INCOME BY AGE	1 MILE	3 MILES	5 MILES
Median Household Income 25-34	\$46,980	\$51,569	\$51,476
Average Household Income 25-34	\$56,584	\$62,781	\$63,893
Median Household Income 35-44	\$48,094	\$56,558	\$58,370
Average Household Income 35-44	\$61,035	\$73,921	\$76,498
Median Household Income 45-54	\$52,117	\$57,757	\$58,410
Average Household Income 45-54	\$63,968	\$75,787	\$77,478
Median Household Income 55-64	\$50,206	\$57,480	\$57,382
Average Household Income 55-64	\$61,459	\$74,813	\$75,382
Median Household Income 65-74	\$40,822	\$48,996	\$49,322
Average Household Income 65-74	\$57,036	\$68,303	\$69,350
Average Household Income 75+	\$43,843	\$52,094	\$53,028

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