

WALGREENS

25 EAST BROAD STREET, BRIDGETON, NEW JERSEY

RETAIL PROPERTY



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PROPERTY INFORMATION





LOCATION DESCRIPTION

Bridgeton is a city located in Cumberland County, New Jersey, and is the county seat. Situated in the Delaware Valley region, it is one of the oldest cities in New Jersey, founded in 1686. Historically, Bridgeton had a strong agricultural presence, particularly in its production of fruits, vegetables, and poultry. Over time, its economy has diversified to include manufacturing, services, and retail sectors.

Bridgeton has a diverse population, reflecting various ethnicities and cultures. The city features historical landmarks, including the Bridgeton Historic District, which contains well-preserved architecture from different periods. The city is connected by roadways to major highways like Route 55, providing access to other parts of New Jersey.

Educational institutions in the Cumberland county contribute to the local community. Bridgeton is home to Cumberland County College, which offers various academic programs. The area also features various parks, historical sites, and natural attractions. Examples include Parvin State Park, East Point Lighthouse, and the Cohanzick Zoo, one of the oldest zoos in the country.

LOCATION DETAILS

County	Cumberland
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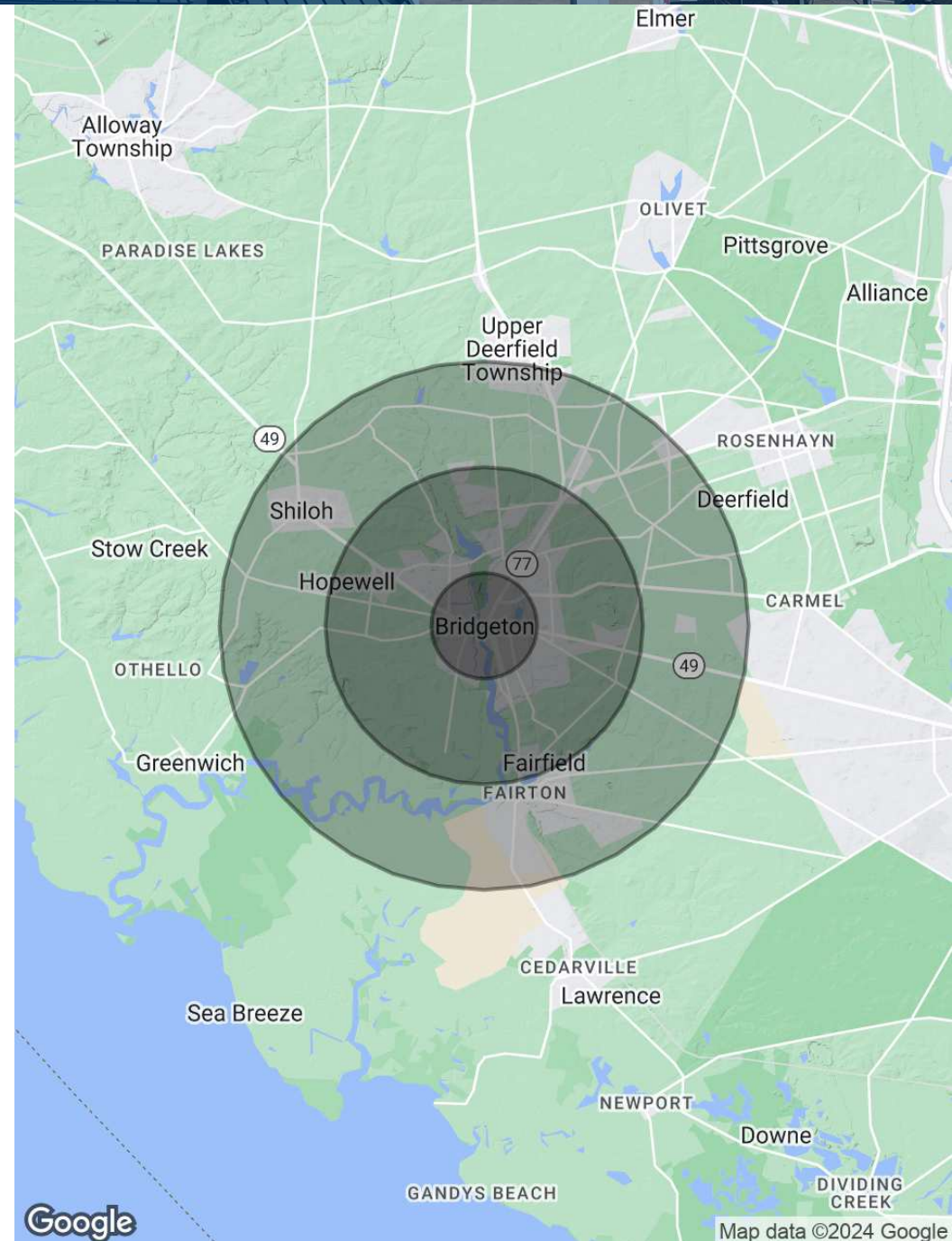


