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WALGREENS
ABSOLUTE NNN LEASE
280 San Antonio Avenue, Many, LA



WALGREENS

280 San Antonio Avenue, Many, LA

PROPERTY INFORMATION

PROPERTY SUMMARY

The Kase Group is pleased to present the opportunity to acquire a corporately guaranteed Walgreens located in Many, Louisiana. The asset is secured by a 12+ year absolute NNN lease with zero landlord obligations, corporately guaranteed by Walgreens Boots Alliance. The lease commenced in 2024 and runs through 2039, with 5% rental increases every five years throughout the initial term and each of the twelve (12) five-year renewal options.

The ±13,436 square foot freestanding building sits on a ±1.23-acre parcel and is offered as fee simple ownership. The asset is located at a signalized hard-corner intersection with ±20,700 vehicles per day along San Antonio Avenue and Hill Street. The surrounding trade area includes a strong mix of national tenants such as McDonald's, Burger King, Taco Bell, Tractor Supply Co., AutoZone, and O'Reilly Auto Parts.

Walgreens

280 San Antonio Avenue, Many, LA

PROPERTY HIGHLIGHTS

- **Absolute NNN Lease with Zero Landlord Responsibilities**
- **5% Rental Increases Every 5 Years -Throughout the Primary Term and Option Periods**
- **Corporate Guarantee - Backed by Walgreens Boots Alliance**
- **12+ Years of Firm Term Remaining**
- **Prime Signalized Hard Corner - ±20,700 Combined Vehicles Per Day Along San Antonio Avenue and Hill Street**
- **Freestanding Drive-Thru Location - ±13,436 SF Building on ±1.23 Acres**
- **Surrounded by National Retailers - McDonald's, Burger King, Taco Bell, Tractor Supply Co., AutoZone, and O'Reilly Auto Parts**
- **\$61,955 Average Household Income and ±3,649 Employees Within a 5-Mile Radius**





OFFERING SUMMARY

Property Name	Walgreens
Property Address	280 San Antonio Avenue, Many, LA
Price	\$3,120,000
Cap Rate	7.00%
Net Operating Income	\$218,400
Square Footage	±13,436 SF
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Options	Twelve, 5-Year
Lease Start Date	2/24/2024
Lease Expiration Date	2/28/2039
Increases	5% Increases Every 5 Years

