

A photograph of a Walgreens retail store. The building is a single-story structure with a tan-colored facade and a central brick section. A large window in the brick section displays the Walgreens logo. The word "Walgreens" is written in its signature script on the left and right sides of the building, with "PHARMACY" in red block letters below it. Green awnings cover the entrance and windows. A white pickup truck is parked on the left, and a silver sedan is on the right. People are visible walking near the entrance. The sky is blue with white clouds.

WALGREENS ABSOLUTE NNN LEASE

3415 CLARK AVE, CLEVELAND, OH 44109

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 **The Kase Group**
Real Estate Investment Services
In Association with ParaSell, Inc. | A Licensed
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PROPERTY INFORMATION

SECTION 1

Walgreens

PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee - NASDAQ:WBA
- Hard Corner Location with Excellent Ingress & Egress Points
- Dense Demographics - 128,997 Residents Within a 3-Mile Radius
- 10 Minutes from Downtown Cleveland
- Neighboring retailers include Dollar General, Little Caesars Pizza, Burger King, McDonald's, KFC, Family Dollar, Rally's & many more

OFFERING SUMMARY

Sale Price:	\$5,151,515
Lot Size:	1.45 AC
Building Size:	14,820 SF
NOI:	\$425,000
Cap Rate:	8.25%



PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to purchase a well established Walgreens location in Cleveland, Ohio. The lease calls for zero landlord obligations and corporately guaranteed by Walgreens. Beyond the initial term, tenant has fifty (50) years of options with 12 month cancellation rights. This Walgreens is well positioned at the signalized intersection of Clark Ave and Fulton Rd with exposure to 9,307 vehicles per day and has excellent ingress & egress points. The site benefits from dense demographics in the area and nearby to the 490/90 interchange with direct access into Downtown Cleveland. Neighboring retailers include Dollar General, Little Caesars Pizza, Burger King, McDonald's, KFC, Family Dollar, Rally's & many more.

LOCATION DESCRIPTION

Cleveland, officially the City of Cleveland, is a city in the U.S. state of Ohio and the county seat of Cuyahoga County. Located in Northeast Ohio along the southern shore of Lake Erie, it is situated across the U.S. maritime border with Canada and lies approximately 60 miles (97 km) west of Pennsylvania. Cleveland ranks as the most populous city on Lake Erie, the second-most populous city in Ohio, and the 54th-most populous city in the U.S. with a 2020 population of 372,624. The city anchors the Cleveland metropolitan area, the 33rd-largest in the U.S. at 2.18 million residents, as well as the larger Cleveland–Akron–Canton combined statistical area, the most populous in Ohio and the 17th-largest in the country with a population of 3.63 million in 2020.

