



FOR SALE

4420 NW Federal Hwy

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Jensen Beach, FL 34952

PROPERTY OVERVIEW

A rare opportunity to acquire an absolute net leased, single-tenant Walgreens investment property in the heart of Jensen Beach, Florida. This ±14,560 SF building sits on a high visibility ±1.5 acre parcel at a signalized intersection. Positioned along the region's most active retail corridor, the property boasts strong daily traffic counts and a corporate-backed lease.

OFFERING SUMMARY

Building Size:	14,560 SF
Land Size:	1.5 Acres
Land Use:	General Commercial
Zoning:	PUD-WJ
Traffic Count:	72,500 AADT (US-1), 12,000 AADT (Westmoreland Blvd)

[Click for Permitted Uses](#)

SALE PRICE

\$4,075,000



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Property Details & Highlights

WALGREENS | NW FEDERAL HWY JENSEN BEACH

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Tenant	Walgreens Co. (NASDAQ: WBA)
Building Size:	+/- 14,560
Lot Size:	+/- 1.5 Acres
Year Built:	2005
Occupancy:	100%
Tenancy:	Single-Tenant
Lease Type:	Absolute NNN
Lease Expiration:	2080
NOI:	\$266,000
Cap Rate:	6.52%
Nearest Highway:	US-1 Direct Access
Frontage:	US-1/NW Federal Hwy
Signage:	Pylon and Building Signage on US-1
Term:	75 year lease, terminating in 2080. Termination options every 5 years, beginning in 2030

Increases: Lease rate is fixed, but there are provisions for percentage rent in the future (not currently hitting % rent threshold).

LOCATION OVERVIEW

The property lies along NW Federal Hwy (US-1), one of the most heavily traveled roadways on the Treasure Coast. Surrounded by major national tenants including Home Depot, Target, Wal-Mart, Publix, and near the Treasure Coast Square Mall, this is a prime investment location with consistent consumer demand.



SALE HIGHLIGHTS

- Corporate Walgreens lease with investment-grade credit (NASDAQ: WBA)
- In March 2025, WBA entered into a Definitive Agreement to be acquired by Sycamore Partners
- Passive income with absolute NNN structure
- Located on US-1 with over 72,500 vehicles/day
- Surrounded by top-performing retailers
- Dense, affluent demographic and tourism-supportive market
- Close to from Treasure Coast Square Mall a regional shopping destination
- Ideal for NNN Income Investors, 1031 Exchange Buyers, Portfolio Acquisition Firms, and Long-Term Holders Seeking Passive Return

Additional Photos

WALGREENS | NW FEDERAL HWY JENSEN BEACH

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Lease Abstract and Details

WALGREENS | NW FEDERAL HWY JENSEN BEACH

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TENANT:	WALGREEN CO. (Walgreens Boots Alliance) NASDAQ: WBA
Property Address:	4420 NW Federal Hwy, Jensen Beach, FL 34957
Building Square Footage:	14,560sf
Land Size:	1.50 acres
Lease Execution Date:	January 18, 2005
Lease Term:	75 years
Rent Commencement Date:	11/12/2005
Lease Expires:	11/30/2080
Base Rent	\$22,166.67 monthly, or \$266,000.00 annualized = \$18.27sf NNN
Lease Type:	Absolute NNN
Percentage Rent:	2% of the Gross Sales (except for food and prescription items) plus .5% of food and prescription items (excluding prescription items sold Pursuant to Third Party Prescription Plans). Tenant is not currently hitting percentage rent thresholds that would push the rent above the Base Rent.
Tenant Right To Terminate:	Tenant has the right to terminate the Lease at the end of every 5 year period, beginning in 2030.
Landlord Responsibilities:	N/A.
First Right of Purchase:	Tenant has a first right of purchase, the terms of which are spelled out in the Lease.
Tenant Details:	Walgreens Boots Alliance (WBA) is traded on the NASDAQ. In March of 2025, WBA entered into a Definitive Agreement to be acquired by a Sycamore Partners affiliate. WBA is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day, with a 175-year heritage of caring for communities, approximately 12,500 locations across the U.S., Europe and Latin America.

