

ABSOLUTE NNN WALGREENS

406 SMOOT AVENUE
DANVILLE, WV 25053



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TABLE OF CONTENTS

INVESTMENT OVERVIEW.....	3
FINANCIAL OVERVIEW.....	4
STORE METRICS.....	5
TENANT OVERVIEW.....	6
REGIONAL OVERVIEW.....	7
LOCATION OVERVIEW.....	8
PARCEL OVERVIEW.....	9
SITE PLAN.....	10
DEMOGRAPHICS.....	11
ADVISOR BIOS.....	12



INVESTMENT HIGHLIGHTS

Presenting this Absolute NNN Walgreens for sale, located at 406 Smoot Avenue, Danville, WV 25053.

- Early lease extension
- 4 Years remaining on lease
- Absolute NNN lease with no landlord responsibilities
- Corporate Guaranty, Rated BBB by S & P
- 23 Year operating history at this location
- Previously a Rite Aid location
- Serving over 24,000 Boone County residents
- Nearest Walgreens / CVS / Rite Aid are over 15 miles away, creating an under served retail market with limited competition
- Located at a signalized intersection
- Close to the new Boone Memorial hospital and near several State Parks with millions of annual visitors
- Pylon sign at parking lot entrance
- 159' of frontage on Smoot Ave with 1 curb cuts
- Parking lot with 40 spaces
- 7,966 ADT on Smoot Ave [Rt 85]
- This Walgreens location ranks above average for Walgreens locations in the State and locally according to Placer.ai site visitor data

INVESTMENT SUMMARY

ASKING PRICE	\$1,488,000
PRICE/SF	\$155
NOI	\$111,602
RENT/SF	\$11.63
CAP RATE	7.5%

PROPERTY SUMMARY

ADDRESS	406 Smoot Avenue Danville, WV 25053
PARCEL IDS	03-02-0004-0142-0000 03-02-0004-0143-0001
LOT SIZE	0.74 AC
GLA	9,600 SF
YEAR BUILT	1996
YEAR RENOVATED	2012

Walgreens

FINANCIAL OVERVIEW

LEASE SUMMARY

TENANT	Walgreens
LEASE TERM	75 Years
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	February 28, 2029
YEARS REMAINING ON INITIAL TERM	4
OPTIONS	[4] 5-Year Options
TENANT RESPONSIBILITIES	Real Estate Taxes, Utilities, Maintenance, Roof, Structure
LANDLORD RESPONSIBILITIES	None

RENT ROLL

TERM	ANNUAL RENT	RENT/SF	MONTHLY RENT
CURRENT - 2/28/2029	\$111,602	\$11.63	\$9,300
OPTION 1	\$130,202	\$13.56	\$10,850
OPTION 2	\$136,402	\$14.21	\$11,366
OPTION 3	\$143,222	\$14.92	\$11,935
OPTION 4	\$150,384	\$15.67	\$12,532

STORE VISITOR DATA

METRICS | LAST 12 MONTHS

VISITS	220.4K
VISITORS	32.5K
VISIT FREQUENCY	6.8

VISITS YOY	-2.8%
VISITS YO2Y	+0.8%
VISITS YO3Y	+6%

RANKING OVERVIEW | BY VISITS

RANKING AMONG ALL STORES **NATIONWIDE**

#5,619/7,456

COMPETITIVE POSITION WITHIN THE **STATE**

#17/69

DOMINANCE IN **IMMEDIATE AREA (15MI)**

#1/2



SOURCE: PLACER.AI

Walgreens

YEAR FOUNDED

1901

LOCATIONS

8,500

EMPLOYEES

220K+



Founded in 1901 as a single drugstore, Walgreens today is a provider of trusted care in communities around the U.S. Through constant innovation, Walgreens has a history of breaking new ground to meet its customers' needs and improve their health, from offering self-service stores beginning in the 1950s to developing a 5-star rated mobile app today. In its

pharmacies, Walgreens was the first major drugstore chain to put prescriptions into child-resistant containers in the 1960s (long before it was required by law) and in 2016 was the first to offer safe medication disposal kiosks in its stores.