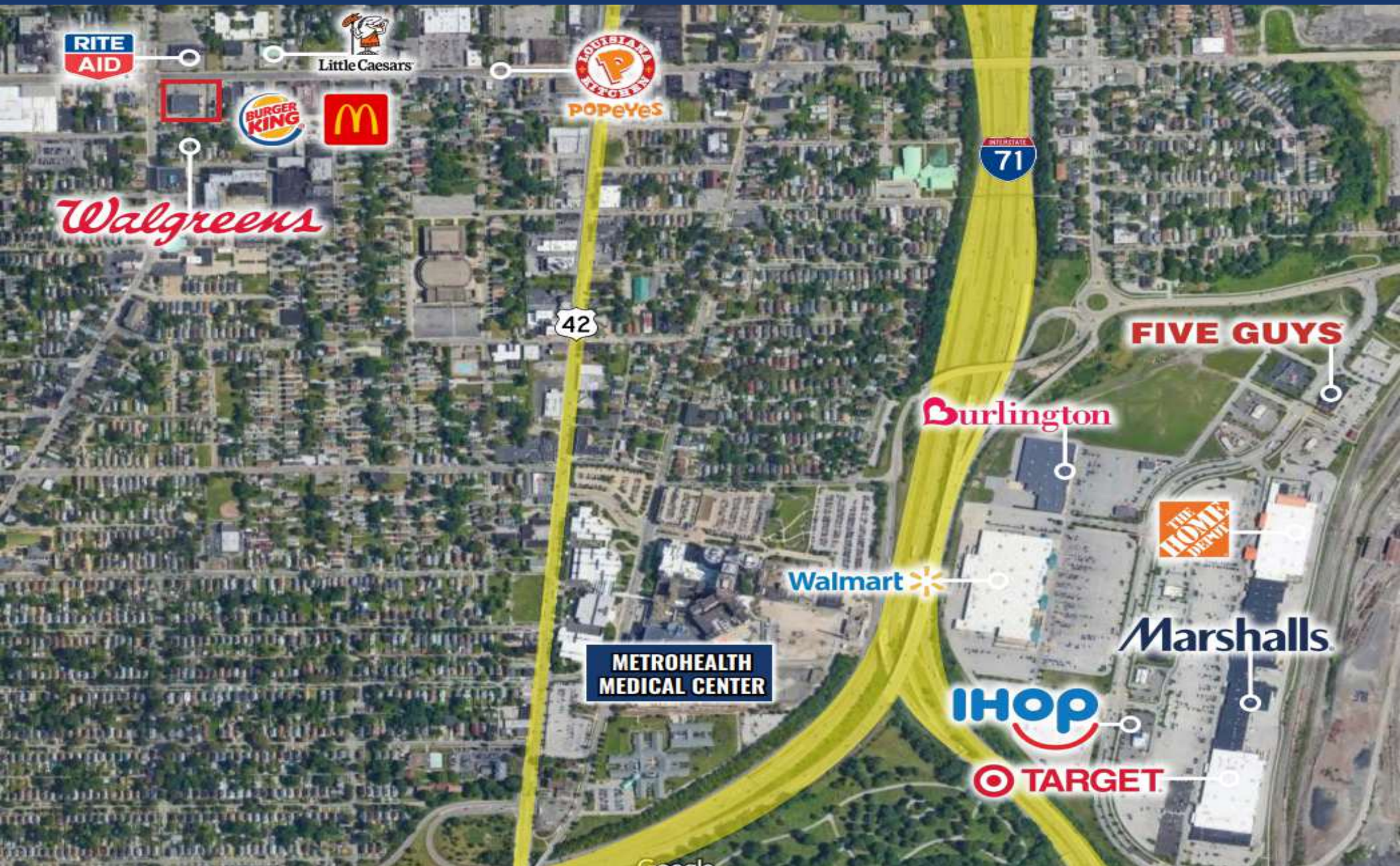
ADDITIONAL PHOTOS

3415 CLARK AVE
CLEVELAND, OH 44109



AERIAL MAP

3415 CLARK AVE
CLEVELAND, OH 44109



ADDITIONAL PHOTOS

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FINANCIAL ANALYSIS

SECTION 2

INVESTMENT OVERVIEW		
Price		\$5,151,515
Net Operating Income		\$425,000
CAP Rate		8.25%
Lease Type		NNN
Lease Start		7/23/2007
Lease End		1/31/2034
Options	Fifty (50) Years, Tenant has 12 Month Cancellation Options	



DEMOGRAPHICS

SECTION 3

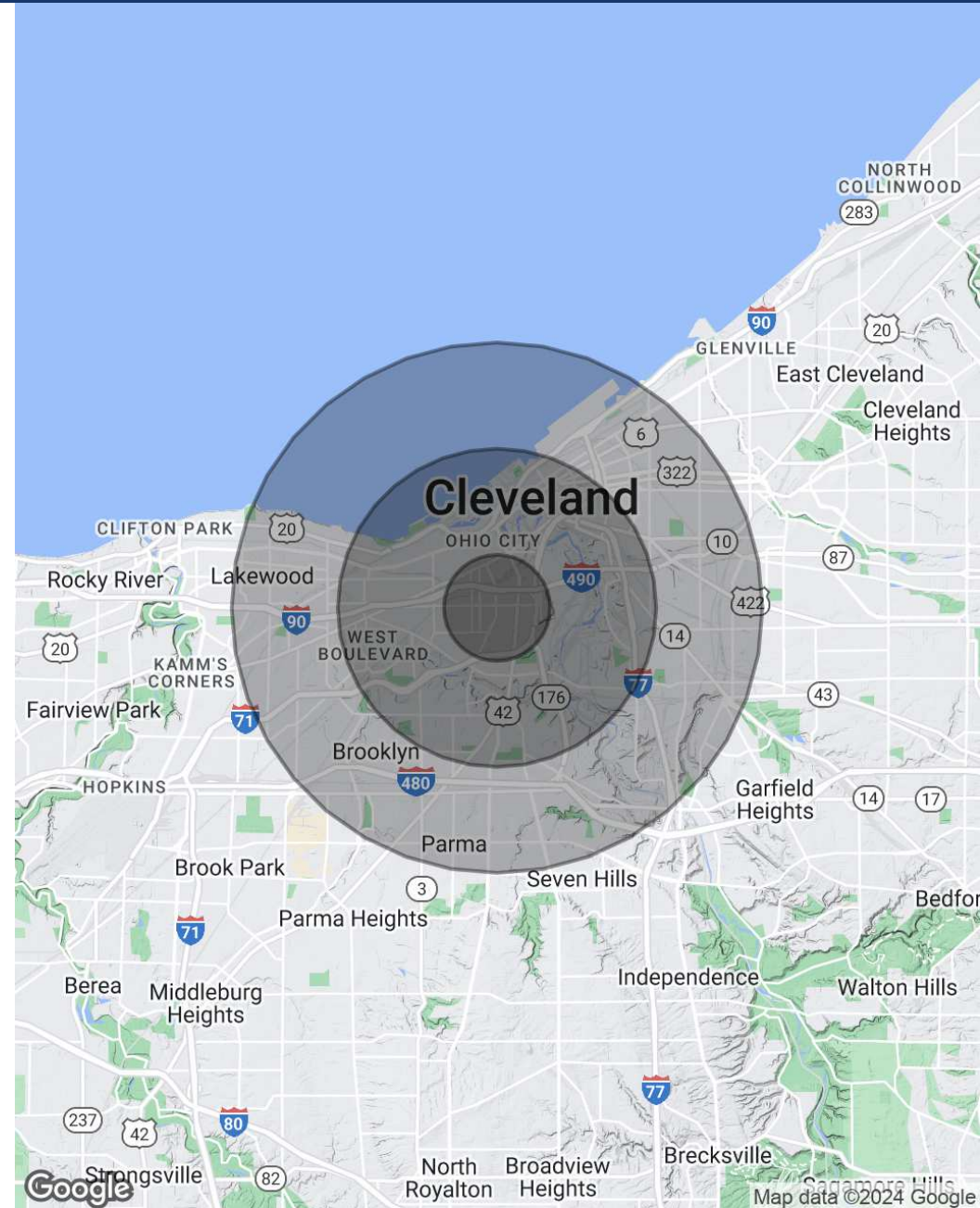
DEMOGRAPHICS MAP & REPORT

3415 CLARK AVE
CLEVELAND, OH 44109

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,174	128,997	305,590
Average Age	35.2	34.6	36.4
Average Age (Male)	35.6	33.2	35.4
Average Age (Female)	34.5	36.1	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,519	70,516	160,109
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$43,495	\$47,325	\$47,678
Average House Value	\$93,755	\$108,383	\$103,892

2020 American Community Survey (ACS)





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