

View on website: <https://swmpropertyadvisors.com/listing/walgreens-fills-competitive-void/>



WALGREENS | FILLS COMPETITIVE VOID

\$3,578,000 | 8.25%

Walgreens

6745 E SOUTHPORT ROAD

INDIANAPOLIS, INDIANA 46237

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Features

- Absolute triple-net (NNN) lease with a corporate guarantee with 7 years of term remaining
- Among the top 18% of Walgreens locations locally by visits (per Placer.ai)
- Fills a competitive void for Walgreens and other pharmacies. Significant lack of pharmacies to the south and east—the closest is 21 miles southeast and over 35 miles east
- Hard-corner site at Southport Rd & Shelbyville Rd with 39,588 VPD (vehicles per day)
- Sits on the gateway to a dense residential pocket

