

ATLANTA MSA INVESTMENT OFFERING

Walgreens

3033 JOHNSON FERRY ROAD | MARIETTA, GA 30062



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Investment Highlights

STABLE INCOME CORPORATE GUARANTEE

The Lease income is guaranteed by Walgreens parent corporate (S&P BBB) investment grade, Fortune 500 Company, with over 8,900 locations.

LOCATED IN TOP 10 METROPOLITAN STATISTICAL AREA - ATLANTA, GA

Subject property is located about 25 miles north of Atlanta, in the Atlanta MSA. This is the most populous MSA in the state of Georgia and the ninth largest in the United States with over 6,000,000 residents.

ABSOLUTE NET LEASE WITH 5+ YEARS REMAINING

This is a true absolute net lease with no landlord responsibilities whatsoever with approximately 5 years remaining and 10 (5-year) options to extend.

AFFLUENT HOUSEHOLD INCOME OF \$170,000 IN A 3-MILE RADIUS

The subject property is located in an affluent suburb of Atlanta. Average household income is \$175,619 within a one-mile radius, \$170,982 within a three-mile radius and \$153,873 in a five-mile radius. Total one-mile population is 8,231, in a three-mile radius is 65,161 and 172,187 in a five-mile radius.

ACROSS THE STREET FROM WALMART SUPERCENTER

This Walgreens is located directly across the street from Walmart Supercenter and within a mile radius are located retail tenants such as Kroger, Publix, Wells Fargo, Bank of America, IHOP and YMCA. Two and one-half miles from the property is located the Sandy Plains Centre, a 124,546 square foot shopping center anchored by Kroger with national retail tenants that include Home Depot, Office Depot, Publix and Starbucks.

Offering Summary

LIST PRICE	\$5,066,879
CAP RATE	6.60%
PRICE PER SF	\$365.71
LEASE TERM REMAINING	5 Years
OPTIONS	10 (5-year) Options
LEASE TYPE	Absolute Net Lease
ANNUAL RENT (NOI)	\$334,414
MONTHLY RENT	\$27,867
BUILDING SIZE (SF)	±13,855*
LOT SIZE (SF)	±43,560*
YEAR BUILT	2002

*Buyer to confirm building and parcel sizes during due diligence period.

Lease Summary

ADDRESS 3033 Johnson Ferry Road
Marietta, GA 30062

TENANT Walgreens

LEASE COMMENCEMENT May 1, 2002

LEASE EXPIRATION March 31, 2027

TERM REMAINING 5 Years

LEASE TYPE Absolute Net Lease

ANNUAL RENT \$334,414

MONTHLY RENT \$27,867

RENT PER SQUARE FOOT \$24.13

OPTIONS 10 (5-year) Options

LANDLORD RESPONSIBILITIES None



Building Photos



Property Aerial



Banfield
PET HOSPITAL

Publix
SUPER MARKETS

Kroger

WORKOUT
ANYTIME
Your Fitness. Your Schedule.

Great Clips

WELLS
FARGO

CHASE

ups

ACE
Hardware

Walmart
Supercenter

Bank of America

MACKIE'S
FINE WINE
& SPIRITS

LifeStorage

IHOP
RESTAURANT

Summit
URGENT CARE

ZAXBY'S

the
Y

TAKE
5
DRIVE THRU
BURGER

PIZZA
PAPA JOHN'S

Walgreens
SUBJECT PROPERTY

LASSITER
ANIMAL
HOSPITAL

McDonald's

JOHNSON FERRY ROAD - ±15,900 CARS PER DAY

Location Aerial



Location Overview and Demographics

Marietta is a city located in northeast Cobb County and is the largest suburb of the Atlanta Metropolitan Area, located about 25 miles northwest of Atlanta. The Atlanta Metropolitan area is the most populous metro area in the state of Georgia and the ninth largest in the United States with over 6.5 million residents. The area has an approximate GDP of \$304 billion, the 8th largest economy in the country. Some of the area's points of interest include:

- SANDY PLAINS CENTRE** - Approximately two and one-half miles northwest from the property, is located the Sandy Plains Centre, a 124,546 square foot shopping center anchored by Kroger and is surrounded by other national retail tenants such as The Home Depot, Office Depot, Publix, and more.
- DOBBINS AIR RESERVE BASE** - Just eleven miles southwest of the subject property is the Dobbins Air Reserve Base, home to approximately 10,000 reserve troops from the Air Force, Army and Navy with over 50 different air crafts assigned to the different flying units.



	Total Population		Average Household Income		Total Households		Average Age		Traffic Counts Vehicles/Day
1 MILE	8,231	1 MILE	\$175,619	1 MILE	2,890	1 MILE	42.40	JOHNSON FERRY	±15,900
3 MILES	65,161	3 MILES	\$170,982	3 MILES	22,782	3 MILES	41.40	SHALLOWFORD	±22,500
5 MILES	172,187	5 MILES	\$153,873	5 MILES	63,831	5 MILES	41.40	I-75	±240,000

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 Boots Alliance

Company Summary*

Tenant History

Walgreens Boots Alliance, Inc. operates as a pharmacy-led health and wellbeing company. It operates through three segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical Wholesale.

The Retail Pharmacy USA segment sells prescription drugs and an assortment of retail products, including health, wellness, beauty, personal care, consumable, and general merchandise products through its retail drugstores and convenient care clinics. It also provides specialty pharmacy services and mail services; and manages in-store clinics.

The Retail Pharmacy International segment sells prescription drugs; and health and wellness, beauty, personal care, and other consumer products through its pharmacy-led health and beauty stores and optical practices, as well as through boots.com and an integrated mobile application. This segment operated 4,031 retail stores under the Boots, Benavides, and Ahumada in the United Kingdom, Thailand, Norway, the Republic of Ireland, the Netherlands, Mexico, and Chile; and 548 optical practices, including 160 on a franchise basis.

The Pharmaceutical Wholesale segment engages in the wholesale and distribution of specialty and generic pharmaceuticals, health and beauty products, and home healthcare supplies and equipment, as well as provides related services to pharmacies and other healthcare providers. This segment operates in the United Kingdom, Germany, France, Turkey, Spain, the Netherlands, Egypt, Norway, Romania, the Czech Republic, and Lithuania.

Walgreens Boots Alliance, Inc. was founded in 1901 and is based in Deerfield, Illinois.

*Source: Yahoo Finance

Tenant Profile (As of January 2022)

WEBSITE	https://www.walgreensbootsalliance.com/
LOCATIONS	8,965
STOCK SYMBOL (NASDAQ)	WBA
CREDIT RATING (S&P)	BBB
MARKET CAPITALIZATION	\$46.893 Billion
REVENUE (2021)	\$132.5 Billion
ASSETS	\$81.2 Billion
EMPLOYEES	315,000

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