

Walgreens

2630 Braselton Hwy | Buford, GA 30519 (Atlanta MSA)

Retail
Investment Opportunity

Offering Memorandum



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EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Walgreens

2630 Braselton Hwy, Buford, GA 30519



INVESTMENT HIGHLIGHTS

Property Highlights

- **ABSOLUTE NNN LEASE | DRIVE-THRU PHARMACY**
Freestanding Walgreens with drive-thru pharmacy on an absolute NNN lease, providing a passive, management-free investment.
- **HIGH-TRAFFIC, GROCERY-ANCHORED RETAIL CORRIDOR**
Located at the intersection of GA-124 and Gravel Springs Rd with $\pm 40,300$ VPD, offering strong visibility and consistent traffic. Positioned directly adjacent to a Kroger-anchored shopping center, with additional grocery draw from Publix (~0.9 miles) driving high-frequency, daily-needs traffic.
- **HEALTHCARE-DRIVEN DEMAND**
Located approximately 10–12 miles from Northside Hospital Gwinnett and Northside Hospital Forsyth, with multiple clinics and urgent care providers within a 1–3 mile radius supporting consistent prescription demand.
- **LIMITED COMPETITION**
No other Walgreens within 5.5 miles, providing strong market separation, with CVS (~1.7 miles) as the nearest national competitor.
- **BELOW MARKET RENT**
Walgreens is paying approximately \$21.80 PSF, which is ~23.8% below the subject market asking rent of \$28.61 PSF, supporting long-term occupancy and tenant retention.
- **DOMINANT HARD CORNER LOCATION**
Positioned at a signalized intersection surrounded by national tenants including Chick-fil-A, McDonald's, Dairy Queen, Shell, and Dollar General, supporting steady daily traffic.
- **GROCERY-ANCHORED RETAIL NODE**
Directly adjacent to a Kroger-anchored center, reinforcing the site as a primary destination for daily-needs retail.
- **TOP-TIER ATLANTA DEMOGRAPHICS**
62,243 residents within 3 miles and 141,442 within 5 miles, with average household incomes exceeding \$135,000, supporting strong retail demand.



Walmart Supercenter petco
 THE HOME DEPOT Publix
 Orangetheory®
 Chick-fil & KOHL'S

Hamilton Mill Golf Club
 Golf Course

Cadence Academy
 PRESCHOOL™



Overlook at Mill Creek Homes
 Neighborhood



JOEY WATKINS
 TIRE & AUTOMOTIVE

ExtraSpace
 Storage



Fort Daniel Children's Academy
 Impacting Lives, One Child at a Time



DOLLAR GENERAL

Mountain Crossing

Kroger
 Gravel Springs ANIMAL HOSPITAL
 UPS
 CORNERSTONE PEDIATRICS
 SUN GARDEN
 LIVE LIFE TO THE COOLEST.