Area Highlights

WALGREENS | NW FEDERAL HWY JENSEN BEACH

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DEVELOPMENT CONTEXT

- Close to Treasure Coast Square Mall
- Situated in the retail node of US1 & Jensen Beach Blvd
- Surrounded by dense residential development
- Regional access to Port St. Lucie and Stuart
- Active retail corridor

SURROUNDING RETAIL ANCHORS

- Home Depot
- Target
- Wal-Mart
- Publix
- Lowe's
- Sam's Club
- BJ's Wholesale
- Aldi
- New Wawa & Chick-Fil-A

DEMOGRAPHICS & MARKET PROFILE (5-MILE RADIUS)

METRIC	VALUE
Population	116,000+
Median HH Income	\$93,500+
Daytime Population	120,000+
Average Age	48.1
Tapestry Segments:	
	Silver & Gold (retirees with high retail spending)
	Comfortable Empty Nesters
	Suburban Seniors

JENSEN BEACH & MARTIN COUNTY OVERVIEW

Jensen Beach is a coastal community known for its upscale lifestyle, tourism traffic, and strong local economy. Located in Martin County, a business-forward and growth-managed community, Jensen Beach benefits from a blend of permanent and seasonal populations. It is renowned for its beaches, dining, and quality of life, making it a magnet for national retailers and destination shopping.

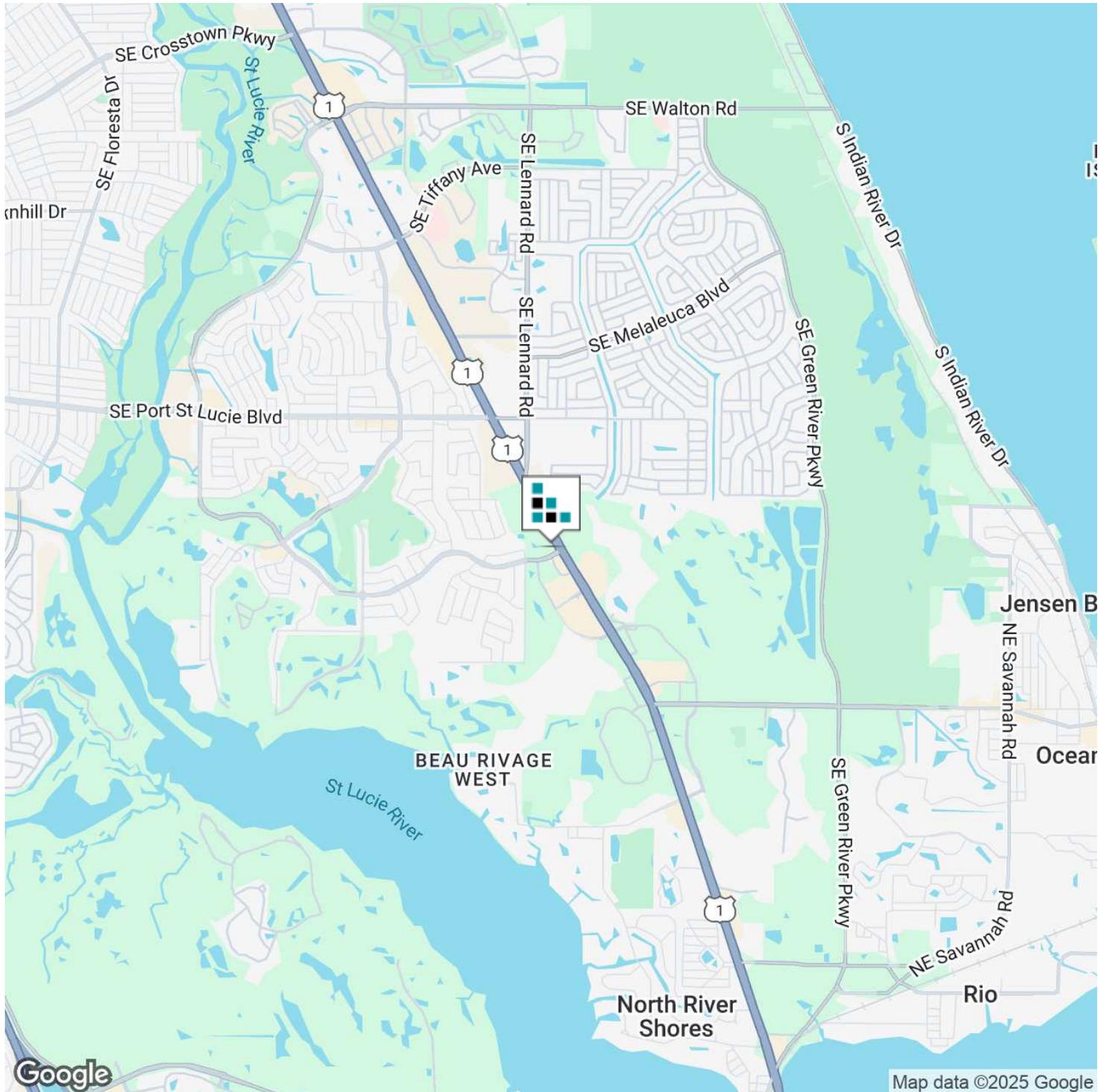
Martin County Features:

