

WALGREENS

250 NY 104, Oswego, NY 13126



- Price: \$8,248,850
- Cap Rate: 8%

BRIAN BROCKMAN

Broker of Record
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FOR MORE INFO:

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OFFERING SUMMARY

WALGREENS | 250 NY 104, Oswego, NY 13126

Property Name	Walgreens
Property Address	250 NY 104, Oswego, NY 13126
Price	\$8,248,850
Cap Rate	8%
NOI	\$659,908
Land Acreage	1.97 Acres
Building Size	13,552 SF
Year Built	2008
Sales	Inquire with Broker



ANNUALIZED OPERATING DATA

Current Rent	\$659,908
Option 1	\$725,899
Option 2	\$725,899
Option 3	\$798,489
Option 4	\$798,489
Option 5	Fair Market Value
Option 6	Fair Market Value

PROPERTY DESCRIPTION

Lease Type	Absolute NNN
Taxes / Insurance / CAM	Tenant Responsibility
Roof / Structure	Tenant Responsibility
Term Remaining	4+ Years
Original Lease Term	20 Years
Commencement Date	February 1, 2008
Options	6 (5 year options)
Increases	10% every 10 Years
Guarantor	Guarantor Corporate

INVESTMENT HIGHLIGHTS

WALGREENS | 250 NY 104, Oswego, NY 13126

TD Commercial Group is pleased to present the absolute net Walgreens located in Downtown Oswego, NY. Prior to Walgreens relocating to the subject property, Walgreens had a presence in this marketplace for well over a decade which showcases great strength to their commitment to this specific trade area. Walgreens currently has over 4+ years remaining on the original 20-year lease. Additionally, Walgreens is positioned with excellent frontage and accessibility in the heart of Oswego's main retail corridor.

LONG TERM STABILIZED INVESTMENT

- **Absolute NNN Lease | Zero Landlord Obligations**
- **Free-Standing Walgreens Building with Drive-Thru**
- **Corporate Guarantee** - NASDAQ:WBA
- **S&P Rated BBB Investment Grade Credit**
- **Rental Increases**
- **Corner Location in the Heart of Oswego's Retail Corridor**
- **High Visibility** - 42,000 VPD
- **Drive Through Location**
- **Neighboring Tenants** - Including Mcdonald's, Walmart Center, Lowes, Tractor Supply, Burger King and many more
- **Assumable Debt Option with Bank Approval:** Please inquire with broker
- **Interest Rate:** 3.875%





Walgreens

PHARMACY

Walgreens

AERIAL

WALGREENS | 250 NY 104, Oswego, NY 13126



REGIONAL MAP

WALGREENS | 250 NY 104, Oswego, NY 13126

SUBJECT PROPERTY

Walgreens

DEMOGRAPHICS

2023 SUMMARY	1 MILE	3 MILE	5 MILE
Population	9,422	23,037	29,091
Households	2,669	8,455	11,126
Families	1,184	4,386	6,199
Average Household Size	2.42	2.24	2.22
Owner Occupied Housing Units	1,341	5,126	7,442
Renter Occupied Housing Units	1,328	3,329	3,684
Median Age	24.2	31.3	33.6
Median Household Income	\$40,701	\$51,767	\$57,333
Average Household Income	\$62,133	\$71,902	\$78,172

TENANT SUMMARY

WALGREENS | 250 NY 104, Oswego, NY 13126



WALGREENS BOOTS ALLIANCE (NYSE: WAG) is the first global pharmacy-led, health and well being enterprise in the world. Created through the merger of Walgreens and Alliance Boots in December 2014, this brought together two leading brands and companies in their fields, both with their own respective global footprint and a history of trusted healthcare services in pharmaceutical sales and community pharmacy care dating back more than 100 years.

This global enterprise combines Walgreens, the largest drugstore chain in the USA; Boots, the market leader in European retail pharmacy; and Alliance Healthcare, the leading international wholesaler and distributor. Together, Walgreens Boots Alliance spans more than 20 countries, with over 18,500 stores, 354,000 employees and more than 390 pharmaceutical distribution centers. This merger has brought together a unique, consolidated brand of outstanding retail sales, wholesale, services and product brands, combined with the world's largest pharmaceutical wholesale and distribution network.

From 2017 to today, three notable deals/acquisitions have boosted Walgreens revenues and corporate profile. The recent acquisition of 1,932 Rite Aid stores, the formation of AllianceRx Walgreens Prime home delivery service and its minority investment in PharMerica (customer service/pharmacy management services).

Headquarter:

Deerfield, Illinois

Number of Locations:

8,886 (2022)

Website:

www.walgreens.com



LOCATION OVERVIEW

WALGREENS | 250 NY 104, Oswego, NY 13126



OSWEGO NEW YORK



14,099

Total Businesses



159,157

Total Employees



\$81,093

Median Household Income



5.6%

Unemployment Rate

OSWEGO, NEW YORK

Oswego is located on Lake Ontario in Upstate New York, about 35 miles (56 km) northwest of Syracuse. It promotes itself as “The Port City of Central New York.” It is the county seat of Oswego County.

The city of Oswego is bordered by the towns of Oswego, Minetto, and Scriba to the west, south, and east, respectively, and by Lake Ontario to the north. Oswego Speedway is a nationally known automobile racing facility. The State University of New York at Oswego is located just outside the city on Lake Ontario.

Boating, fishing, and hiking are also activities that are enjoyed by residents and visitors. Oswego also has three ice-skating rinks, a large public pool located on the Fort Ontario grounds, bowling, and the historic Oswego Theater.

Every year the city hosts the Oswego Harborfest, a four-day festival of music, culture and food, centered around the Oswego Harbor, culminating in a fireworks display on the Saturday evening of the festival. The event is sponsored by local businesses, and the entertainment is admission-free. The festival continues to draw approximately 150,000 to 300,000 attendees every year.

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MOST RECENT TRACK RECORD

Casual Dining Milwaukee | WI

Red Lobster
\$8,250,000
5.5% CAP

Pharmacy Dover | PA

CVS Pharmacy
\$8,175,000
6.10% CAP

Gas Station Lisbon | Ohio

Valero
11,000,000
6.8% CAP | Mountain Express Portfolio 3 properties

QSR Homestead | FL

Popeye's
\$3,125,000
4.75% CAP

Pharmacy Cullman | AL

CVS Pharmacy
\$4,941,144
5% CAP

Casual Dining San Antonio | FL

Red Lobster
\$5,300,000
5.6% CAP

Automotive Denham Springs | LA

Advance Auto Parts
\$1,080,000
9.23% CAP

Health | MS

Fast Pace Portfolio (5 Properties)
\$6,988,459
7.25% CAP

Automotive Grapevine | TX

Driver's Edge
\$3,330,500
6.05% CAP