

# Walgreens

20-24 Prospect St | Moosup, CT 06354  
\$1,510,000 | 9% CAP



📍 125 Newtown Rd, Suite 300  
Plainview, NY 11803  
☎ (516) 864.8000  
🌐 [www.SilberProperties.com](http://www.SilberProperties.com)

Tenant	Sq. Ft.	\$/SF	Annual Rent	Lease Expiration	Options	Increases
Walgreens	8,975	\$12.26	\$110,000	1/31/2034	3 @ 5 Years	10% Every Option
Pizza Pizzaz	2,400	\$14.25	\$34,200	10/5/2030	-	3% Annually
<b>Total</b>	<b>11,375</b>		<b>\$144,200</b>			

Income	
Annual Rent	\$144,200
Reimbursements	\$28,865
<b>Total Income</b>	<b>\$173,065</b>

Expenses	
Insurance	\$6,810
R.E. Taxes	\$26,106
Landscaping	\$5,569
<b>Total Expenses</b>	<b>\$38,485</b>

<b>Net Operating Income</b>	<b>\$134,580</b>
-----------------------------	------------------

## Highlights

- Walgreens is NNN and reimburses 75% of all expenses.
- Walgreens just signed a 10 year extension without a rent reduction.
- Located just off Interstate-395.
- Another Walgreens located 7 miles away recently closed and transferred all of their prescriptions to this location, furthering proving it's long term commitment here as this store will become much busier .



**Sinclair Auto Palace**  
Used car dealer

**ELVIS AUTO**  
Used car dealer

**China House**  
Chinese restaurant

**CONOCO**

**DUNKIN'**

**Cumberland**  
FARMS

**Danceworks**  
Dance Centre

**UNITED STATES**  
POSTAL SERVICE

14  
Main St - 6,519 VPD

14

14  
Prospect St - 9,448 VPD

14

Ward Ave

S Main St

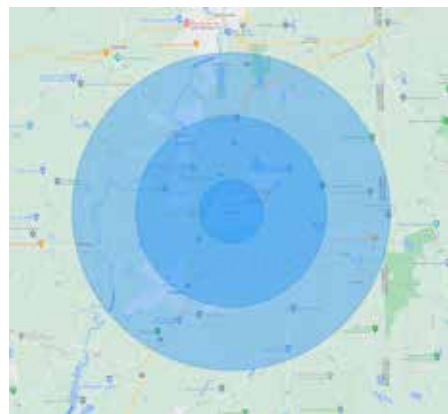
# Walgreens

## NEIGHBORHOOD AERIAL





## DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	3,459	10,913	21,596
2023 POPULATION	3,558	10,289	20,769
2028 POPULATION PROJECTION	3,575	10,159	20,591
ANNUAL GROWTH 2010-2023	0.20%	-0.40%	-0.30%
ANNUAL GROWTH 2023-2028	0.10%	-0.30%	-0.20%

### 2020 POPULATION BY RACE:

WHITE	3,307	9,616	19,499
BLACK	81	167	304
AMERICAN INDIAN/ALASKAN NATIVE	41	81	143
ASIAN	35	120	263
HAWAIIAN & PACIFIC ISLANDER	1	10	18
TWO OR MORE RACES	93	295	540
HISPANIC ORIGIN	276	662	1,156

### HOUSEHOLDS:

2010 HOUSEHOLDS	1,337	4,078	7,983
2023 HOUSEHOLDS	1,378	3,859	7,701
2028 HOUSEHOLD PROJECTION	1,384	3,811	7,635
ANNUAL GROWTH 2010-2023	0%	0%	0.10%
ANNUAL GROWTH 2023-2028	0.10%	-0.20%	-0.20%
OWNER OCCUPIED HOUSEHOLDS	779	2,660	5,701
RENTER OCCUPIED HOUSEHOLDS	606	1,151	1,934
AVG HOUSEHOLD INCOME	\$70,661	\$82,502	\$84,336
MEDIAN HOUSEHOLD INCOME	\$57,197	\$65,775	\$72,342

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

# Walgreens



## PROPERTY PHOTOS





## TENANT INFORMATION

Walgreens is an American company that operates the second-largest pharmacy store chain in the United States, behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. It was founded in Chicago in 1901, and is headquartered in the Chicago suburb of Deerfield, Illinois. On December 31, 2014, Walgreens and Switzerland-based Alliance Boots merged to form a new holding company, Walgreens Boots Alliance. Walgreens became a subsidiary of the new company, which retained its Deerfield headquarters and trades on the Nasdaq under the symbol WBA.

Walgreens began in 1901, with a small food front store on the corner of Bowen and Cottage Grove Avenues in Chicago, owned by Dixon, Illinois native Charles R. Walgreen. By 1913, Walgreens had grown to four stores on Chicago's South Side. It opened its fifth in 1915 and four more in 1916. By 1919, there were 20 stores in the chain.



Locations  
**13,343+**

Revenue  
**\$139.08 Billion**

# Walgreens

20-24 Prospect St | Moosup, CT 06354

\$1,510,000 | 9% CAP

**FOR MORE INFORMATION**

**125 Newtown Rd, Suite 300**

**Plainview, NY 11803**

**Main | (516) 864.8000**

**[www.SilberProperties.com](http://www.SilberProperties.com)**