- Pro-business regulatory environment
- Tourism-friendly infrastructure
- Emphasis on balanced residential, commercial, and environmental growth

Location Map

WALGREENS | NW FEDERAL HWY JENSEN BEACH

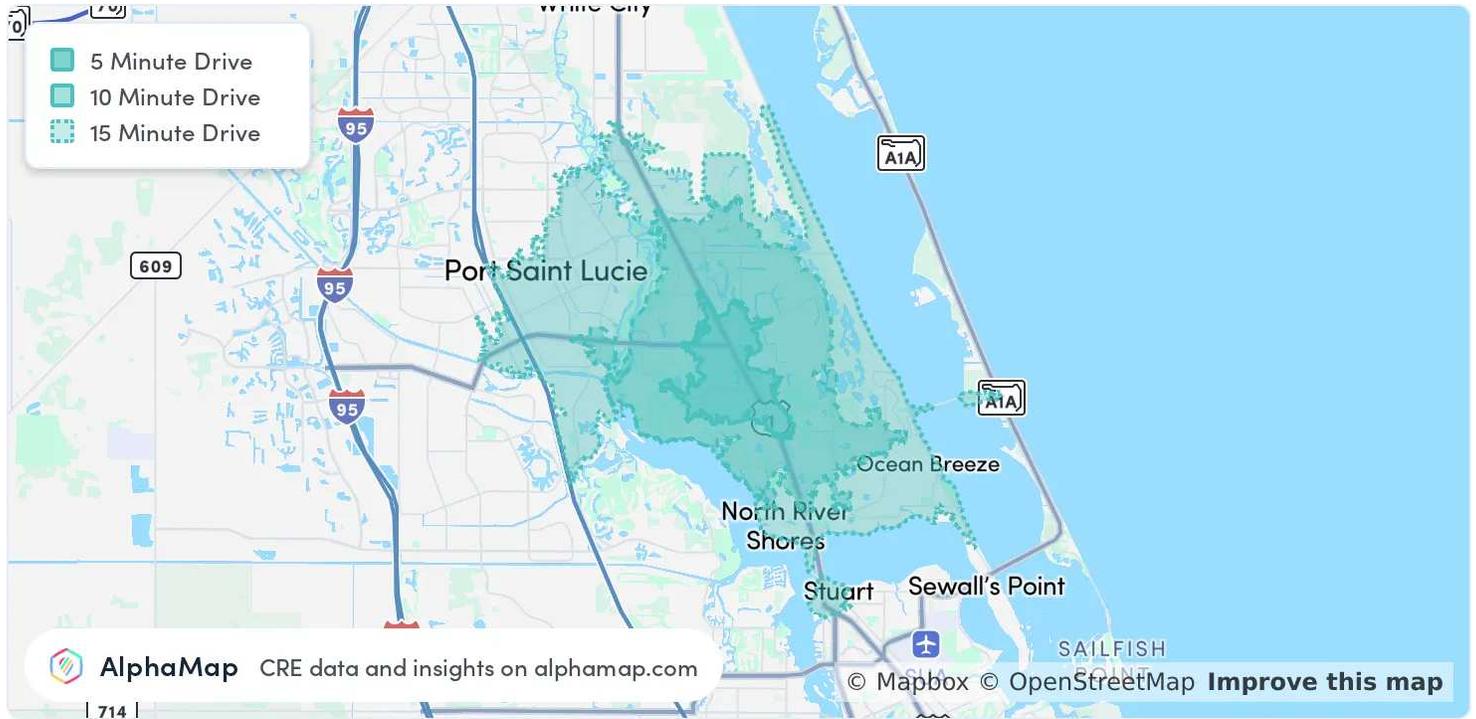
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Area Analytics

WALGREENS | NW FEDERAL HWY JENSEN BEACH

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	7,528	45,081	95,458
Average Age	48	47	47
Average Age (Male)	47	46	46
Average Age (Female)	49	49	48

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,106	19,318	39,770
Persons per HH	2.4	2.3	2.4
Average HH Income	\$87,188	\$84,300	\$87,098
Average House Value	\$399,024	\$344,276	\$338,371
Per Capita Income	\$36,328	\$36,652	\$36,290

Map and demographics data derived from AlphaMap

Medical Providers

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Retailer Map

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Disclaimer

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