



WALGREENS
AVON PARK, FLORIDA

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Activity ID: ZADO940042

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



WALGREENS

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Marcus & Millichap
GLASS HERNANDEZ GROUP

INVESTMENT OVERVIEW¹

- **Long Term Absolute NNN Lease** with no landlord maintenance responsibilities
- **5% Rent Increases** every 5-years during the primary term and 12, 5-year option periods
- **Excellent Visibility** on a signalized hard corner with combined average daily traffic counts of 44,036 VPD
- **Central Florida Location** - 86% of Florida's population is located within a two-hour radius
- **Well-Established Retail Location** with over 22 years of operational history
- **Avon Park Executive Airport** is located just east of the Subject Property

(1) Rentable Area, Lot Size, Guarantor, Lease Terms, Building Specifications, Year Built, and Demographics are estimates. Buyer is responsible for verifying during the Due Diligence process.



ACTUAL LOCATION



OFFERING HIGHLIGHTS¹

93 US Highway 27 South, Avon Park, FL 33825

Net Operating Income \$226,800

Lease Type Absolute NNN

Original Lease Term 13 Years

Lease Commencement 2/1/2022

Lease Expiration 2/28/2035

Year Built 2002

Rentable Area 15,023 SF

Lot Size 1.54 Acres

Primary Term Rent Escalations 5% Every 5 Years

Options (12) Five-Year Options

Tenant / Guarantor Walgreen Co.

Right of First Refusal Yes, Twenty Days

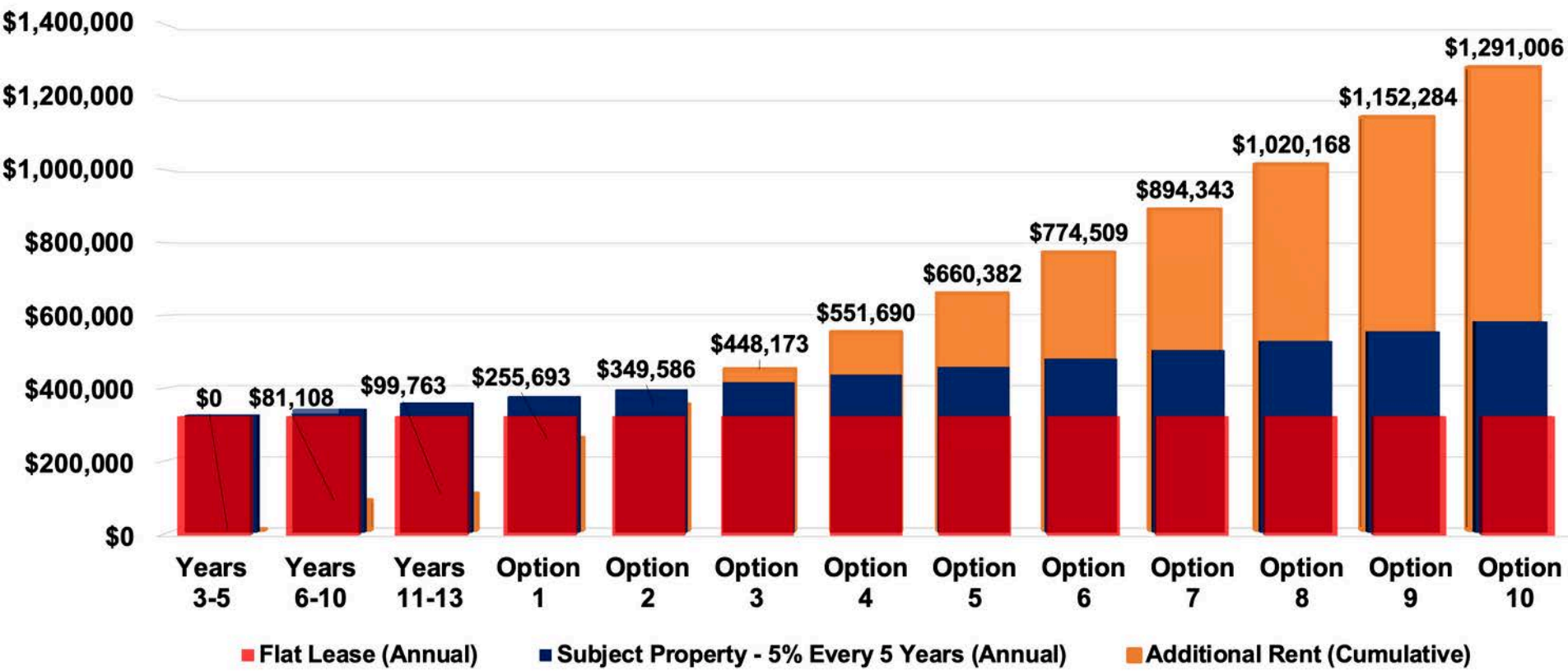
(1) Rentable Area, Lot Size, Guarantor, Lease Terms, Building Specifications, Year Built, and Demographics are estimates. Buyer is responsible for verifying during the Due Diligence process.
(2) For demonstration purposes only. This graph is not a guarantee of Subject Property's performance, additional rents, and/or Walgreens exercising any option(s) under the lease.

