

NNN INVESTMENT SALE

WALGREENS | MAYSVILLE, KY



1160 US 68 HWY
MAYSVILLE, KY 41056

PROPERTY HIGHLIGHTS:

- ±11,000 SF single-tenant Walgreens investment property located in Maysville, KY
- After Walgreens' \$4.4 billion acquisition of Rite Aid in 2018, Walgreens identified this former Rite Aid as a store they wanted to transfer to Walgreens
- Walgreens recently extended their term through 10/31/2032 with a 5% rent increase scheduled for November 2027
- The property is located less than 2 miles from the Meadowview Regional Medical Hospital, a 100- bed accredited hospital. It has been named one of the '100 Top Hospitals' 5 times by Reuters
- The next closest CVS Pharmacy is 40 miles away and the next closest Rite Aid is over 55 miles away. Additionally, this is the only Walgreens location within 30 miles
- The offering contains additional income outside of the Walgreens annual rent, which includes close to \$10,000 annually in the form of a license agreement for extra storage space which is critical to Walgreens' day-to-day operations.
- **Asking Price: \$2,350,000 (7.50% Cap)**

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FOR MORE INFORMATION PLEASE CONTACT:



STEVEN SILVERMAN
steven.silverman@freg.com

VICTOR LEWIS
Managing Broker #239420

248.324.2000 eCODE **202**



WALGREENS - MAYSVILLE KY PROPERTY PHOTOS

