



# WALGREENS ABSOLUTE NNN LEASE

4211 NORTH CAROLINA 11, WINTERVILLE, NC 28590

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 **The Kase Group**  
Real Estate Investment Services  
In Association with ParaSell, Inc. | A Licensed  
North Carolina Broker #C32060



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# PROPERTY INFORMATION

## SECTION 1

# Walgreens

## PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee - NASDAQ:WBA
- Top 500 Walgreens store according to Placer AI
- Well Positioned along Busy Major Commercial Thoroughfare - 32,983 VPD
- Dense Demographics - 95,564 Residents within a 5-Mile Radius
- Across the Street from Pitt Community College - 7,346 Students
- Neighboring Retailers Include Sam's Club, Advance Auto Parts, Chick-fil-A, UPS, Dairy Queen, McDonald's, Starbucks, Papa Johns Pizza & many more

## OFFERING SUMMARY

Sale Price:	\$6,056,250
Lot Size:	1.3 Acres
Building Size:	14,490 SF
NOI:	\$484,500
Cap Rate:	8.00%





## PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to purchase a well established Walgreens location in Winterville, North Carolina. The lease calls for zero landlord obligations and corporately guaranteed by Walgreens. This Walgreens is one of the Top 500 Walgreens stores according to Placer AI. Beyond the initial term, tenant has fifty (50) years of options with 12 month cancellation rights. This Walgreens benefits from its position along a busy major commercial thoroughfare with exposure to 32,983 vehicles per day along South Memorial Drive. The site is across the Street from Pitt Community College and neighbors major retailers including Sam's Club, Advance Auto Parts, Chick-fil-A, UPS, Dairy Queen, McDonald's, Starbucks, Papa Johns Pizza & many more.

## LOCATION DESCRIPTION

In the heart of Eastern NC, Winterville combines a welcoming small town serenity with the conveniences of the adjacent City of Greenville. Winterville is located 85 miles south-east of Raleigh, less than 80 miles inland from the NC beaches and close to many other historic towns and cities in the state.