PURCHASE PRICE
\$3,240,000

2024 CAP RATE
7.00%

2027 CAP RATE
7.35%

ADDITIONAL RENT COMPARISON² SUBJECT PROPERTY VS. HISTORICAL FLAT LEASE CUMULATIVE ADDITIONAL RENT OVER COMPARABLE LEASE AND OPTION PERIODS



POTENTIAL FINANCING OPTIONS

For questions on financing and latest terms, please contact:
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LOCATION OVERVIEW



Hard corner location with combined average daily traffic counts of 44,036 VPD



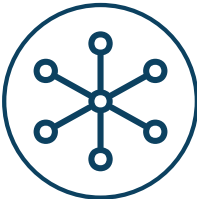
Well-established location with over 22 years of operational history



Located just east of Avon Park Executive Airport



National tenants in the immediate area include Winn Dixie, NAPA Auto Parts, Big Lots, Dunkin’, Tire Pros, Citgo, Domino’s, Metro PCS, Pizza Hut, and AutoZone



Central Florida location positioned 50 miles southeast of Lakeland, 75 miles south of Orlando, and 85 miles west of Vero Beach, with over 86% of Florida’s population within a two-hour radius

AVON PARK “CITY OF CHARM”

Known as the “City of Charm”, Avon Park is the oldest city in Highlands County and was named after Shakespeare’s hometown Stratford-upon-Avon, England. The county’s many small towns, activities and culture attracts many visitors. The county attractions include 113 lakes and waterways, world-renowned Sebring International Raceway, and 16 golf courses. . The Avon Park Air Force Range offers 82,000 acres of pristine and peaceful recreational lands, open to hunters, hikers, and birdwatchers. Highlands is also home to two state parks, more than 20 county and city parks, and the revered Archbold Biological Station, a leader in environmental research.