DEMOGRAPHICS MAP & REPORT

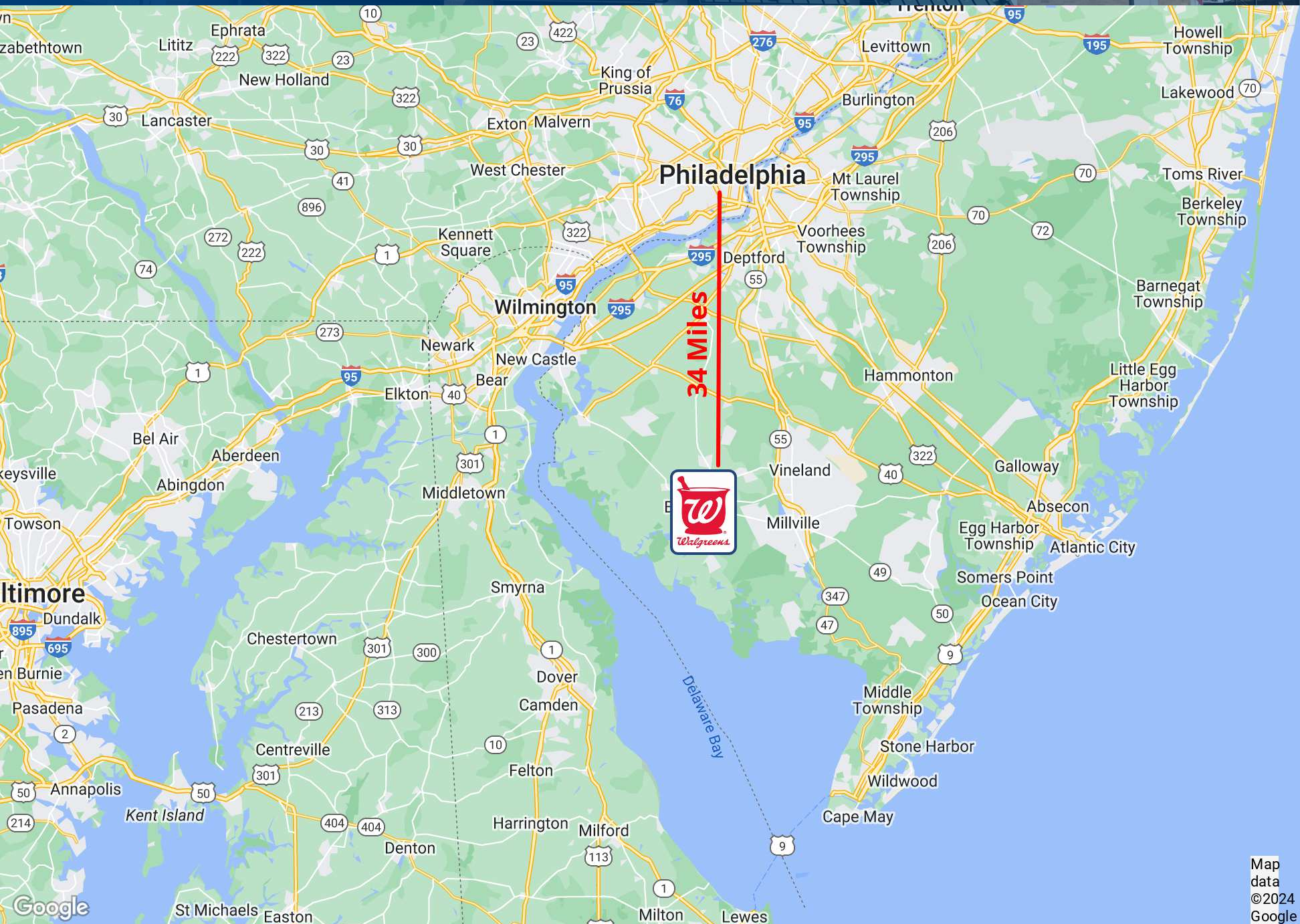
POPULATION	5 MILES	3 MILES	1 MILE
Total Population	38,404	30,081	13,302
Average Age	33.8	32.3	28.8
Average Age (Male)	32.4	30.6	27.6
Average Age (Female)	32.1	30.1	30.0