BRU-STER'S
 real ice cream

Fort Daniel Elementary
 ±672 Students

GA-124 ± 18,100 VPD



Gravel Springs Rd ± 22,200 VPD

Walgreens
 Subject Property



Lakeview at Ivy Creek Neighborhood

Meridan Hill Neighborhood

ExtraSpace Storage

Hamilton Mill Church



Mountain Crossing



Walgreens
Subject Property

Gravel Springs Rd ± 22,200 VPD

GA-124 ± 18,100 VPD



2630 Braselton Hwy
Buford, GA 30519

±14,490 SF

GLA

2004

Year Built

±40,300

Combined VPD

Absolute NNN

Lease Type

Fee Simple

Ownership Type



FINANCIAL OVERVIEW

Walgreens

2630 Braselton Hwy, Buford, GA 30519



FINANCIAL SUMMARY

\$3,632,184

List Price

8.70%

Cap Rate

\$251

Price Per SF

±1.71 AC

Lot Size

Property Details

Tenant Trade Name	Walgreens
Type of Ownership	Fee Simple
Lease Guarantor	Walgreens Co.
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	25 Years
Rent Commencement Date	8/1/2004
Lease Expiration Date	11/30/2029
Term Remaining on Lease	±3.7 Years
Increases	None
Options	Ten, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF
Current - 11/30/2029	\$26,333	\$316,000	\$21.80
12/1/2029 - 11/30/2034	\$26,333	\$316,000	\$21.80
12/1/2034 - 11/30/2039	\$26,333	\$316,000	\$21.80
12/1/2039 - 11/30/2044	\$26,333	\$316,000	\$21.80
12/1/2044 - 11/30/2049	\$26,333	\$316,000	\$21.80
12/1/2049 - 11/30/2054	\$26,333	\$316,000	\$21.80
12/1/2054 - 11/30/2059	\$26,333	\$316,000	\$21.80
12/1/2059 - 11/30/2064	\$26,333	\$316,000	\$21.80
12/1/2064 - 11/30/2069	\$26,333	\$316,000	\$21.80
12/1/2069 - 11/30/2074	\$26,333	\$316,000	\$21.80
12/1/2074 - 11/30/2079	\$26,333	\$316,000	\$21.80

TENANT OVERVIEW

Year Founded
1901

Headquarters
Deerfield, IL

Ownership Status
Privately held

Employees
312,000

Locations
8,700

Credit Rating
SGL-2

Annual Revenue
\$147.66B

Walgreens

Tenant Overview

Walgreens, originally founded as the Walgreen Co. in Chicago in 1901, has evolved into one of America's most enduring and recognizable pharmacy and retail healthcare brands. Headquartered in Deerfield, Illinois, the company has maintained a strong national presence for over a century, anchoring community-level healthcare and everyday convenience through its vast network of retail pharmacy locations. As a core subsidiary of Walgreens Boots Alliance, the company continues to leverage its scale, brand equity, and integrated healthcare strategy to remain a critical component of the U.S. retail and pharmacy landscape.

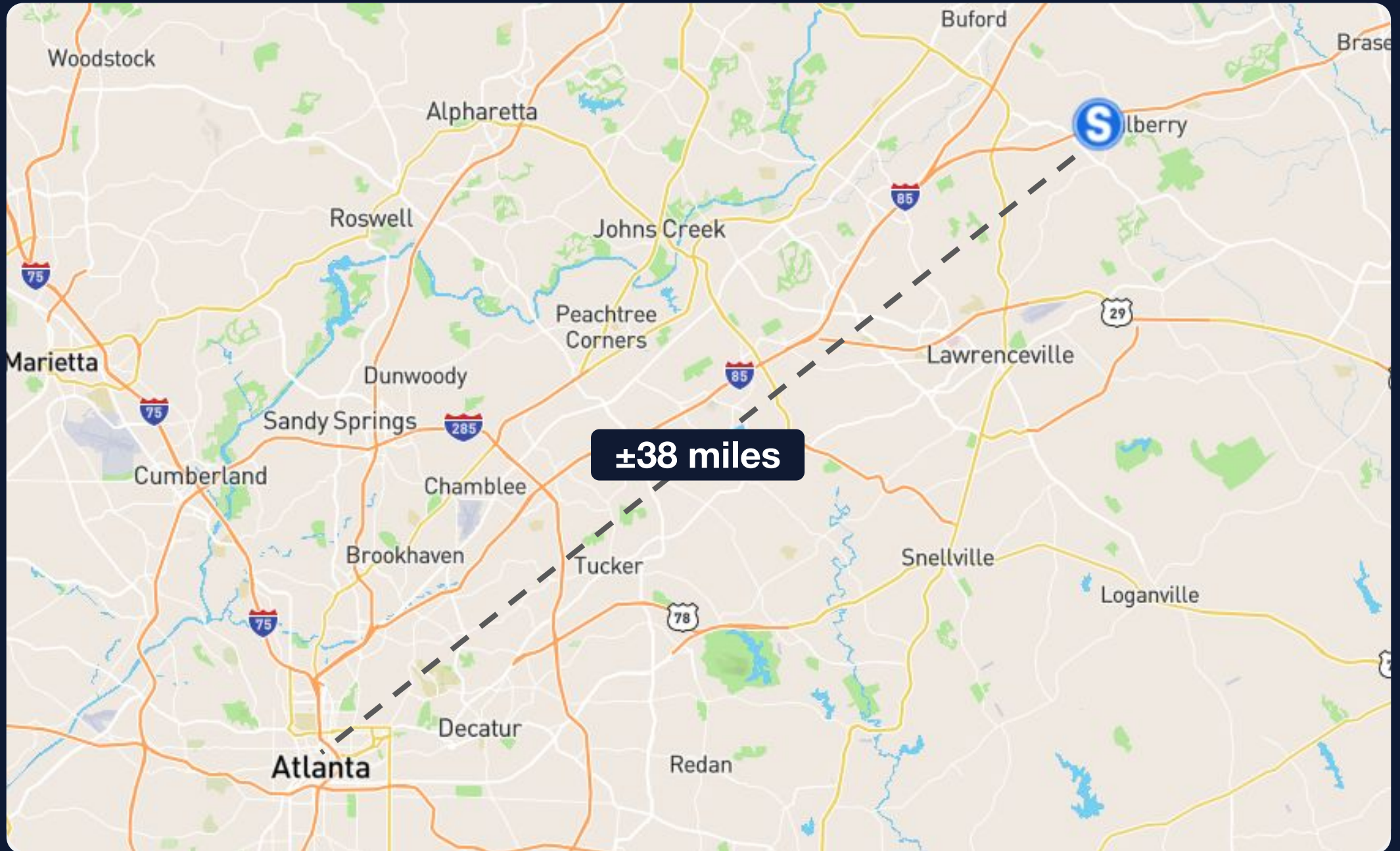
Why Invest in Walgreens?

