



WALGREENS NEW 15 YEAR ABSOLUTE NNN LEASE WITH 5% INCREASES IN RENT

280 SAN ANTONIO AVENUE, MANY, LA 71449

AUSTIN BORYSEWICH
Associate
407.490.9198
austin@thekasegroup.com
CA DRE #02163197

JEFF BRACCO
Managing Director
510.388.4438
jbracco@thekasegroup.com
CA DRE #01336201

MICHAEL ALLAIN
Director
504.231.4410
michaelallain@kw.com
LA #Lic 912122507-ACT

IK The Kase Group
Real Estate Investment Services

TABLE OF CONTENTS

280 SAN ANTONIO AVENUE
MANY, LA 71449

TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	
Property Description	
Aerial Map	
DEMOGRAPHICS	7
Demographics Map & Report	

Walgreens



PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY

280 SAN ANTONIO AVENUE

MANY, LA 71449

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
- 13.5 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

Sale Price:	\$3,120,000
Lot Size:	1.23 AC
Price per SF:	\$284
Net Operating Income:	\$218,400
Cap Rate:	7.00%
Building Size:	13,436 SF
Lease Start:	2/24/2024
Lease End:	2/28/2039
Options:	Four, 5-Year
Rental Increases:	5% Increases Every 5 Years

PROPERTY DESCRIPTION

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 brand-new 15-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 four (4) 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

LOCATION DESCRIPTION

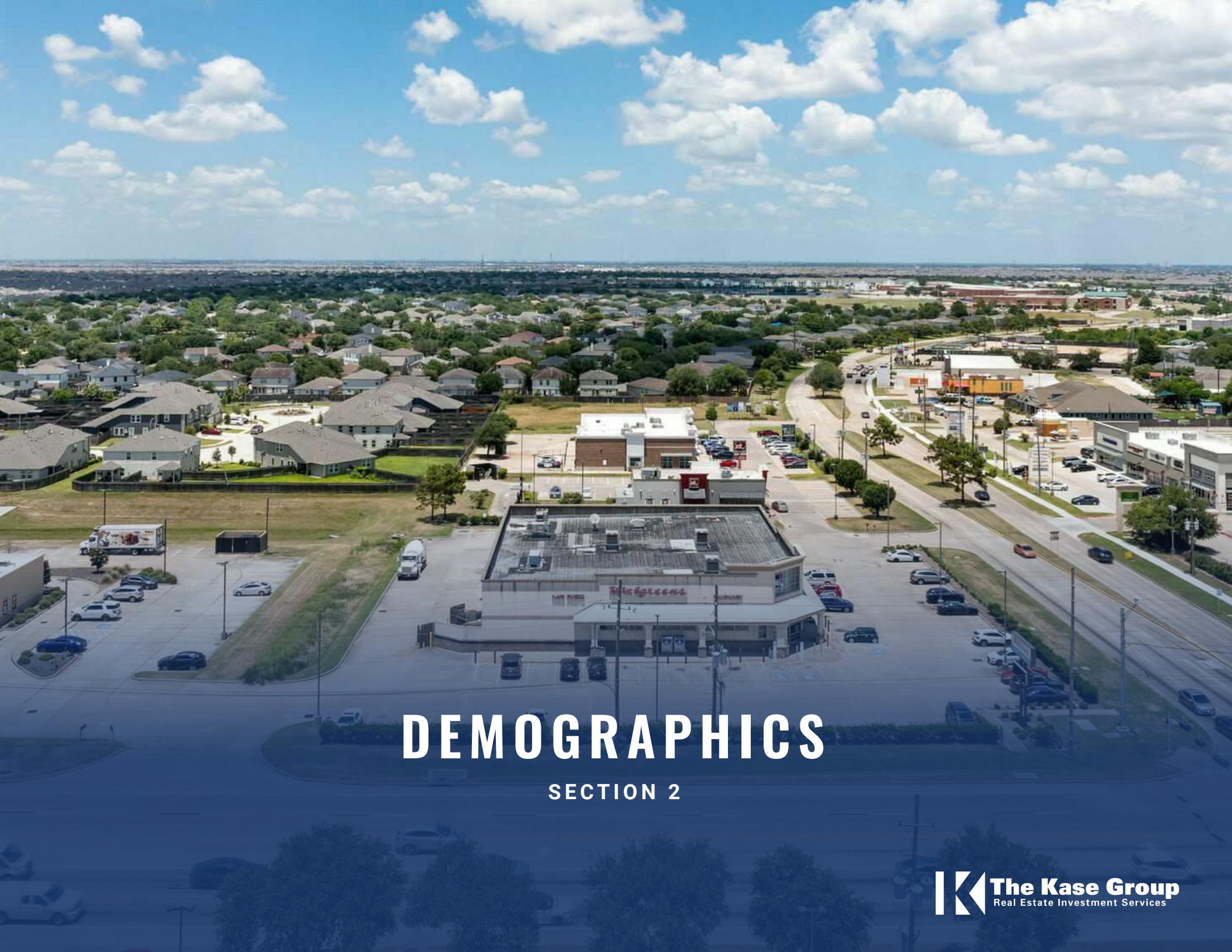
Many is the parish seat of Sabine Parish in western Louisiana, located near the Texas border along U.S. Highway 171. The town serves as the primary commercial and service hub for the surrounding rural communities, offering essential retail, healthcare, and government services. Many is best known as the eastern gateway to Toledo Bend Reservoir, one of the largest man-made lakes in the United States and a major regional draw for fishing, boating, and outdoor recreation. The area's economy benefits from tourism tied to the reservoir, as well as local government, education, and healthcare employment. The community features a mix of national retailers, local businesses, and dining establishments, with convenient access to regional highways connecting to Shreveport, Alexandria, and Natchitoches.

