



Taken February 2025

ABSOLUTE NNN CORPORATE GUARANTEE

NASDAQ: WBA

Walgreens

2480 US-19 | HOLIDAY, FL 34691

EXCLUSIVELY LISTED BY

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INTRODUCTION

Retail Investment Group is pleased to present for sale this **Walgreens** in **Holiday, Florida**.

This opportunity features a **long-term Absolute NNN lease** with **over 9 years remaining**.

Situated on a signalized hard corner, this **±12,723 square foot building** sits on **±1.36 acres** and was **built in 2009**.

\$6,847,143
PRICE

7.00%
CAP

\$479,300
NOI

±12,723 SF
BUILDING SIZE

±1.36 AC
LAND SIZE

2009
YEAR BUILT

Walgreens

HOLIDAY, FL

EXECUTIVE SUMMARY

ADDRESS	2480 US-19 Holiday, FL 34691
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	August 31, 2034 (Aug. 31, 2084)*
LESSEE/GUARANTOR	Walgreens Boots Alliance Inc
DRIVE-THRU	Yes
ZONING	C2
APN/TAX ID	30-26-16-0010-03900-0010
ROFR	30 Days

***TERMINATION OPTIONS.** Tenant shall have the right and option, at Tenant's election, to terminate this Lease effective as of the last day of the three hundredth (300th) full calendar month of the Term, or effective as of the last day of any month thereafter. If Tenant shall elect to exercise any such option, Tenant shall send notice thereof to Landlord, at least twelve (12) months prior to the date this Lease shall so terminate, but no notice shall be required to terminate this Lease upon the expiration of the Term.

PROPERTY HIGHLIGHTS

W Corporate guaranteed lease from Walgreens Boots Alliance, Inc (NASDAQ: WBA)

W Investment grade tenant (S&P: BBB-)

W Florida is an income tax-free state

W Busy, signalized intersection with ±64,500 vehicles per day on US-19

W Located approximately 30 miles northwest of Tampa with population exceeding 400,000 as of 2023

W About 18 miles north of Clearwater with a population of nearly 117,000 as of 2023

