OFFERING MEMORANDUM

WALGREENS

250 NY 104, Oswego, NY 13126





• Price: \$8,248,850

• Cap Rate: 8%

BRIAN BROCKMAN

Broker of Record License # 10311208985 Bor@bangrealty.com FOR MORE INFO:

LUKE THOMSON

860-921-4302

Luke@TDCommercialGroup.com

OFFERING SUMMARY

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



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

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

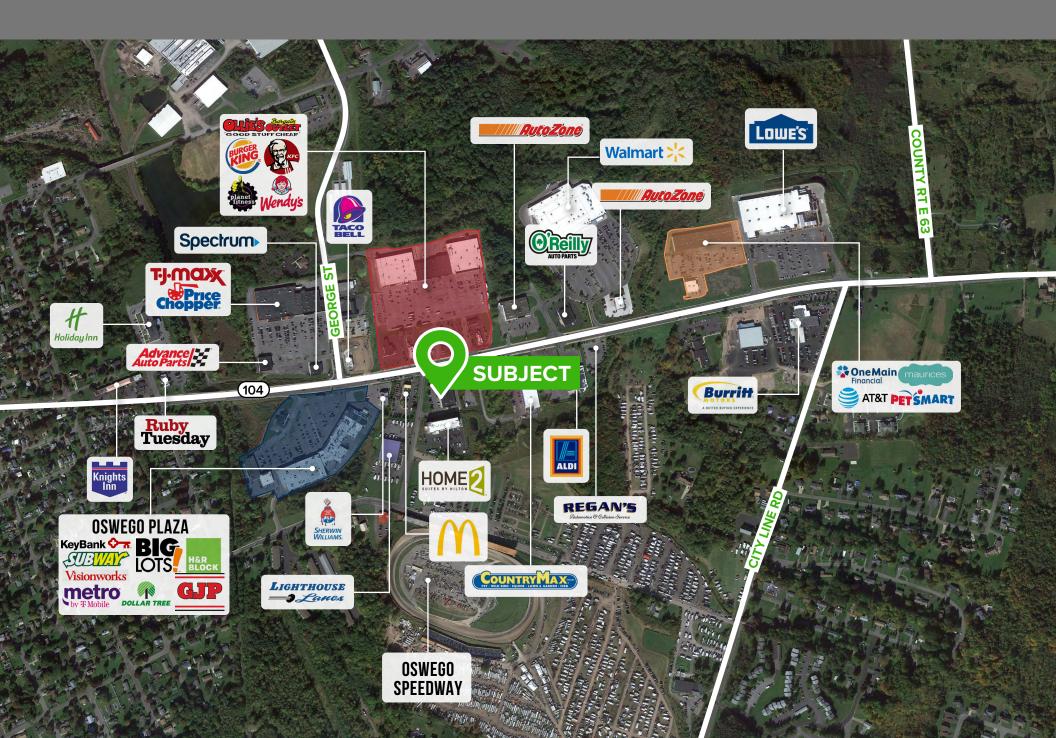
- Absolute NNN Lease | Zero Landlord Obligations
- Free-Standing Walgreens Building with Drive-Thru
- Corporate Guarantee NASDAQ:WBA
- S&P Rated BBB Investment Grade Credit
- Rental Increases
- Corner Location in the Heart of Oswego's Retail Corridor
- High Visibility 42,000 VPD
- Drive Through Location
- 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%

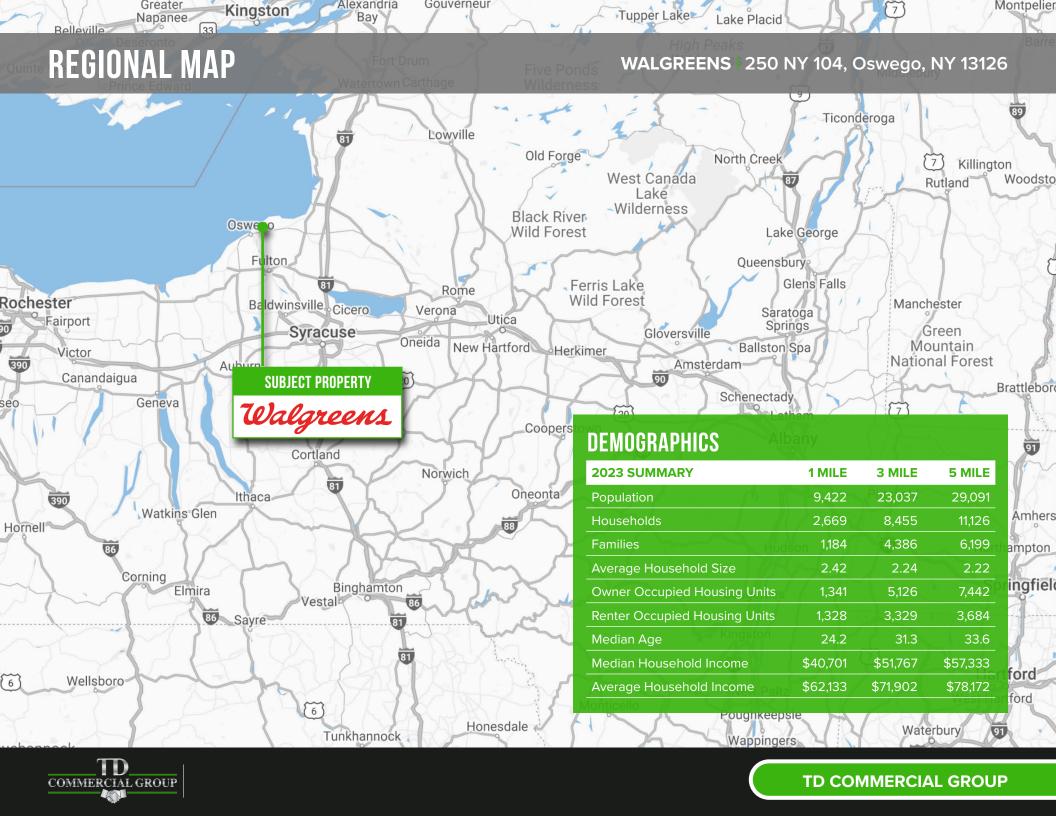






AERIAL







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



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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PHARMACY CONTACT

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NET LEASE WORLD

ABOUT US

OVER \$1.75 BILLION IN CLOSED TRANSACTIONS AND COUNTING

We have transacted over \$1.75+ Billion in Commercial Real Estate Transactions Across the United States in 40 States we are well-versed in many different CRE Sectors with a sole focus on investment Properties and Development Opportunities. We look forward to learning about your successes and finding ways To Add Value to your Commercial Real Estate Portfolio.