AERIAL MAP

280 SAN ANTONIO AVENUE

MANY, LA 71449



An aerial photograph of a suburban area. In the foreground, there is a large, modern shopping center with multiple storefronts, including a "Taco Bell" and a "Barnes & Noble". A parking lot in front of the shopping center is mostly empty. To the left of the shopping center, there is a large, open field with a few small buildings and a truck. In the background, there is a dense cluster of single-family homes with green lawns. A road runs through the middle of the image, with several cars driving on it. The sky is blue with some white clouds.

DEMOGRAPHICS

SECTION 2

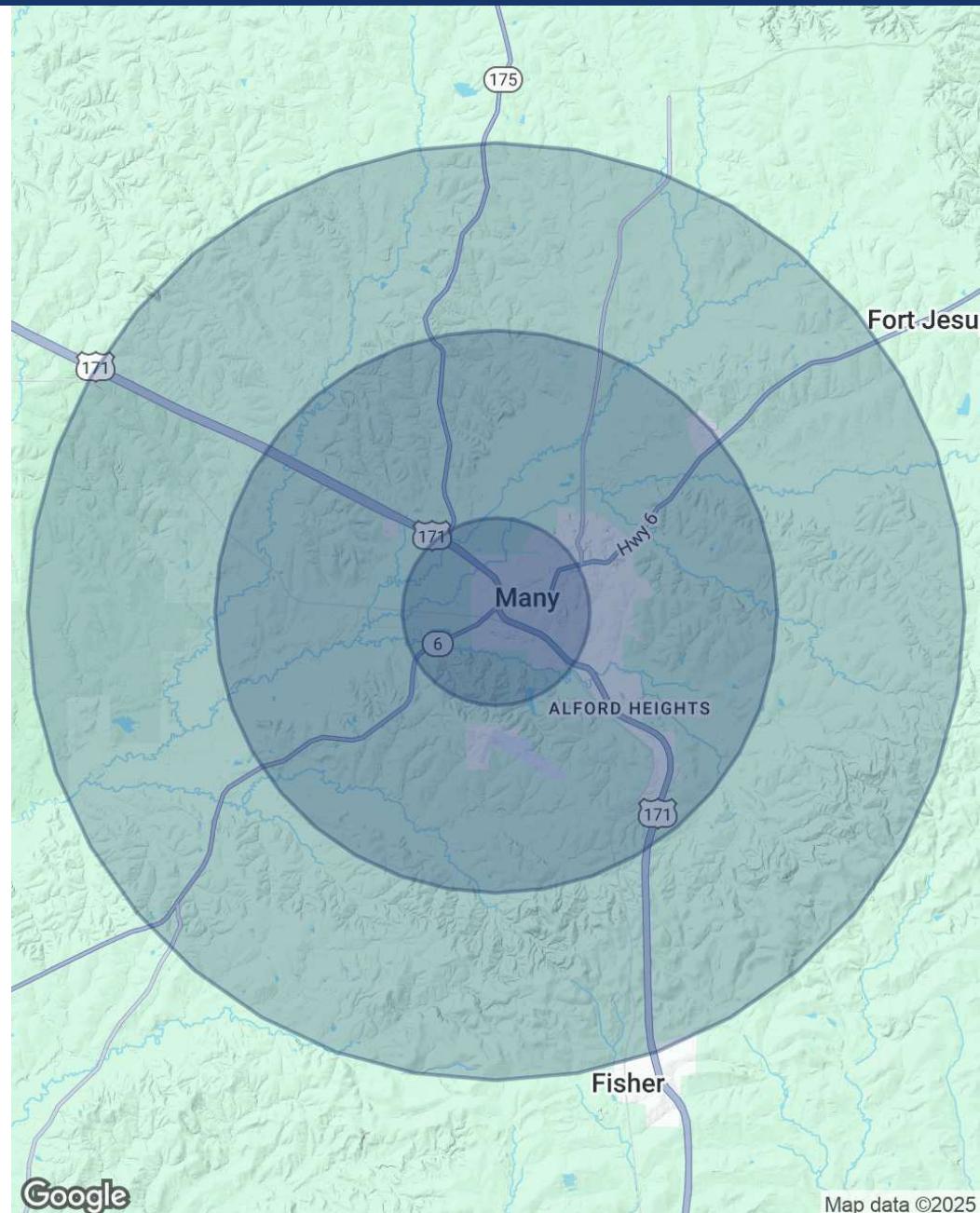
DEMOGRAPHICS MAP & REPORT

280 SAN ANTONIO AVENUE
MANY, LA 71449

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,074	3,435	4,689
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	437	1,331	1,825
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$75,241	\$66,953	\$68,975
Average House Value	\$255,703	\$249,474	\$238,086

* Demographic data derived from 2020 ACS - US Census





AUSTIN BORYSEWICH

407.490.9198

Associate

austin@thekasegroup.com

CA DRE #02163197

JEFF BRACCO

510.388.4438

Managing Director

jbracco@thekasegroup.com

CA DRE #01336201

MICHAEL ALLAIN

504.231.4410

Director

michaelallain@kw.com

LA #Lic 912122507-ACT

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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 a 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 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.