W Walgreens operates nearly 8,500 stores throughout the U.S. and Puerto Rico



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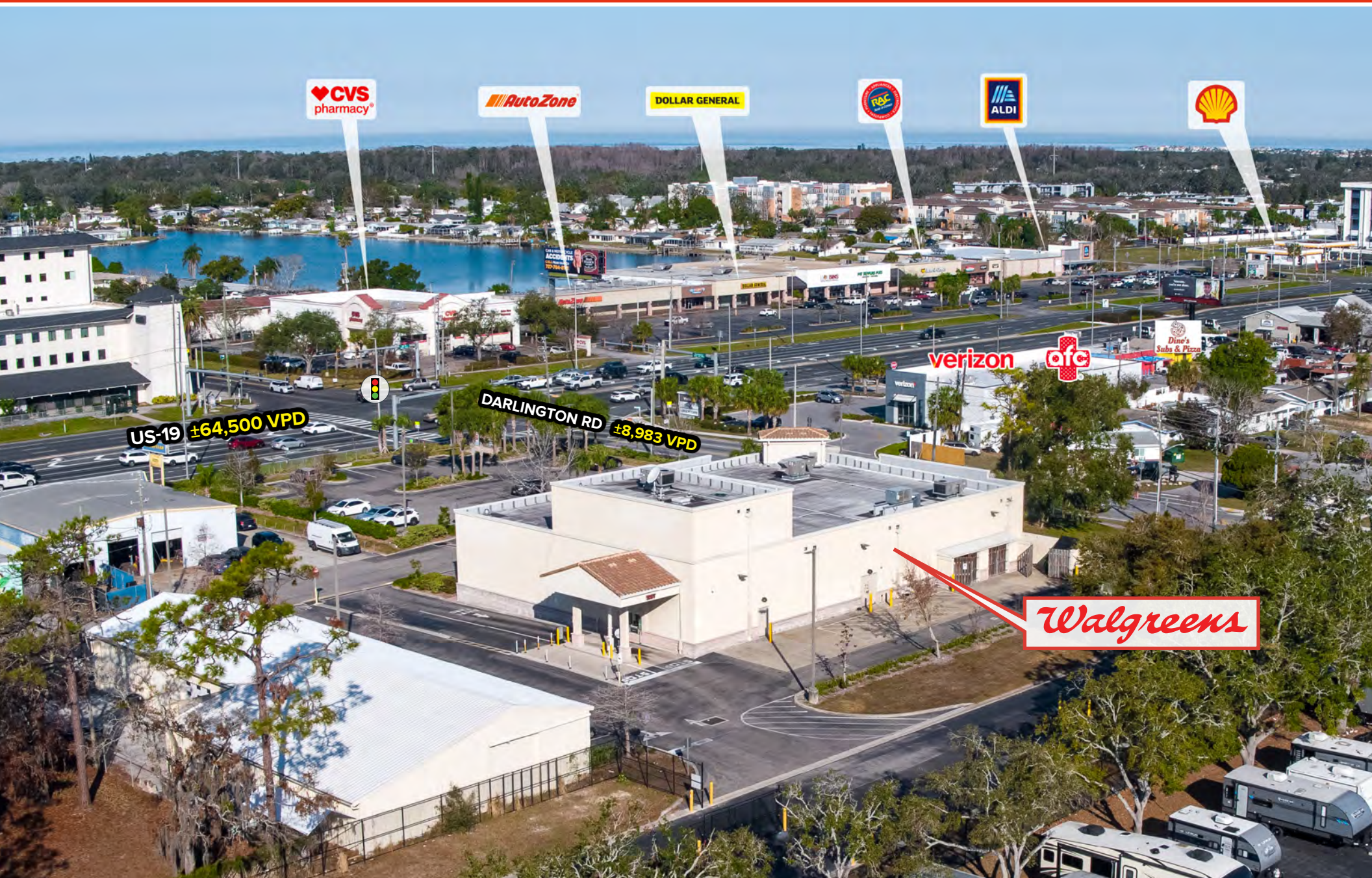
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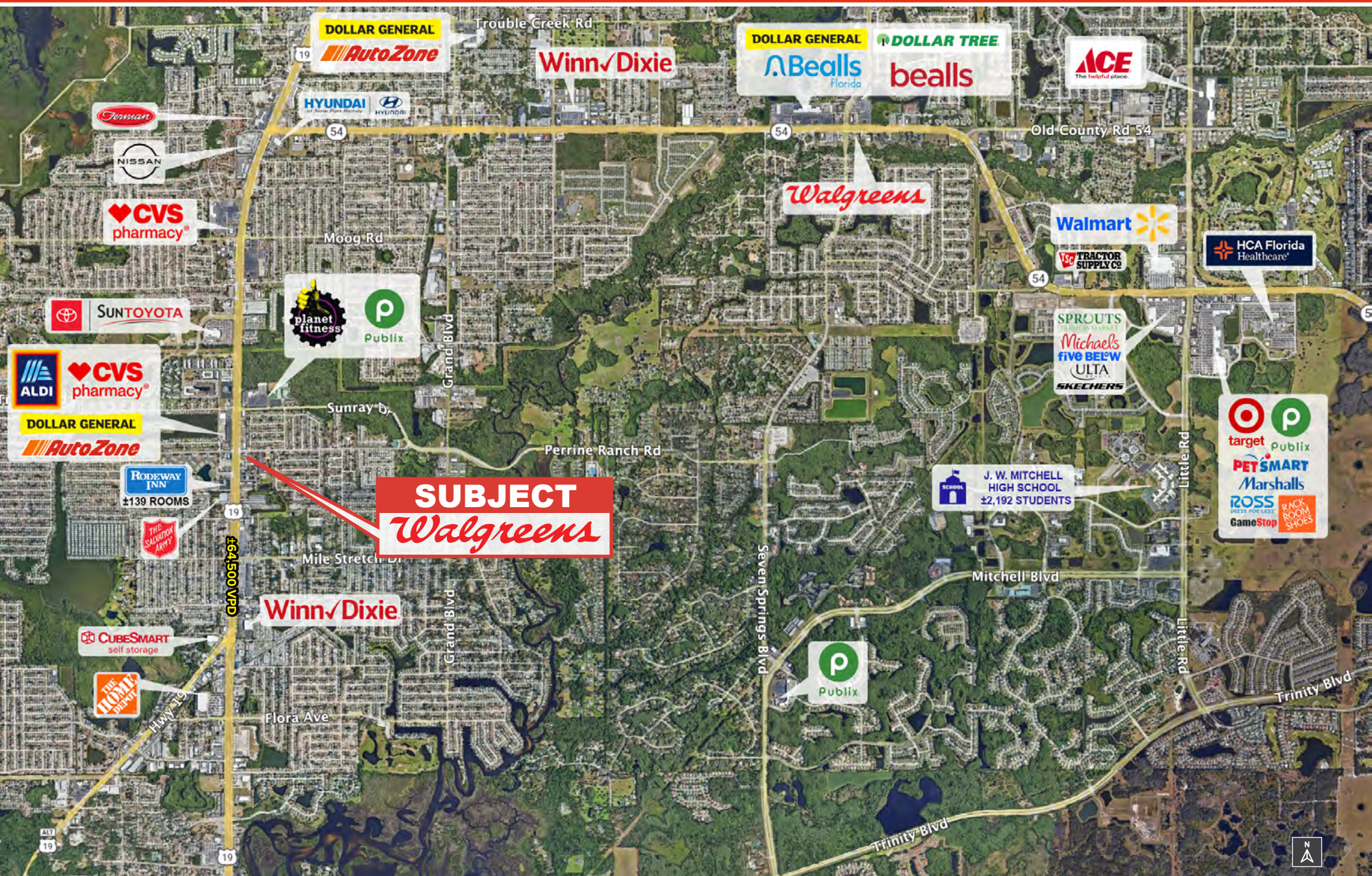


