



WALGREENS - 12 YRS REMAIN - 10.1 % CAP - ASSUM. LOAN 6 YRS @ 3.89% - DARK

8815 Stagecoach Rd
Little Rock, AR 72210

OFFERING MEMORANDUM

WALGREENS - 12 YRS REMAIN - 10.1 % CAP - ASSUM.
LOAN 6 YRS @ 3.89% - DARK

8815 STAGECOACH RD
LITTLE ROCK, AR 72210

EXCLUSIVELY PRESENTED BY:

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CORCORAN GROUP OF
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P.O. Box 296
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Built By: www.crebuilder.com



INVESTMENT SUMMARY

This Walgreens property backed by an absolute NNN lease, providing investors with zero landlord responsibilities. The lease includes over 12 years remaining on the original term, and while the site recently closed, it continues to generate full rent. There is also potential for a substantial lease buyout by Walgreens, presenting a unique opportunity for value realization. The tenant is responsible for all property maintenance, taxes, insurance, and operating expenses, further reinforcing the passive nature of the investment. There is a 3.89% loan due in 6 years. Strategically positioned at the signalized intersection of State Route 5 and State Route 338, the site benefits from excellent visibility and high traffic counts, with approximately 28,000 vehicles per day. In a significant corporate development, Walgreens was recently acquired by Sycamore Partners, a well-capitalized private equity firm with plans to aggressively revitalize the chain's pharmacy operations.



PROPERTY SUMMARY

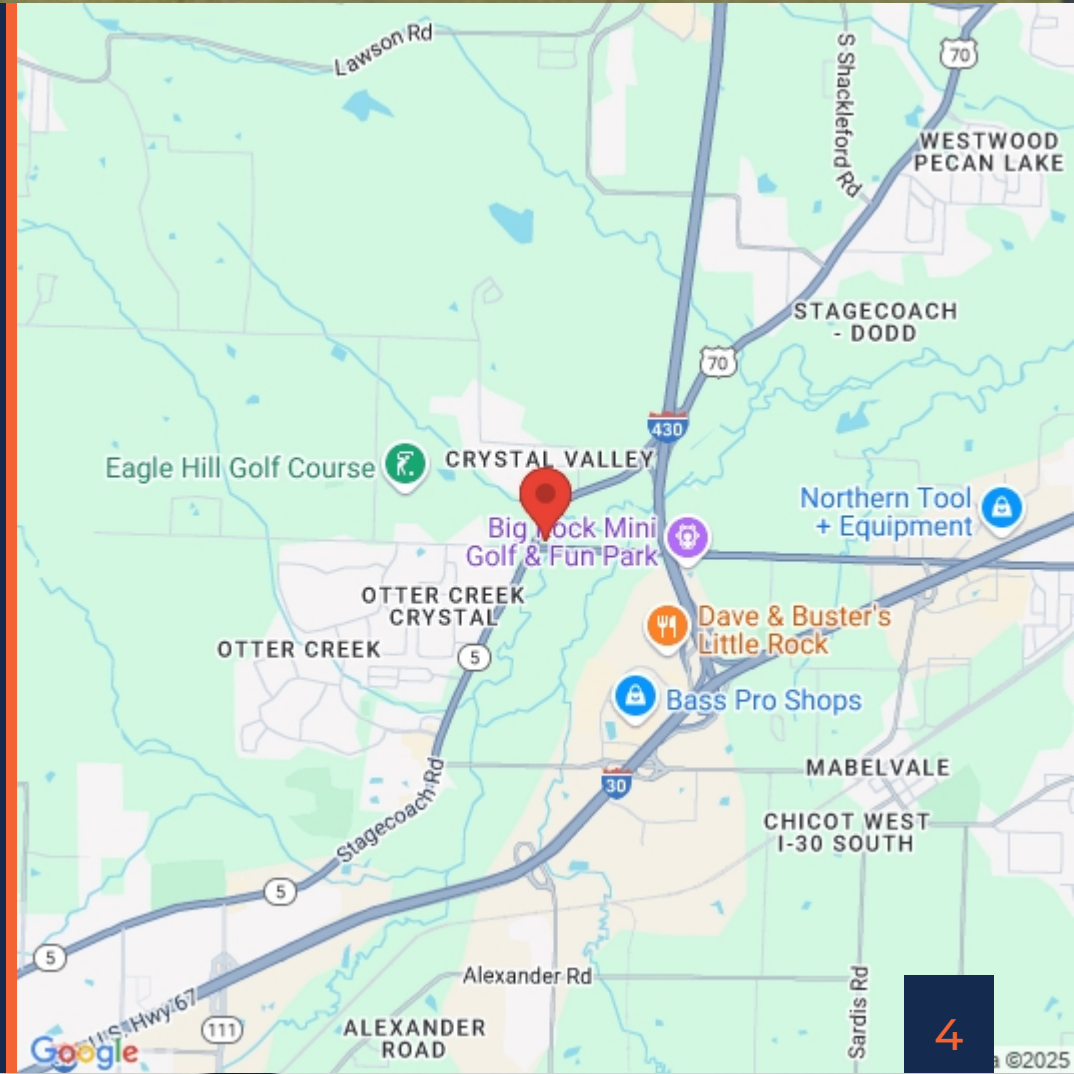
Offering Price	\$3,415,842.00
Property Status	Vacant
NOI	\$345,000
CAP Rate	10.1%
Years Left	12 +/-
Lease Type	True NNN
Year Built	2010 / 2012
Building SqFt	14,880 SqFt
Lot Size (acres)	1.87
Options	10x 5 years
Assumable loan	3.89%





