

Walgreens

20-24 Prospect St | Moosup, CT 06354

\$1,510,000 | 9% CAP



📍 | 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ | (516) 864.8000
🌐 | www.SilberProperties.com

Tenant	Sq. Ft.	\$/SF	Annual Rent	Lease Expiration	Options	Increases
Walgreens	8,975	\$12.26	\$110,000	1/31/2034	3 @ 5 Years	10% Every Option
Pizza Pizzaz	2,400	\$15.00	\$36,000	10/5/2030	-	3% Annually
Total	11,375		\$146,000			

Income	
Annual Rent	\$146,000
Reimbursements	\$28,865
Total Income	\$174,865

Expenses	
Insurance	\$6,810
R.E. Taxes	\$26,106
Landscaping	\$5,569
Total Expenses	\$38,485

Net Operating Income	\$136,380
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Highlights

- Walgreens is NNN and reimburses 75% of all expenses.
- Walgreens just signed a 10 year extension without a rent reduction.
- Located just off Interstate-395.
- Pizzeria is willing to sign a 5 year renewal with a rental increase showing their commitment to the location, unless Purchaser does not want them to renew.



Sinclair Auto Palace
Used car dealer

ELVIS AUTO
Used car dealer

China House
Chinese restaurant

CONOCO

DUNKIN'

*Danceworks
Dance Centre*

 **UNITED STATES
POSTAL SERVICE**


**Cumberland
FARMS**

Ward Ave

S Main St

Prospect St - 9,448 VPD

Main St - 6,519 VPD



Elite Inn Moosup
DOLLAR GENERAL
THE BAKER'S DOZEN
COFFEE SHOP & BAKERY
The Music Lady Cafe

NAPA AUTO PARTS
SUBWAY
Franko's Pizza & Restaurant

Exxon

WILSON
Used car dealer

Riverview
Restaurant & Lounge

DUNKIN'

BerkshireBank

Moosup
Elementary school

JOLLY JOHN'S
TRUCK & EQUIPMENT

JOEY'S SEAFOOD

Jewett City Savings Bank

Prospect St - 9,448 VPD

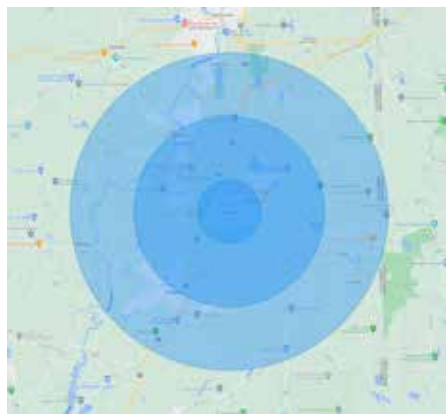
DUNKIN'
Danceworks
Dance Centre
UNITED STATES
POSTAL SERVICE

LA CANTINA

Edi's Place

Cumberland
FARMS

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice



POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	3,459	10,913	21,596
2023 POPULATION	3,558	10,289	20,769
2028 POPULATION PROJECTION	3,575	10,159	20,591
ANNUAL GROWTH 2010-2023	0.20%	-0.40%	-0.30%
ANNUAL GROWTH 2023-2028	0.10%	-0.30%	-0.20%

2020 POPULATION BY RACE:

WHITE	3,307	9,616	19,499
BLACK	81	167	304
AMERICAN INDIAN/ALASKAN NATIVE	41	81	143
ASIAN	35	120	263
HAWAIIAN & PACIFIC ISLANDER	1	10	18
TWO OR MORE RACES	93	295	540
HISPANIC ORIGIN	276	662	1,156

HOUSEHOLDS:

2010 HOUSEHOLDS	1,337	4,078	7,983
2023 HOUSEHOLDS	1,378	3,859	7,701
2028 HOUSEHOLD PROJECTION	1,384	3,811	7,635
ANNUAL GROWTH 2010-2023	0%	0%	0.10%
ANNUAL GROWTH 2023-2028	0.10%	-0.20%	-0.20%
OWNER OCCUPIED HOUSEHOLDS	779	2,660	5,701
RENTER OCCUPIED HOUSEHOLDS	606	1,151	1,934
AVG HOUSEHOLD INCOME	\$70,661	\$82,502	\$84,336
MEDIAN HOUSEHOLD INCOME	\$57,197	\$65,775	\$72,342

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Walgreens



PROPERTY PHOTOS



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Walgreens

Walgreens is an American company that operates the second-largest pharmacy store chain in the United States, behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. It was founded in Chicago in 1901, and is headquartered in the Chicago suburb of Deerfield, Illinois. On December 31, 2014, Walgreens and Switzerland-based Alliance Boots merged to form a new holding company, Walgreens Boots Alliance. Walgreens became a subsidiary of the new company, which retained its Deerfield headquarters and trades on the Nasdaq under the symbol WBA.

Walgreens began in 1901, with a small food front store on the corner of Bowen and Cottage Grove Avenues in Chicago, owned by Dixon, Illinois native Charles R. Walgreen. By 1913, Walgreens had grown to four stores on Chicago's South Side. It opened its fifth in 1915 and four more in 1916. By 1919, there were 20 stores in the chain.

TENANT INFORMATION



Locations
13,343+

Revenue
\$139.08 Billion

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FOR MORE INFORMATION

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