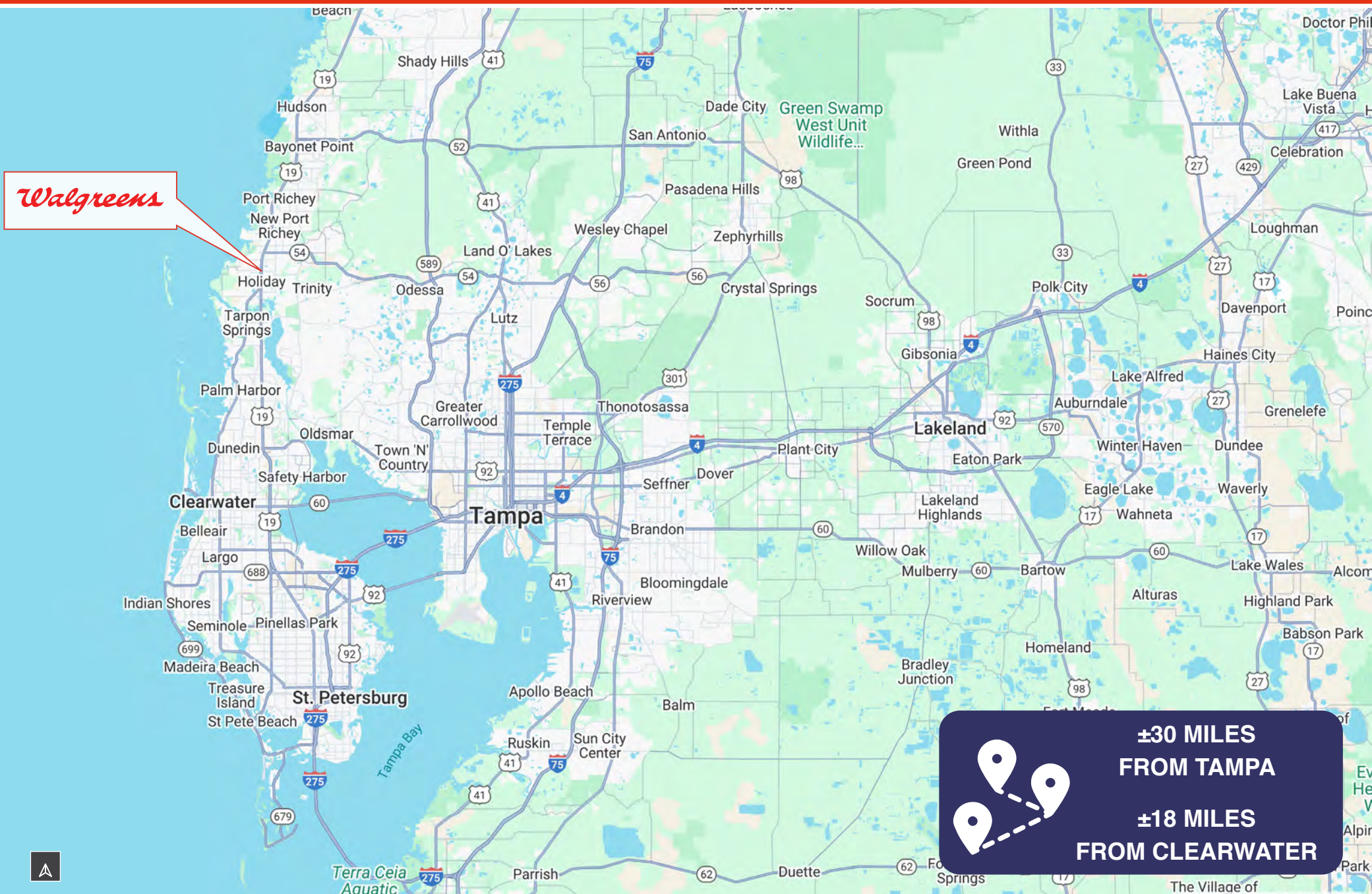
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WALGREENS.COM
WEBSITE