INVESTMENT HIGHLIGHTS

- In a significant corporate development, Walgreens is being acquired by Sycamore Partners, a well-capitalized private equity firm with plans to aggressively revitalize the company's operations, enhancing the long-term credit profile and lease security.
- The lease includes over 12 years remaining on the original term, and while the site is currently dark (recently closed), it continues to generate full rent, offering long-term, stable cash flow. There is also potential for a substantial lease buyout by Walgreens/their new owners, presenting a unique opportunity for value realization. There are no "escape" clauses in the lease so Walgreens/their new owners must continue paying the \$28,750 monthly rent.
- ABSOLUTE NNN: Tenant directly pays 100% of maintenance, real estate taxes and insurance
- Assumable loan with 6 years remaining at 3.89%





LOCATION HIGHLIGHTS

- With great exposure and visibility this property is strategically located at the corner of State Route 5 and State Route 338 with approximately 28,000 vehicles per day.
- Within 4 minute drive is a new Outlet Center with 70+ stores
- Close to the only Bass Pro Shop in Arkansas that draws patrons for all over the state.
- West of the University of Arkansas at Little Rock with approximately 27,000 students
- There are about 13,000 people living in the immediate area, which is a benefit to any retail store.





ELEV.

LAND OF
CITY OF LITTLE ROCK, ARKANSAS
LOT 2
INSTR. # 2014008624

LOT 1
1.80 ACRES±

WALGREENS
1 STORY
BRICK/STUCCO
14,996 sq. ft.

