

WALGREENS

1001 E M 21, OWOSSO, MI 48867



SINGLE TENANT ABSOLUTE NET (ZERO LANDLORD RESPONSIBILITIES) WALGREENS FOR SALE



Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com

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32300 Northwestern Highway | Suite 210
Farmington Hills, MI 48334
(248) 579-5045
www.apexre.com

OFFERING SUMMARY

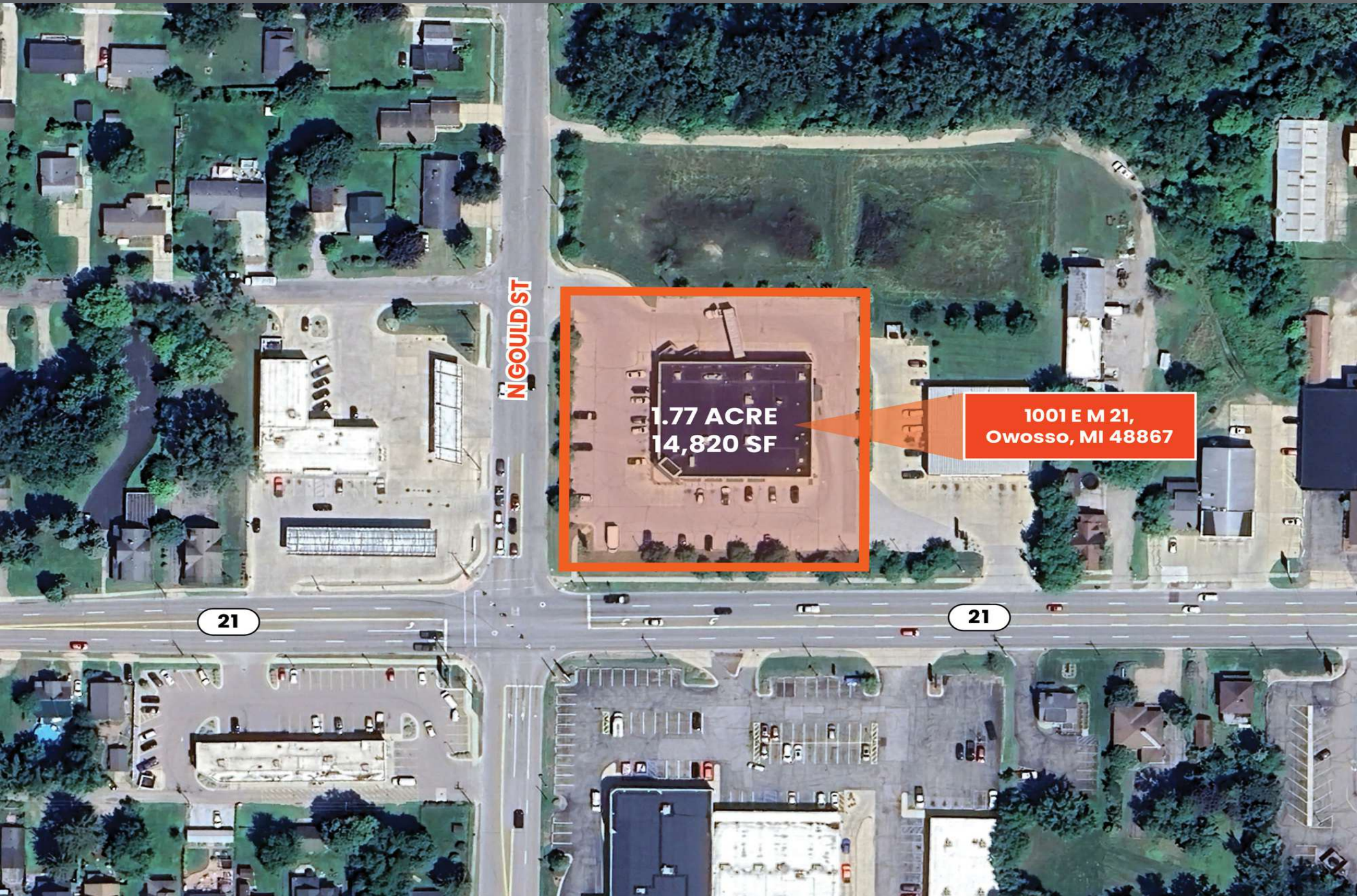
Sale Price	\$3,987,000
Cap Rate	7.75%
NOI	\$309,000
Price/PSQF	\$242.72
Tenant	Walgreens
Guarantor	Corporate
Building Size	14,820 SF
Total Lot Size	1.77 Acres
Lease Expiration	10/31/2037
Term Remaining	12 Years
Rental Increases	In the first Option Period to: \$330,000
Renewal Options	(50) One Year Options
Lease Type	Absolute NNN
Landlord Obligations	No Landlord Obligations
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant



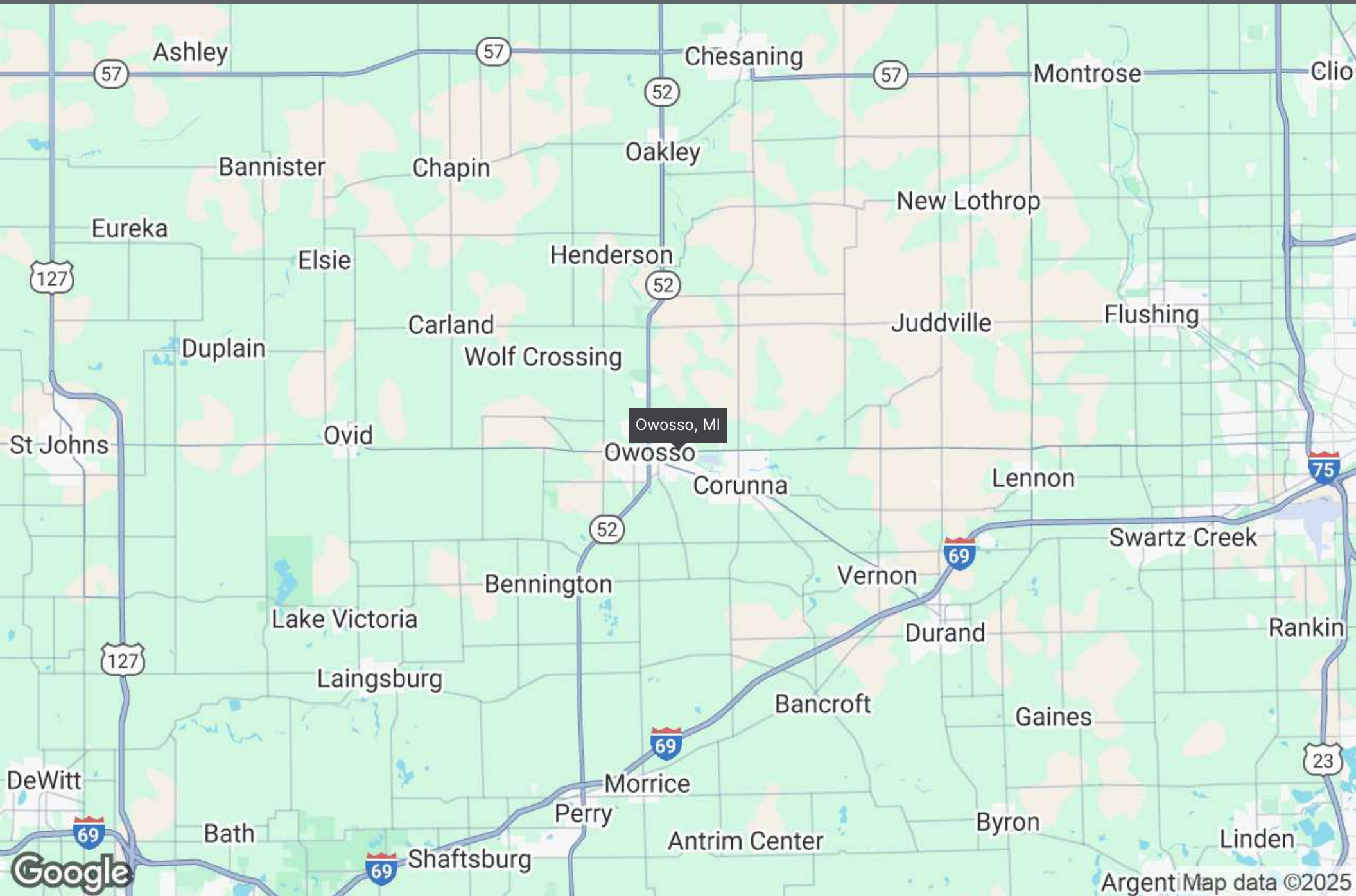
PROPERTY HIGHLIGHTS

- The property offers an Absolute NNN Lease with NO Landlord Obligations, making it an appealing investment opportunity
- Corporate Guarantee - Backed by Walgreens Boots Alliance, a Fortune 500 Company with Over 8,500 Locations Nationwide
- Boasting a 14,820 SF free-standing building constructed in 2008, the property currently maintains 100% occupancy
- Situated in a prime retail location, the modern and well-maintained building provides immediate income potential and a long-term investment opportunity
- With a proven track record of tenant stability, attractive curb appeal, ample parking space, high-visibility signage, and a versatile layout for various retail uses, the property meets the strong market demand for retail space













OVERVIEW

The Walgreen Company (or simply Walgreens) is an American company that operates as 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. As of August 31, 2016, the company operated 8,175 stores in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.

In 2014 the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became a subsidiary of the new company, which retains its Deerfield headquarters and trades on the Nasdaq under the symbol WBA. Walgreens began in 1901, with a drug store on the corner of Bowen and Cottage Grove Avenues in Chicago, owned by Galesburg native Charles R. Walgreen, Sr. markets.