Winn-Dixie

ACE Hardware

STATE FARM
INSURANCE

Heartland
National Bank

Victory
Golf Carts

Dominos
Pizza

El Zocalo
SUPERMARKET

Nam Mobile
Auto Repair

CITGO

27

Walgreens

13,543 VPD

W Main St

30,473 VPD

B
BUDGET
INN
OF AVON PARK
102

CVS
pharmacy

Arbys
K

NAPA

Pizza
Hut

LAYE'S
TIRE SERVICE

W Main St

BIG T
TIRE PROS



Avon Park
Executive
Airport

CLASSIC
CALADIUMS



Walgreens

Parks and
Recreation
Donaldson Park

W Main St

27

30,473 VPD

W Main St

13,543 VPD



Sunnyside*
Cannabis Dispensary

Checkers
Burger King



The UPS Store



Bill Owens
Auto Sales

AutoZone
BIG LOTS! Winn-Dixie

DOLLAR GENERAL MIDFLORIDA
ANYTIME FITNESS BEALLS
FITNESS Outlet



OLLIE'S OUTLET
Save a lot
DOLLAR TREE cricket
wireless

DEMOGRAPHICS

Household Income

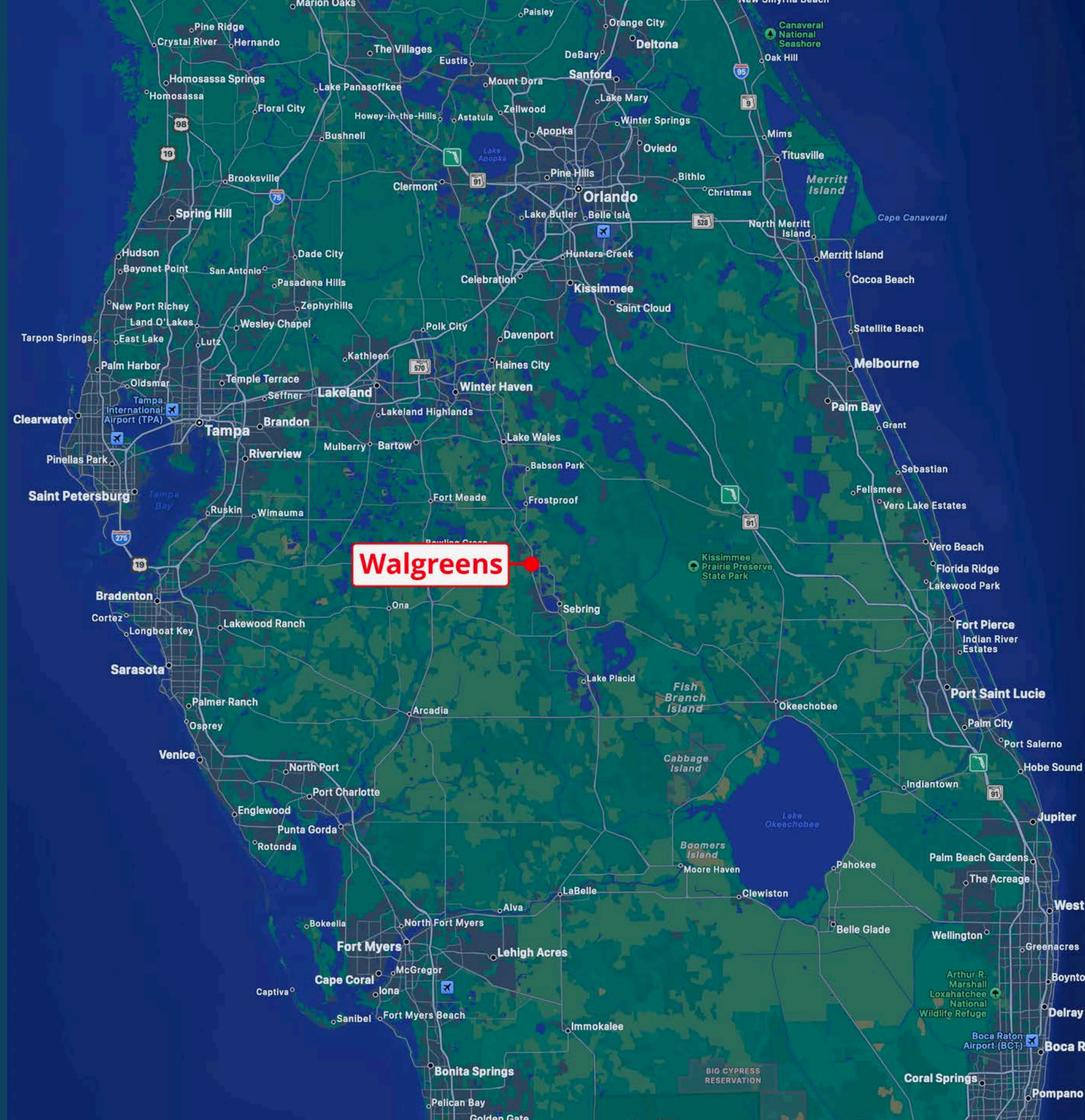
Year 2023	1 Mile	3 Miles	5 Miles
Average	\$41,546	\$51,403	\$57,744
Median	\$31,983	\$37,553	\$43,339

Population

Year	1 Mile	3 Miles	5 Miles
2028 Projection Total Population	5,634	17,345	29,657
2023 Projection Total Population	5,428	16,856	28,724
2010 Projection Total Population	5,065	16,011	27,701

Marcus & Millichap

Source: Marcus & Millichap, Experian, CoStar





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