- **Massive scale:** With thousands of locations, Walgreens remains a dominant U.S. pharmacy network.
- **Footprint optimization:** The store closure initiative signals a disciplined approach to refocusing operations on profitable assets.
- **Adaptability:** The company continues to invest in omnichannel capabilities and human-centered services even amid structural realignment.
- **Institutional-Caliber Credit & Long-Term Viability:** As one of the largest retail pharmacy chains in the country by revenue and location count, Walgreens presents a compelling risk-adjusted profile for net lease investors seeking tenants with high visibility, stable cash flows, and national credit recognition.
- **Essential Retail Positioning:** The company's focus on pharmacy services and everyday health needs supports consistent consumer demand across economic cycles.

MARKET OVERVIEW

Walgreens

2630 Braselton Hwy, Buford, GA 30519



BUFORD, GA



Market Demographics

62,243

Total Population (3-Mi)

\$86,500

Median HH Income

96.2%

Employment Rate

35.7

Median Age

Local Market Overview

Buford, Georgia, located in the northeastern portion of the Atlanta metropolitan area, benefits from strong regional population growth and sustained economic expansion. The area has experienced consistent in-migration driven by its proximity to major employment hubs, access to Lake Lanier, and highly regarded school systems. Household incomes in Buford exceed many regional averages, reflecting a well-established base of professional and skilled workers. The city's strategic position along Interstate 985 and near Interstate 85 enhances connectivity to Atlanta's urban core and surrounding suburban nodes, supporting both residential desirability and commercial viability.

The local economy is supported by a mix of retail, logistics, healthcare, and light industrial sectors, with continued development reinforcing Buford's role as a key suburban submarket. Retail corridors anchored by the Mall of Georgia and surrounding mixed-use developments contribute to strong consumer activity and job creation. Residential demand remains elevated due to quality-of-life factors, including recreational amenities, proximity to Lake Lanier, and access to expanding employment centers throughout Gwinnett County. As a result, Buford continues to attract both families and professionals seeking suburban accessibility with urban economic ties.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,954	62,243	141,442
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,774	19,901	45,991
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$128,435	\$139,914	\$136,552

ATLANTA, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
\$18 Billion

GDP
\$570.7 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2630 Braselton Hwy, Buford, GA, 30519** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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