1901
FOUNDED

±124 YEARS
IN BUSINESS

DEERFIELD, IL
HEADQUARTERS

TENANT PROFILE

Walgreens is a trusted and convenient local health destination that millions of Americans rely on every day. Founded in Chicago in 1901, the company now operates nearly 8,500 stores throughout the U.S. and Puerto Rico. . Most locations include a pharmacy, photo lab, cosmetics counter, and a general merchandise area; and select stores include onsite health clinics that offer treatment for common illnesses as well as vaccine administration and physicals.

Walgreens is a subsidiary of Walgreens Boots Alliance, Inc., the result of a merger between Walgreen Company and Switzerland-based Alliance Boots. Walgreens Boots Alliance, Inc., operates Walgreens and Duane Reade stores in the U.S., and Boots stores in Europe and Asia.



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QUICK FACTS

2024 POPULATION
±21,500

COUNTY
PASCO

TOTAL AREA
±5.70 SQ MI

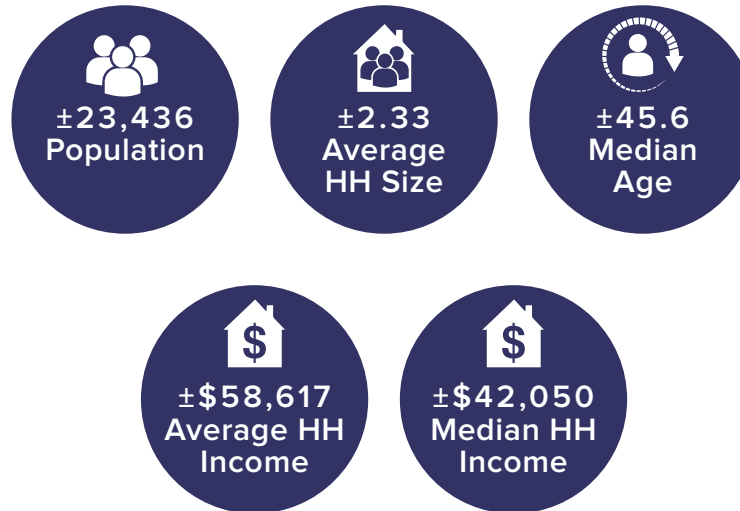
ABOUT HOLIDAY, FLORIDA

Holiday is a census-designated place (CDP) in Pasco County, Florida, United States. It is a suburb of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area.

The population of the Tampa Bay MSA is 3,175,275 people as of the 2020 United States census. As of 2024, the population of Holiday, Florida is estimated to be around 21,500.



2023 DEMOGRAPHICS WITHIN 34691 ZIP CODE



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CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



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