HOUSEHOLDS & INCOME	5 MILES	3 MILES	1 MILE
Total Households	12,384	9,429	4,397
# of Persons per HH	3.1	3.2	3.0
Average HH Income	\$60,123	\$53,563	\$44,166
Average House Value	\$124,581	\$99,882	\$69,385

RACE	5 MILES	3 MILES	1 MILE
Total Population - White	18,960	13,813	6,368
Total Population - Black	12,201	10,138	3,936
Total Population - Asian	615	385	71
Total Population - Hawaiian	6	2	0
Total Population - American Indian	621	389	79
Total Population - Other	3,020	2,728	1,105

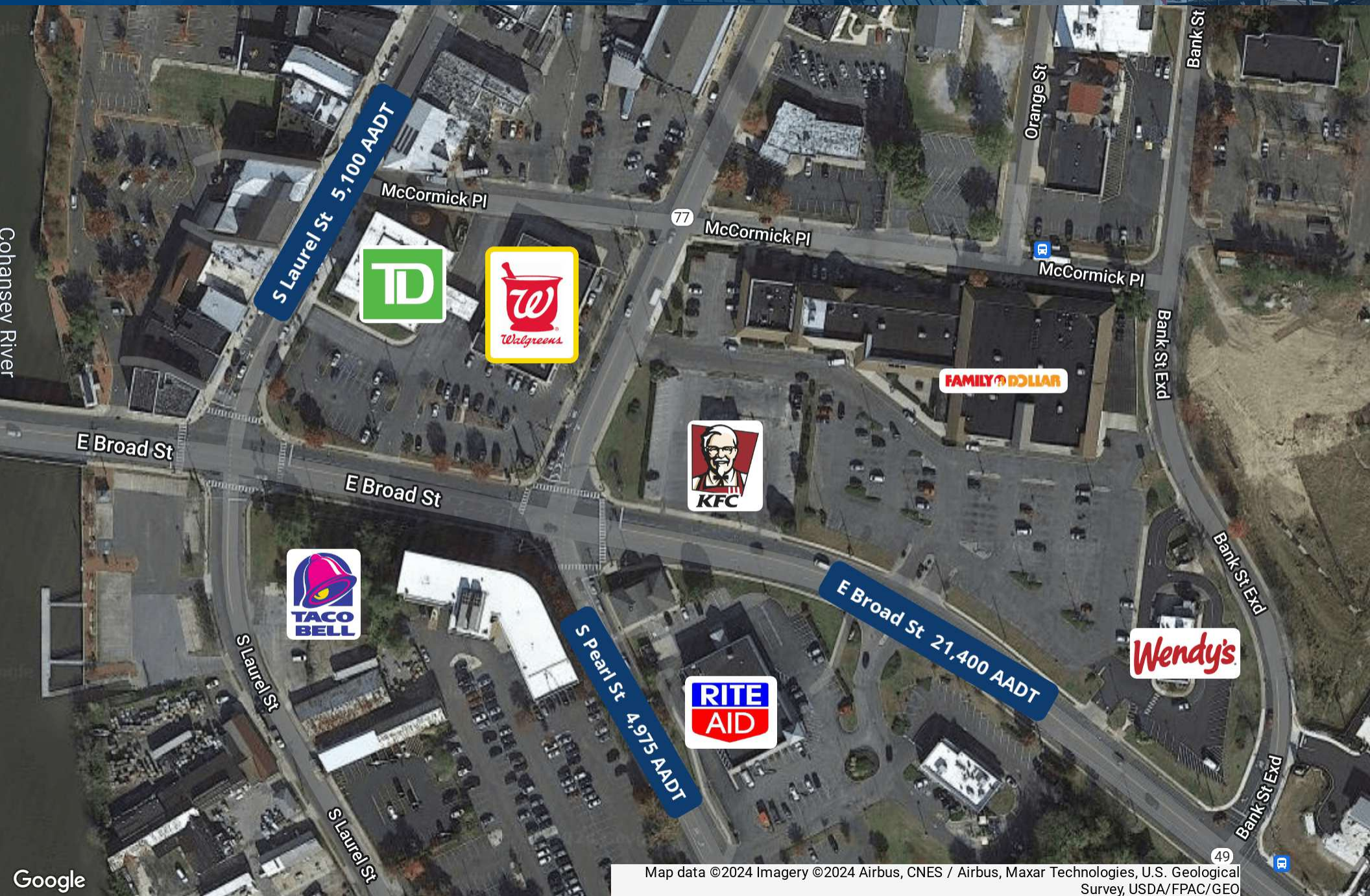


REGIONAL MAP



Map data ©2024 Google

LOCATION MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

FINANCIAL ANALYSIS





SITE FEATURES

- Double Drive-Thru Location
- Direct Access to E Broad St with 21,000+ Average Vehicles per Day

SITE PERFORMANCE

Year	Merchandise	Convenience & Food	Prescriptions	Total
2022	\$1,537,444	\$198,090	\$88,809	\$1,824,343

TENANT OVERVIEW

Company:	Walgreens Boots Alliance, Inc
Founded:	1909
Locations:	8,706
Total Revenue:	\$96.6 Billion
Net Income:	\$6.8 Billion
Market Cap:	\$21.9 Billion
Headquarters:	Deerfield, IL
Websites:	www.walgreensbootsalliance.com www.walgreens.com

TENANT PROFILE

Walgreens Boots Alliance, Inc. operates as a healthcare, pharmacy, and retail company in the United States, the United Kingdom, Germany, and internationally. It operates through three segments: U.S. Retail Pharmacy, International, and U.S. Healthcare. The U.S. Retail Pharmacy segment engages in operation of the retail drugstores, health and wellness services, specialty, and home delivery pharmacy services, which offers health and wellness, beauty, personal care and consumables, and general merchandise. The International segment offers sale of prescription drugs and health and wellness, beauty, personal care, and other consumer products outside the United States; and operates pharmacy-led health and beauty retail businesses under the Boots brand stores in the United Kingdom, the Republic of Ireland, and