



WALGREENS ABSOLUTE NNN LEASE

3793 GUESS RD, DURHAM, NC 27705

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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
- Strong Surrounding Demographics

OFFERING SUMMARY

Sale Price:	\$5,287,500
Lot Size:	56,748 SF
Building Size:	10,513 SF
NOI:	\$423,000
Cap Rate:	8.00%



PROPERTY DESCRIPTION

This is the opportunity to purchase an absolute NNN leased Walgreens in Durham, NC. The property is situated on 1.3 acres and consists of a 10,513 square-foot building. The lease calls for zero landlord obligations and is corporately guaranteed by Walgreens. Beyond the initial term, tenant has fifty (50) years of options with 12 month cancellation rights. The property is well located with strong surrounding demographics. There are over 120,000 people living within a 5-mile radius of the property. The property is located on a major commercial thoroughfare and neighboring retailers include Dollar Tree, Food Lion, Ollie's Bargain Outlet, Starbucks and many others.

LOCATION DESCRIPTION

Durham is a city in the U.S. state of North Carolina and the county seat of Durham County. Small portions of the city limits extend into Orange County and Wake County. With a population of 283,506 in the 2020 census, Durham is the 4th-most populous city in North Carolina, and the 71st-most populous city in the United States. The city is located in the east-central part of the Piedmont region along the Eno River. Durham is the core of the four-county Durham-Chapel Hill, NC Metropolitan Statistical Area, which had a population of 649,903 at the 2020 census. The Office of Management and Budget also includes Durham as a part of the Raleigh-Durham-Cary, NC Combined Statistical Area, commonly known as the Research Triangle, which had a population of 2,043,867 in 2020.

ADDITIONAL PHOTOS

3793 GUESS RD
DURHAM, NC 27705



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LOCATION INFORMATION

SECTION 2

NEIGHBORING RETAILERS

3793 GUESS RD
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FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW		
Price		\$5,287,500
Price per SF		\$503
Net Operating Income		\$423,000
CAP Rate		8.00%
Lease Type		NNN
Lease Start		4/26/2010
Lease End		4/30/2035
Options	Fifty (50) Years, Tenant has 12 Month Cancellation Options	



DEMOGRAPHICS

SECTION 4

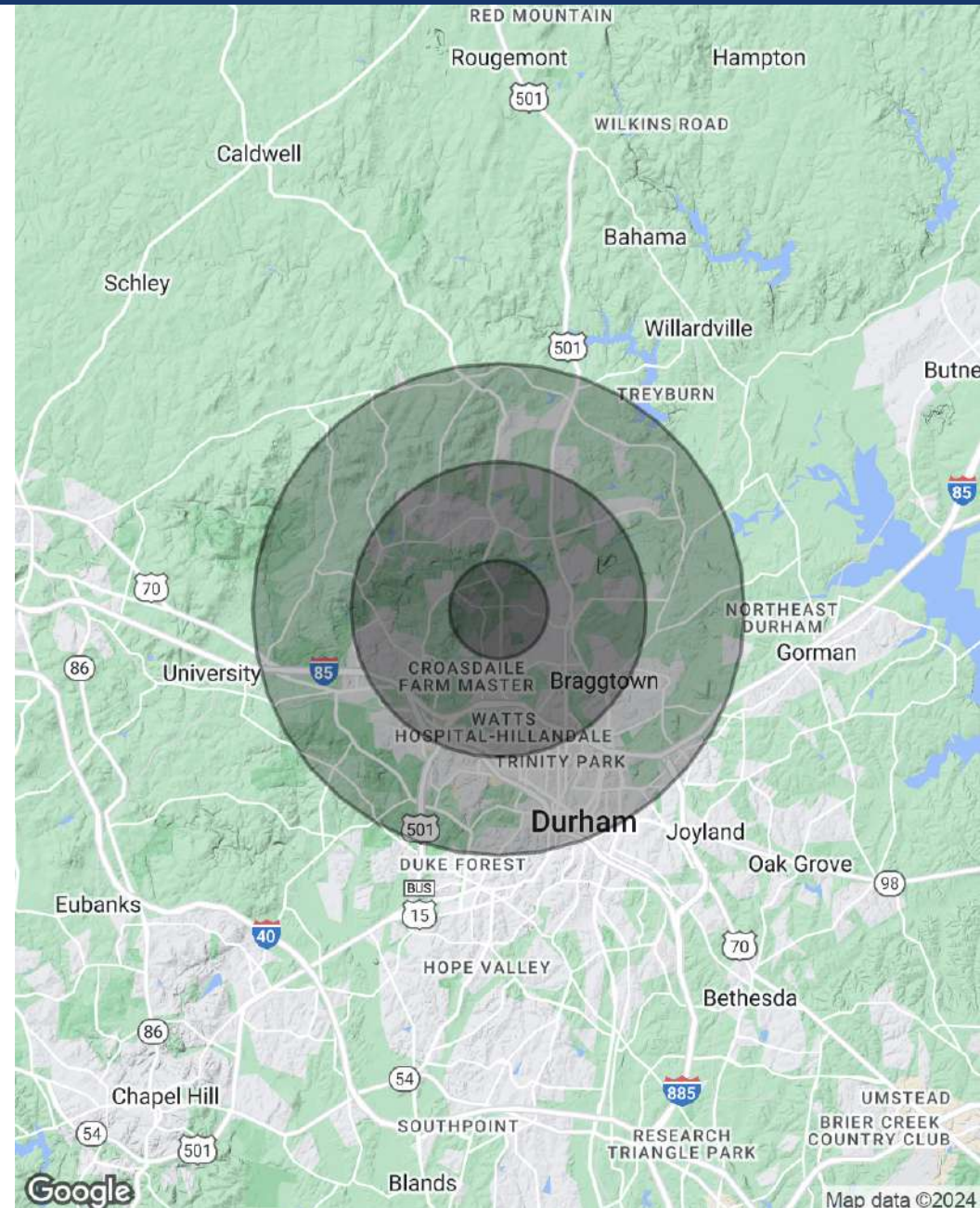
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,047	50,680	114,792
Average Age	37.6	39.0	36.2
Average Age (Male)	36.3	37.5	34.8
Average Age (Female)	38.8	39.7	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,076	23,379	50,909
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$68,066	\$80,555	\$74,276
Average House Value	\$201,513	\$223,474	\$227,518

2020 American Community Survey (ACS)





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