CENTERLINE C
FOURCHE C

LAND OF
ARKANSAS POWER
LIGHT COMPANY
(ENTERGY ARKANSAS)
PARCEL # 44L1890003

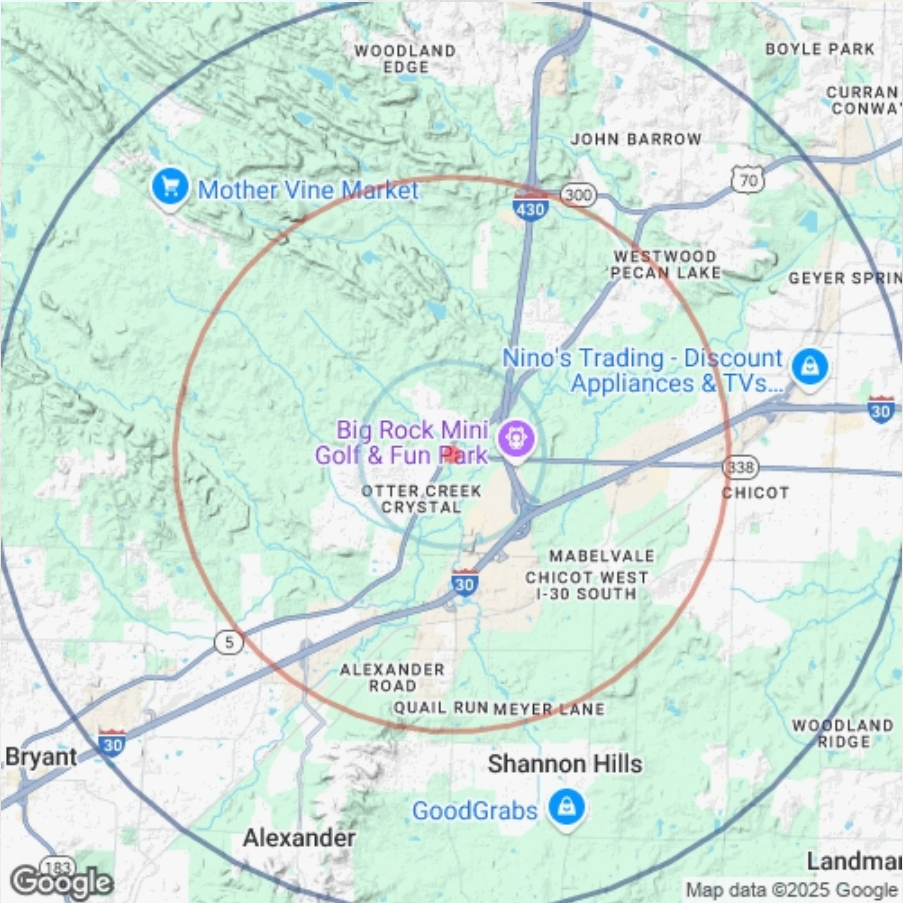
BASELINE ROAD

$$T-1-N$$

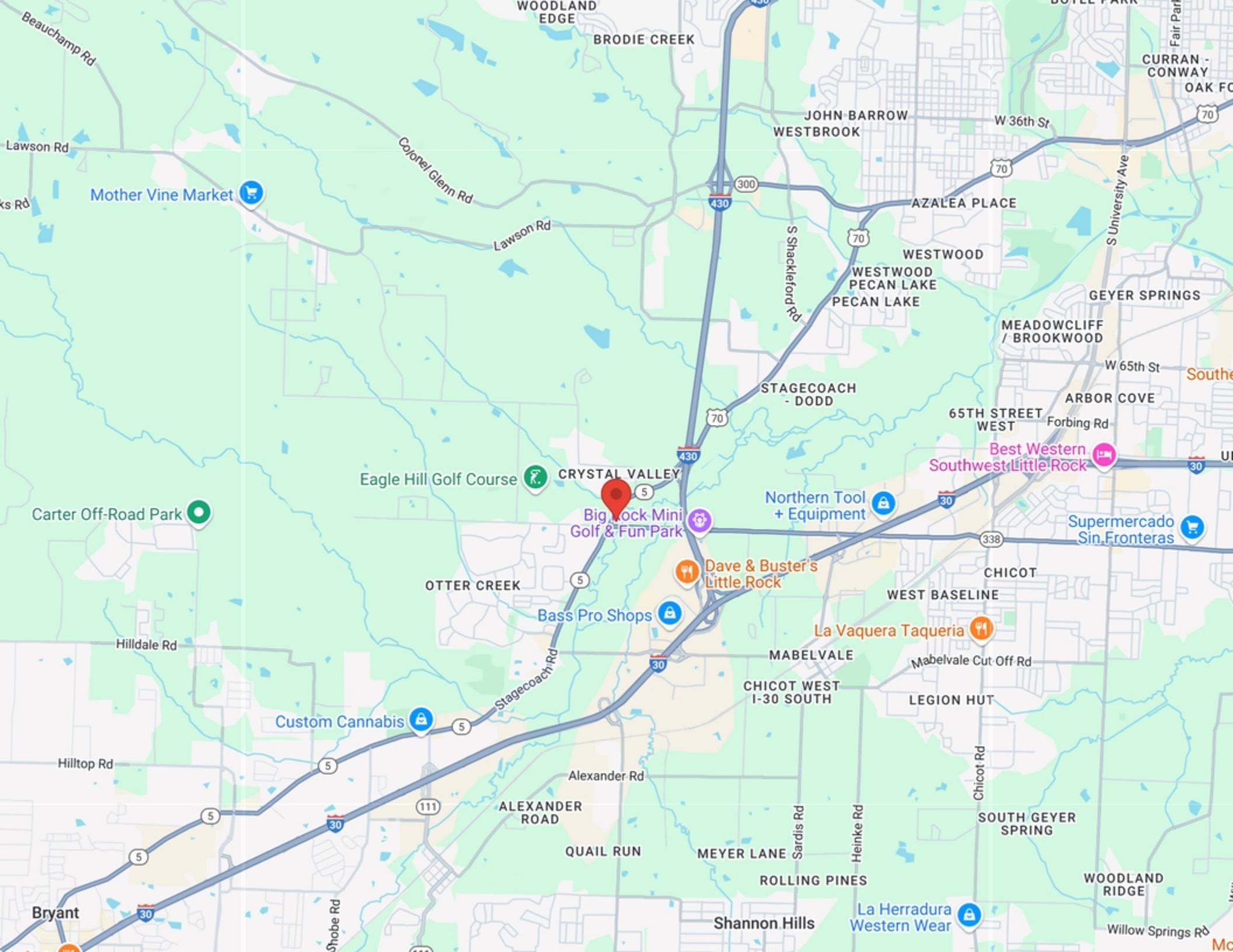
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,109	14,340	64,780
2010 Population	4,517	18,962	75,392
2025 Population	5,208	22,481	84,217
2030 Population	5,207	23,350	86,062
2025-2030 Growth Rate	0 %	0.76 %	0.43 %
2025 Daytime Population	4,460	22,544	69,319

