

GEORGIA INVESTMENT OFFERING

Walgreens

620 CENTRAL DRIVE | EAST DUBLIN, GA 31027



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Offering Summary

LIST PRICE \$1,650,000

CAP RATE 8.50%

PRICE PER SF \$148.64

LEASE TERM REMAINING 1.5 Years

OPTIONS Two (5-year) Options

LEASE TYPE Absolute Net Lease

ANNUAL RENT (NOI) \$140,250

MONTHLY RENT \$11,687

BUILDING SIZE (SF) ±11,100

LOT SIZE (SF) ±43,560

YEAR BUILT 1998

PARCEL NUMBER E23C-149

Investment Highlights

STABLE INCOME CORPORATE GUARANTEE

The Lease income is guaranteed by Walgreens corporate (S&P BBB) investment grade, Fortune 500 Company, with over 9,500 locations.

WALGREENS RECENTLY ACQUIRED THIS LOCATION

This location was acquired by Walgreens as part of their acquisition of over 1,900 Rite Aid properties in 2018. The store has a successful operating history of 20+ years at this site. The store and pharmacy are both now operating as Walgreens.

ONLY NATIONAL DRUGSTORE IN EAST DUBLIN (ONE OF THREE IN 30 MILES)

This Walgreens benefits as the only national chain drugstore serving the community of East Dublin. The next nearest Walgreens or CVS is over 4.0 miles to the west.

ABSOLUTE NNN LEASE

Walgreens has approximately one and a half (1.5) years remaining on the primary term with two 5-year options to extend. This is a true absolute net lease with no landlord responsibilities whatsoever.

APPROXIMATELY MIDWAY BETWEEN ATLANTA & SAVANNAH

Subject property is located about equidistant between Atlanta to the northwest and Savannah to the southeast which provides easy access from both major metropolitan areas.

HIGHWAY EXPOSURE ROUTE 319 – 29,170 VPD

This store is located on the hard signalized corner of Buckeye Road and Highway 319 which is one of the area's heaviest traveled arteries running from downtown Apalachicola, Florida through Southern Georgia. The corner has an average daily traffic count of 29,170 vehicles per day.

MAIN RETAIL CORRIDOR LOCATION

Walgreens is positioned on a retail corridor across from a Food World anchored center with supporting tenants including Dollar Tree, and the United States Postal Office. Other national retailers in the immediate area include Fred's, Subway, Dollar General, Valero and NAPA Auto Parts.

Lease Summary

ADDRESS	620 Central Drive East Dublin, GA 31027
TENANT	Walgreens
LEASE COMMENCEMENT	March 1, 1999
LEASE EXPIRATION	February 28, 2021
TERM REMAINING	1.5 Years
LEASE TYPE	Absolute Net Lease
ANNUAL RENT	\$140,250
MONTHLY RENT	\$11,687
RENT PER SQUARE FOOT	\$12.63
OPTIONS	Two (5-year) Options
LANDLORD RESPONSIBILITIES	None



