



## Walgreens | Albany MSA

4357 NY 150, West Sand Lake, NY 12196



# Property Overview

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### Property Overview

<b>Tenant:</b>	Walgreens
<b>Price:</b>	\$5,875,000
<b>Cap Rate:</b>	11.71%
<b>NOI:</b>	\$688,424
<b>Building Size:</b>	14,564 SF
<b>Year Built:</b>	2005
<b>Lease Type:</b>	NNN
<b>Lease Expiration:</b>	10/31/2029
<b>Rental Escalations:</b>	Options 1 & 3: 10% Options 5 & 6: FMV
<b>Renewal Options:</b>	Five 5-year One 3-year & 11-month

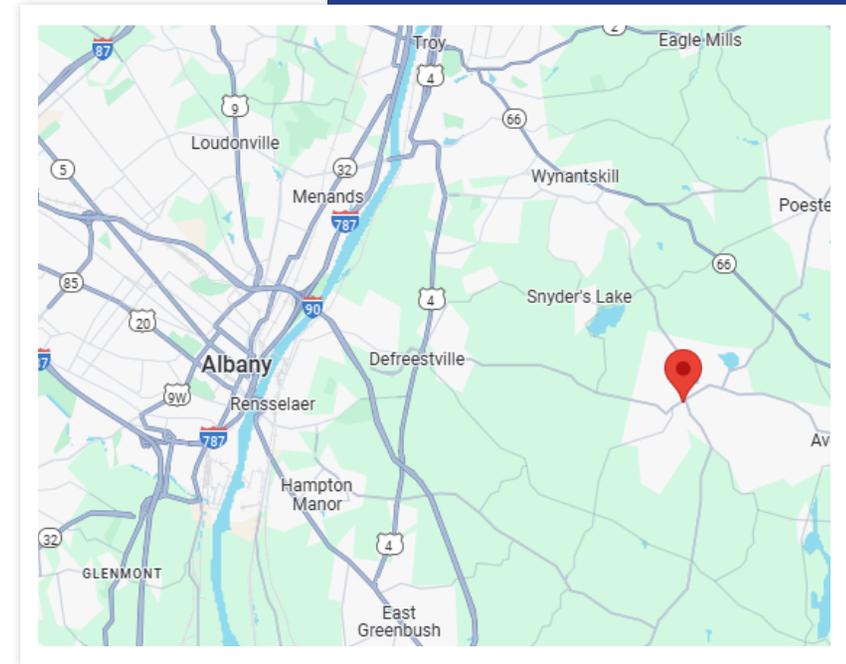
*Walgreens*



# Property Overview

## Property Highlights

- Positioned within the Albany MSA – Ranked #63 in the United States for population size
- Walgreens took over this location from Rite Aid in 2018
- NNN – No landlord responsibilities
- Located along New York Hwy 150 (13,061 VPD)
- 29,100 people live within five miles of the property
- Average household income within a five-mile radius is \$140,385
- Neighboring tenants include Hannaford Supermarket, Subway, Dunkin', Trustco Bank, USPS, & NAPA Auto Parts
- Limited competition in the area – the nearest national competitor pharmacy is located five miles north



### Demographics

	1-Mile	3-Mile	5-Mile
<b>Population:</b>	2,082	9,177	29,100
<b>Total Household Units:</b>	834	3,786	12,168
<b>Average Household Income:</b>	\$131,237	\$146,587	\$140,385

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# Location Aerial



# Tenant Overview

## Walgreens

Walgreens is an American pharmacy and retail chain founded in 1901 by Charles R. Walgreen Sr. in Chicago, Illinois, starting as a single drugstore on the city's South Side that emphasized quality prescriptions, customer service, and innovations like the malted milkshake. Over the decades, it expanded rapidly across the United States, becoming the second-largest pharmacy chain with approximately 8,100 stores nationwide as of 2026, offering prescription services, health and wellness products, photo services, and everyday essentials.

Website

[www.walgreens.com](http://www.walgreens.com)



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