Walgreens

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SAN ANTONIO AVE

HILL ST

Walgreens
280 SAN ANTONIO AVENUE
MANY, LA



TSC TRACTOR SUPPLY CO

SAN ANTONIO AVENUE



VPD 20,700

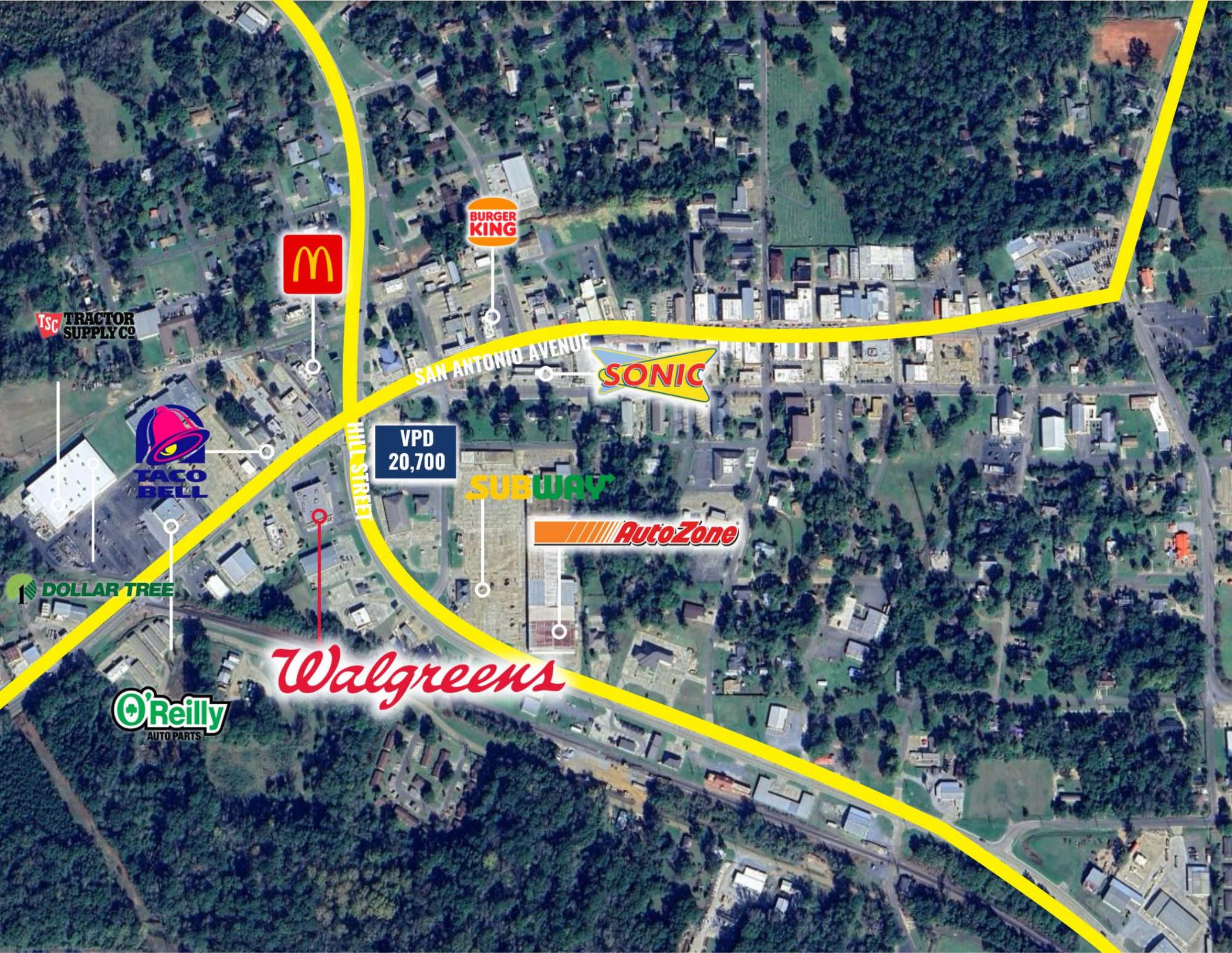


DOLLAR TREE

Walgreens



HILL STREET

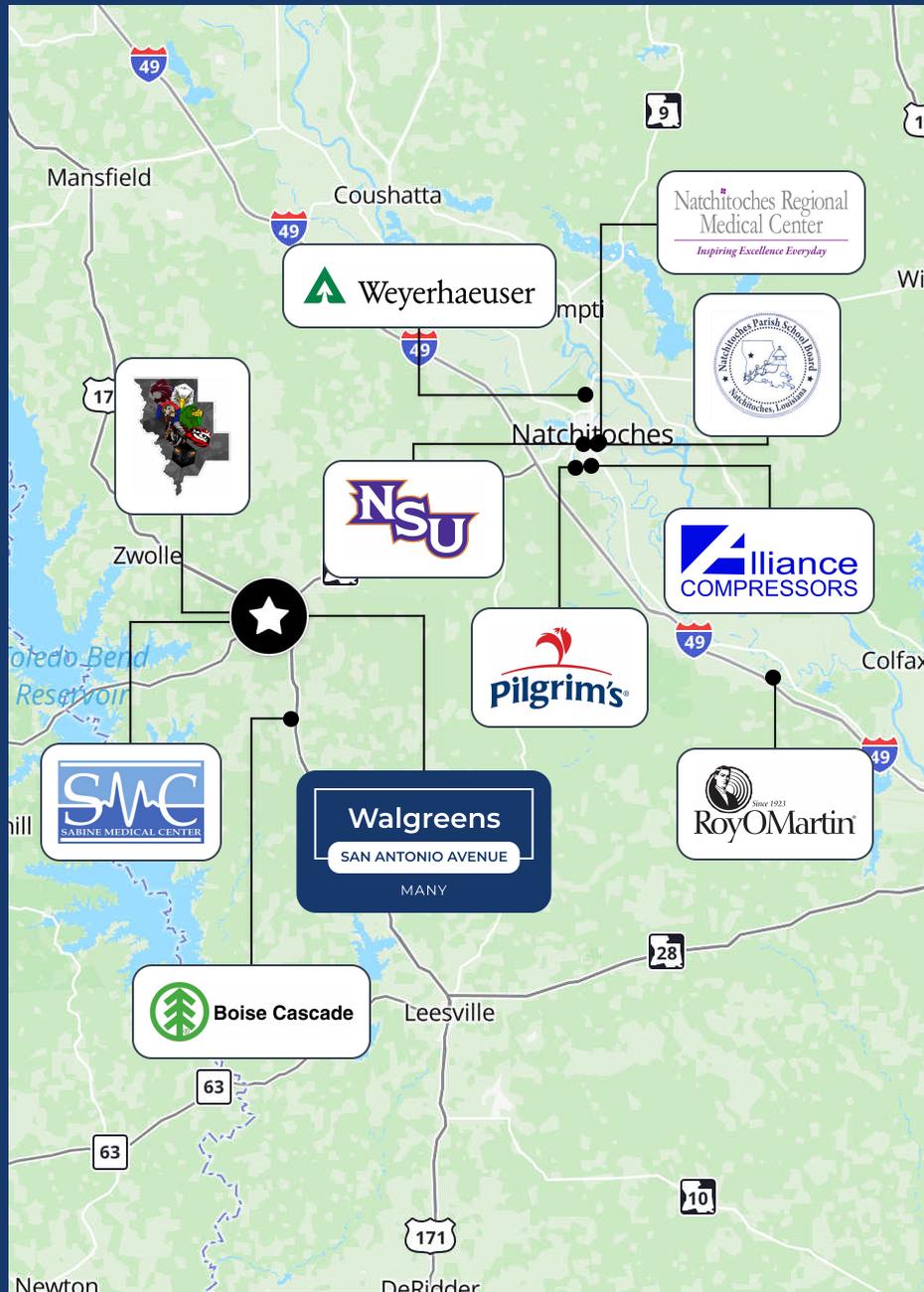


AREA MAP



Walgreens
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MAJOR EMPLOYERS



The economic landscape surrounding the property is characterized by a diverse and resilient employment base, providing a stable foundation for investment. The local economy is strongly anchored by non-cyclical public sector and healthcare employers, most notably the Sabine Parish School Board and Sabine Medical Center, which ensure consistent employment irrespective of broader economic fluctuations. This stability is complemented by a formidable presence in the wood products and manufacturing industries, with major national corporations like RoyOMartin, Weyerhaeuser, and Boise Cascade operating significant facilities in the region. The presence of these industrial giants, along with other key employers such as Alliance Compressors, underscores a deep, specialized labor pool and sustained demand for housing. This strategic blend of stable public services and a robust manufacturing core creates a durable economic environment, mitigating risk and supporting long-term tenant demand for the subject property.

Employer	Industry	Employees	Distance
Natchitoches Regional Medical Center	Healthcare	811	29.7 mi
Northwestern State University	Education	795	28.5 mi
RoyOMartin	Wood Product Manufacturing	750	49.1 mi
Natchitoches Parish School Board	Education	725	29.8 mi
Pilgrim's Pride	Food Processing	693	29.5 mi
Alliance Compressors	Manufacturing	665	30.8 mi
Sabine Parish School Board	Education	661	0.4 mi
Boise Cascade	Wood Product Manufacturing	500	9.1 mi
Weyerhaeuser	Wood Product Manufacturing	500	32.7 mi
Sabine Medical Center	Healthcare	250	1.4 mi

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The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel the lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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