## ADDITIONAL PHOTOS

4211 NORTH CAROLINA 11  
WINTERVILLE, NC 28590





# AERIAL PHOTOS

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# LOCATION INFORMATION

## SECTION 2

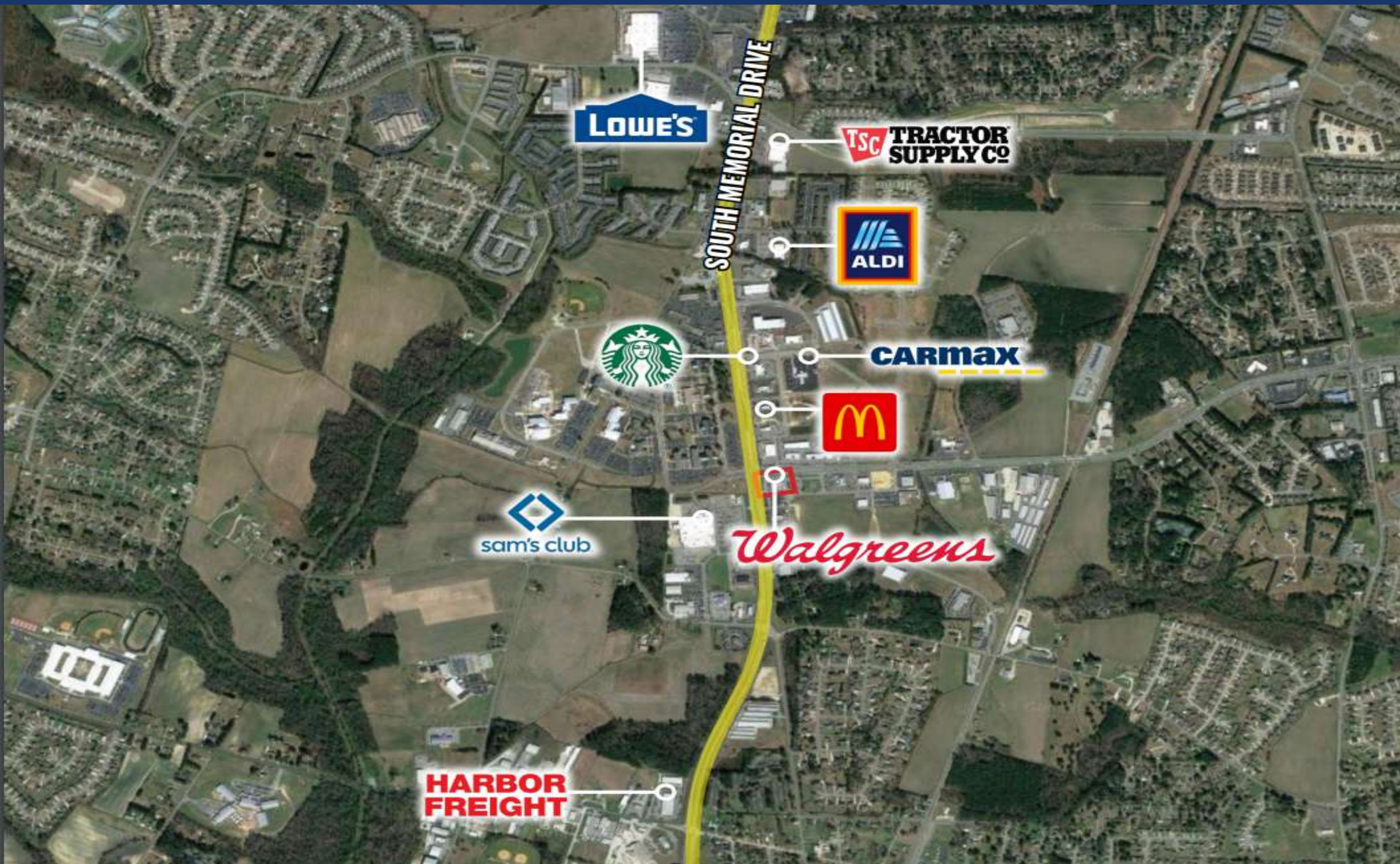


# NEIGHBORING RETAILERS

4211 NORTH CAROLINA 11  
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# FINANCIAL ANALYSIS

## SECTION 3



INVESTMENT OVERVIEW		
Price		\$6,056,250
Price per SF		\$418
CAP Rate		8.00%
Net Operating Income		\$484,500
Lease Type		NNN
Lease Start		7/27/2009
Lease End		7/31/2034
Options	Fifty (50) Years, Tenant has 12 Month Cancellation Options	





# DEMOGRAPHICS

## SECTION 4



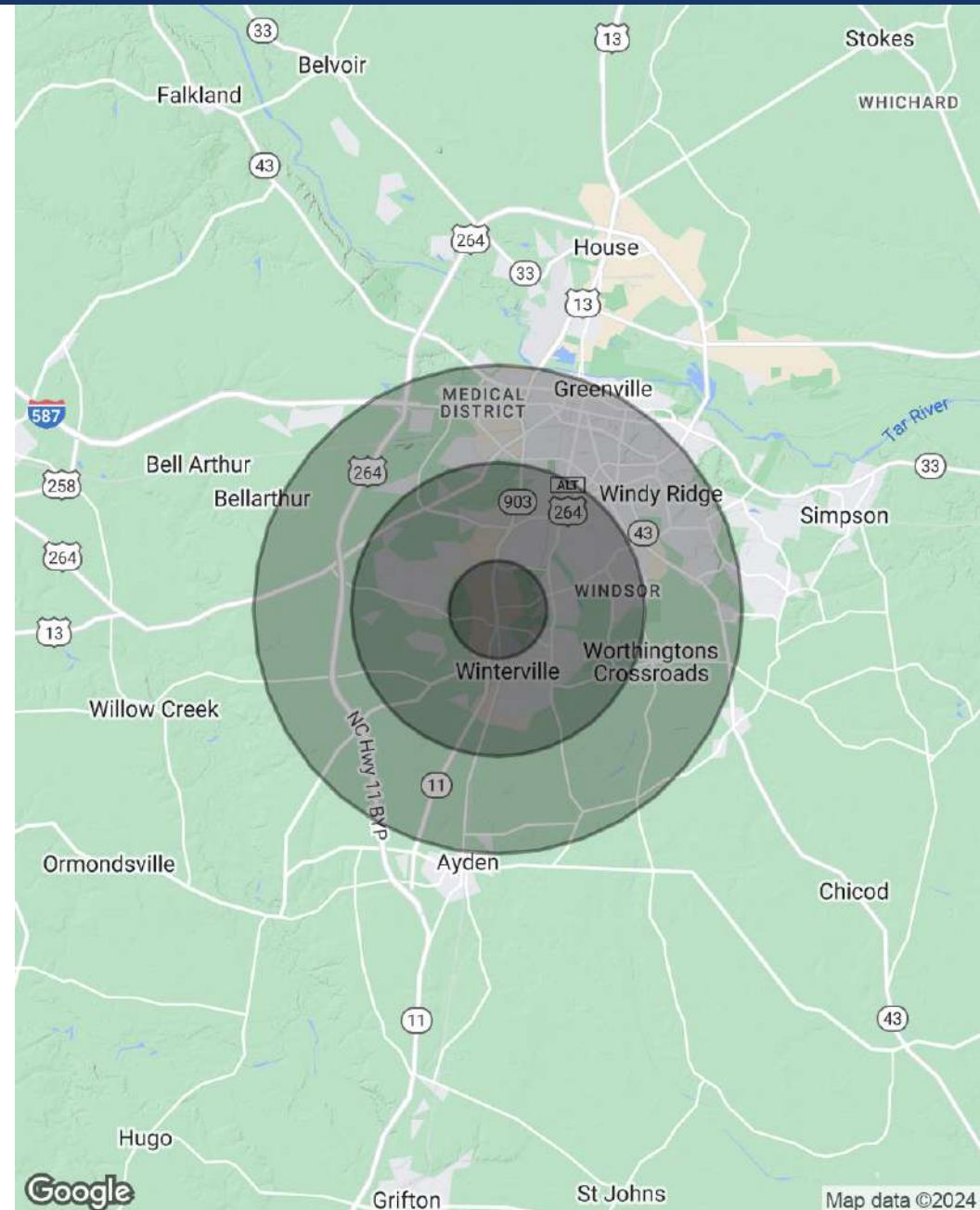
# DEMOGRAPHICS MAP & REPORT

4211 NORTH CAROLINA 11  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,071	42,195	99,596
Average Age	34.2	36.0	33.7
Average Age (Male)	26.3	33.9	32.2
Average Age (Female)	34.8	36.8	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,295	19,013	44,320
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$59,936	\$74,108	\$62,926
Average House Value	\$159,093	\$173,472	\$137,008

2020 American Community Survey (ACS)







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