TENANT OVERVIEW

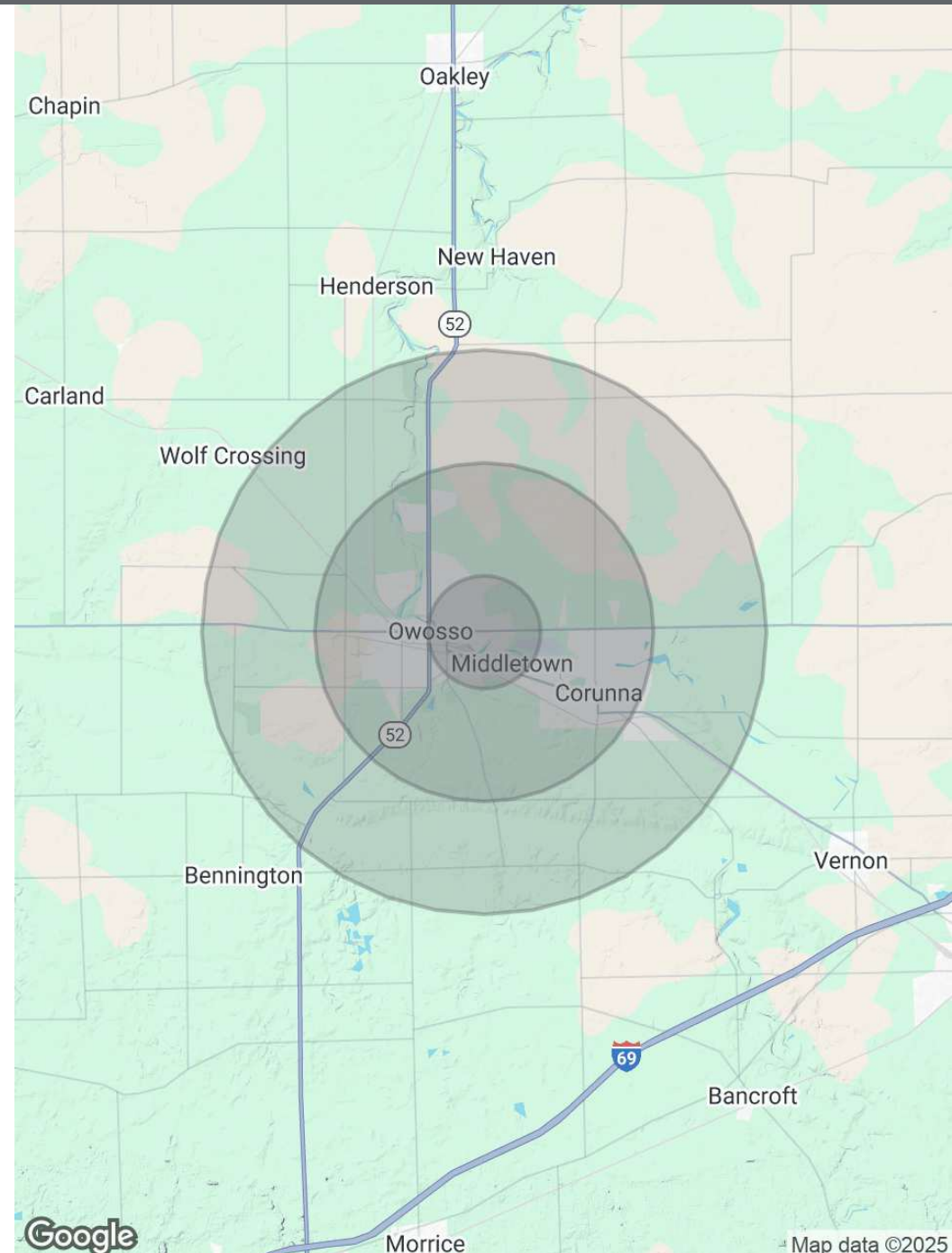
Company:	Walgreens
Founded:	1901
Locations:	8,500
Total Revenue:	\$132.5 Billion (2021)
Net Income:	\$2.3 Billion (2021)
Net Worth:	\$45.93 Billion
Headquarters:	Deerfield, IL
Website:	www.walgreens.com

DEMOGRAPHICS MAP & REPORT

WALGREENS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,160	23,550	27,534
Average Age	40	42	42
Average Age (Male)	38	40	41
Average Age (Female)	41	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,491	10,190	11,877
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$58,802	\$62,092	\$62,806
Average House Value	\$156,045	\$156,507	\$164,075
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	7,398	21,549	25,234
Total Population - Black	76	193	209
Total Population - Asian	46	113	134
Total Population - Hawaiian	4	8	8
Total Population - American Indian	39	90	107
Total Population - Other	83	194	220

Demographics data derived from AlphaMap





AYSON SHAMMAMI

Managing Partner

Direct: 248.579.5042 **Cell:** 248.554.5709
ayson@apexre.com



SAL YALDO

Managing Partner

Direct: 248.579.5045 **Cell:** 248.996.7069
sal@apexre.com

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