Thailand, as well as the Benavides brand in Mexico and the Ahumada brand in Chile. The U.S. Healthcare segment provides VillageMD, a national provider of value-based care with primary, multi-specialty, and urgent care providers serving patients in traditional clinic settings, in patients' homes and online appointments; Shields, a specialty pharmacy integrator and accelerator for hospitals; and CareCentrix, a participant in the post-acute and home care management sectors. Walgreens Boots Alliance, Inc. was founded in 1909 and is headquartered in Deerfield, Illinois.

PROPERTY SUMMARY

Address	25 East Broad Street Bridgeton, NJ, 08302
APN	01-00118-0000-00002
Year Built / Renov.	1976
Gross Leasable Area	12,558
Lot Size	103.00
Zoning	Commercial
Type of Ownership	

OFFERING SUMMARY

Sale Price	\$5,833,333
Cap Rate	6.00%
Price/SF	\$464.51

NNN OVERVIEW

Property Sub-Type	Free Standing Building
Tenant	Walgreens Boots Alliance, Inc
Guarantor	Corporate
Lease Type	Absolute-Net
Lease Commencement	4/1/2008
Lease Expiration	9/30/2083
5-Year Termination Option Commencement	9/30/2033
Percentage Rent	0.5% of Food & Scripts & 2.00% of Remaining Sales - Base Rent

ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 9/30/2033	\$350,000	\$29,167	\$27.87	6.00%
Option to Terminate 09/30/2033	\$350,000	\$29,167	\$27.87	6.00%
Option to Terminate 09/30/2038	\$350,000	\$29,167	\$27.87	6.00%
Option to Terminate 09/30/2043	\$350,000	\$29,167	\$27.87	6.00%
Option to Terminate 09/30/2048	\$350,000	\$29,167	\$27.87	6.00%
Option to Terminate 09/30/2053	\$350,000	\$29,167	\$27.87	6.00%
Option to Terminate 09/30/2058	\$350,000	\$29,167	\$27.87	6.00%
Option to Terminate 09/30/2063	\$350,000	\$29,167	\$27.87	6.00%
Option to Terminate 09/30/2068	\$350,000	\$29,167	\$27.87	6.00%
Option to Terminate 09/30/2073	\$350,000	\$29,167	\$27.87	6.00%
Option to Terminate 09/30/2078	\$350,000	\$29,167	\$27.87	6.00%
Option to Terminate 09/30/2083	\$350,000	\$29,167	\$27.87	6.00%

