

Price: \$4,775,670 **Cap Rate:** 7.25%

S&P RATING: BB
MOODYS: Ba2

NATION'S LARGEST DRUG RETAILER - \$139.1B REVENUES IN FY2023

PRIMARY DRUGSTORE FOR SURROUNDING AREA - 239.3K VISITS IN THE PAST 12 MONTHS

11-YEAR OPERATING HISTORY

RECENT 15-YEAR ABSOLUTE NNN LEASE EXTENSION

MAJOR TOURIST DESTINATION - "GEM CAPITAL OF THE WORLD"

LOCATED ALONG TOP SHOPPING CORRIDOR - 5.9M VISITS IN THE PAST 12 MONTHS

23K+ VPD VISIBILITY W/ DIRECT ACCESS TO U.S. HIGHWAY 64

HARD CORNER PARCEL W/ PHARMACY DRIVE-THRU

DENSE RESIDENTIAL & NEARBY SCHOOL DISTRICT
- NO. OF HOUSEHOLDS: 9,334
- MACON COUNTY SCHOOLS - 4,473+ STUDENTS
- SOUTHWESTERN COMMUNITY COLLEGE - MACON CAMPUS

Walgreens

19 Sawmill Village Ln | Franklin, NC 28734



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Northmarq
3414 Peachtree Rd NE, Suite 900
Atlanta, GA 30326
northmarq.com



Maggie Holmes
Senior Vice President
mholmes@northmarq.com
678.378.4593

Mike Sladich
Regional Managing Director
msladich@northmarq.com
208.866.9208

In Association With:
Jason Long
NC License #338124