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	153	768	3,243
\$15000-24999	156	617	2,371
\$25000-34999	296	1,173	3,609
\$35000-49999	332	1,317	4,494
\$50000-74999	636	2,218	6,732
\$75000-99999	384	1,403	4,872
\$100000-149999	337	1,228	4,788
\$150000-199999	153	515	2,231
\$200000 or greater	69	371	2,247
Median HH Income	\$ 61,279	\$ 59,307	\$ 62,063
Average HH Income	\$ 74,746	\$ 74,769	\$ 84,288



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	978	5,847	25,117
2010 Total Households	2,005	7,656	28,788
2025 Total Households	2,516	9,610	34,588
2030 Total Households	2,573	10,182	36,073
2025 Average Household Size	2.07	2.34	2.42
2025 Owner Occupied Housing	1,256	5,470	20,815
2030 Owner Occupied Housing	1,284	5,653	21,658
2025 Renter Occupied Housing	1,260	4,140	13,773
2030 Renter Occupied Housing	1,289	4,529	14,415
2025 Vacant Housing	112	831	3,374
2025 Total Housing	2,628	10,441	37,962





Walgreens – Company Overview & Strategic Transition

Overview of Walgreens

Walgreens is one of the largest pharmacy-retail chains in the United States. Founded in Chicago in 1901, it operates over 8,700 locations nationwide. Walgreens offers prescription services, health and wellness products, photo processing, groceries, and a wide range of convenience items. It is known for its strong brand recognition and widespread footprint in both urban and suburban communities.

The company is part of Walgreens Boots Alliance (WBA), a global healthcare and retail group formed in 2014 through the merger of Walgreens and Alliance Boots. Headquartered in Deerfield, Illinois, WBA has historically generated over \$130 billion in annual revenue and employs hundreds of thousands of team members worldwide.

Recent Acquisition by Sycamore Partners

In March 2025, Walgreens entered into a definitive agreement to be acquired by private equity firm Sycamore Partners. The offer will result in Walgreens becoming a privately held company. The deal includes a significant portion of debt financing, making it one of the largest leveraged buyouts in recent retail history.

Shareholders approved the transaction in July 2025, with an overwhelming majority voting in favor. The transaction is expected to close in the second half of 2025.

Strategic Rationale & Forward Outlook

Under Sycamore Partners' ownership, Walgreens is expected to benefit from greater operational flexibility, accelerated cost-cutting measures, and a sharper focus on Walgreen's core pharmacy business.

The leadership team, led by CEO Tim Wentworth, has committed to positioning Walgreens as a leader in patient care, pharmacy access, and community-based healthcare services.

CITY OF LITTLE ROCK

INCORPORATED

11/1/1835

AREA

CITY

123 SQ MI

LAND

120 SQ MI

WATER

3 SQ MI

ELEVATION

335 FT

POPULATION

POPULATION

202,591

RANK

121

DENSITY

1,687.60 SQ MI

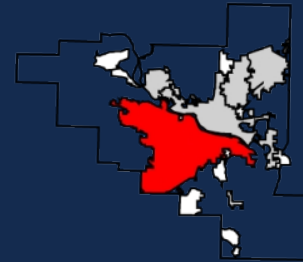
URBAN

461,864



ABOUT LITTLE ROCK

Little Rock is the capital and most populous city of the U.S. state of Arkansas. The population was 202,591 at the 2020 census, while the Little Rock metropolitan area with an estimated 770,000 residents is the 81st-most populous metropolitan area in the United States. The city lies on the south bank of the Arkansas River close to the state's geographic center in central Arkansas.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CORCORAN GROUP OF CALIFORNIA, INC. ADVISOR
FOR MORE DETAILS.**

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