Building Photos



Location Aerial



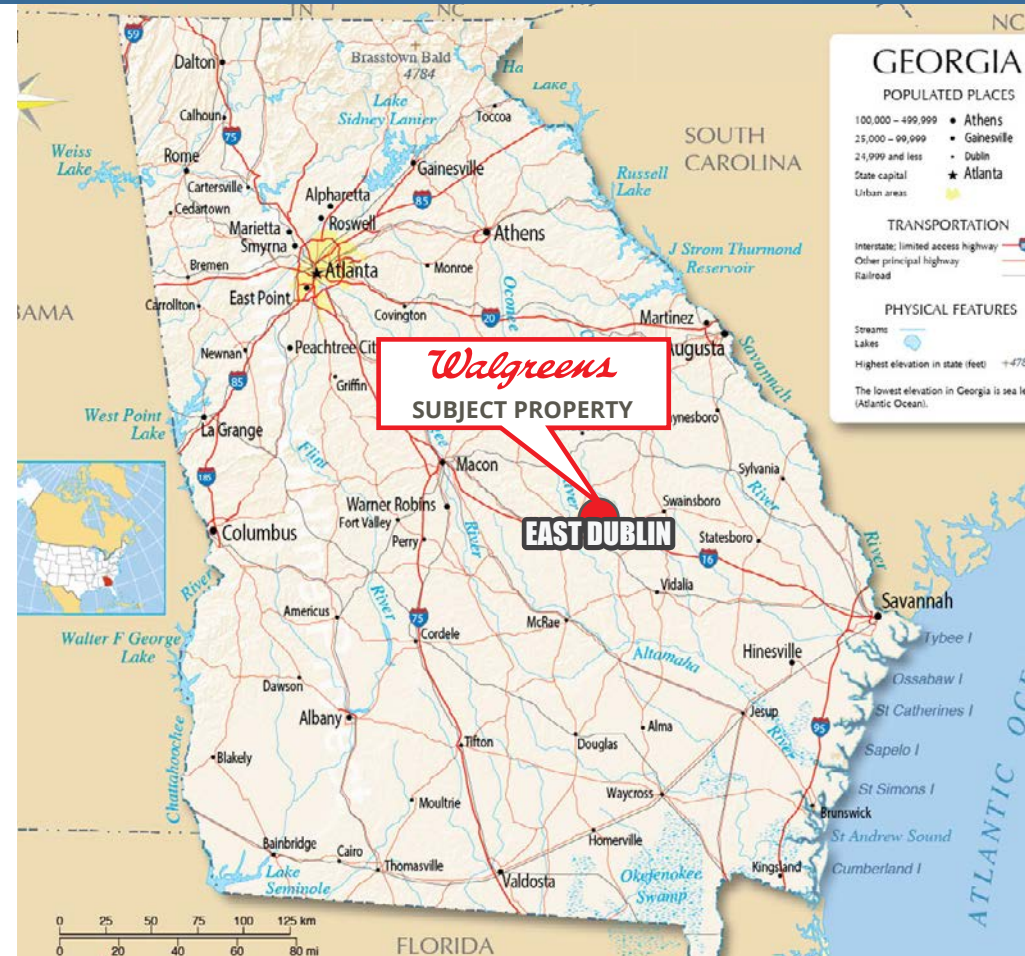
Location Overview and Demographics

Dublin is a city in and the county seat of Laurens County, Georgia. As of the 2010 census Laurens county had a population of 48,343 residents. Centrally located in middle Georgia, Dublin is strategically situated at the junction of Interstate 16, U.S. Highway 319 and U.S. 80 which provides easy access from both eastern and western parts of the state.

The city's position near the cross section of I-16 and 441, make It an ideal location for distribution with multiple distribution hubs located within the city limits including Best Buy, Fred's and Farmers Furniture.

- **MLK Monument Park** - Located in downtown Dublin, this monument commemorates Martin Luther King Junior's first public speech in 1944.
- **Beaverdam Wildlife Management Area** - Located approximately 12.5 miles north of Dublin, offers visitors a wide variety of outdoor activities including: hunting, biking, camping, and fishing.

Macon Georgia is located 50 miles northwest along interstate 16 with a population of 152,663. The city maintains more listings on the National Register of Historic Places than any other city in Georgia.



Total Population

3 MILE	14,760
5 MILES	23,919
10 MILES	36,545



Average Household Income

3 MILE	\$40,565
5 MILES	\$49,964
10 MILES	\$52,521



Total Households

3 MILE	5,810
5 MILES	9,432
10 MILES	14,173



Average Age

3 MILE	36.90
5 MILES	38.60
10 MILES	39.10



Traffic Counts Vehicles/Day

CENTRAL DR	23,500
BUCKEYE RD	5,670
I-16	24,400

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.

Walgreens Company Summary*

Tenant History

Headquartered in Deerfield, IL, Walgreens is the largest drugstore retail chain in the United States with approximately 9,500 stores in all 50 states, including the District of Columbia, Puerto Rico, and the U.S. Virgin Islands.

Walgreens opened its 8,000th store in 2012 in Los Angeles; that same year, they purchased a 45% interest in Alliance Boots, a leading international pharmacy-led health and beauty group. Two years later, Walgreens exercised its option to purchase the remaining 55% of the Switzerland based Alliance Boots to merge and create a new holding company named Walgreens Boots Alliance (NASDAQ: WBA). This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

On Oct 27, 2015, Walgreens Boots Alliance entered into an agreement to acquire 1,932 stores, 3 distribution centers and related assets from Rite Aid Corporation (NYSE: RAD). After receiving Rite Aid stockholder and regulatory approvals, the acquisition was finalized in March of 2018.

Walgreens is part of the Retail Pharmacy USA division of Walgreens Boots Alliance. The company sells prescription and non-prescription drugs and general merchandise consisting of over 25,000 household products including convenience and fresh foods, personal care, beauty care, photo finishing, as well as home medical equipment, contact lenses, vitamins, supplements and other health and wellness solutions. Walgreens also provides specialty pharmacy services for managing complex and chronic health conditions.

As of 2018, Walgreens employs over 235,000 people worldwide, 78,000 of which are healthcare professionals and fills over 990 million prescriptions annually. Walgreens boasts that 76% of the United States population lives within a five-mile radius of a Walgreens and interacts with over 8 million customers in stores and online on a daily basis.

**Walgreens company information received from Walgreens investor relations.*

Tenant Profile

GUARANTOR	Walgreens Boots Alliance, Inc.
OWNERSHIP	Public
STOCK SYMBOL (NASDAQ)	WBA
CREDIT RATING (S&P)	BBB
BUSINESS	Retail Pharmacy
LOCATIONS	±9,500 (as of March 2018)
ANNUAL REVENUE	\$131.5 billion (2018)
MARKET CAPITALIZATION	\$67.4 billion (2018)
HEADQUARTERS	Deerfield, IL
WEBSITE	www.walgreens.com



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FOR MORE INFORMATION PLEASE CONTACT:

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