This drive to innovate led Walgreens to merge with European-based Alliance Boots in 2014 to form Walgreens Boots Alliance, Inc., the first global pharmacy-led, health and well-being enterprise. Combining Walgreens with the Boots pharmacy chain and pharmaceutical distributor Alliance Healthcare has created opportunities to bring global beauty brands to Walgreens U.S. customers and offer more value to pharmacy patients through global pharmaceutical supply chains and group purchasing. Walgreens Boots Alliance has entered into agreement to be acquired by Sycamore Partners, a private equity firm specializing in retail and consumer investments. It was reported in March 2025 that the deal will be valued at approximately \$10B [\$11.45 per share].



Walgreens Boots Alliance

2024 REVENUE

\$147.7B

2024 OPERATING INCOME

\$220

2024 EARNINGS PER SHARE (EPS)

\$2.88

<https://www.walgreensbootsalliance.com/>

REGIONAL OVERVIEW



LOCATION OVERVIEW



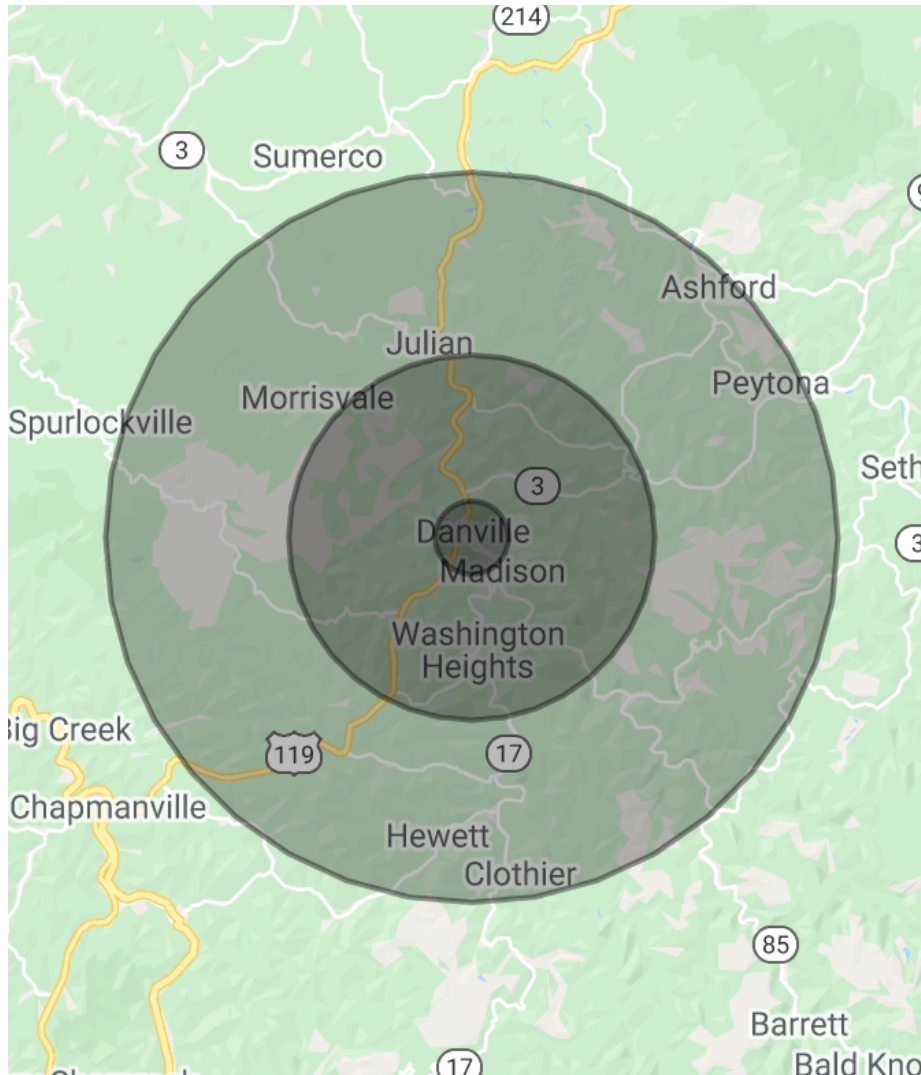
PARCEL MAP



SITE PLAN



DEMOGRAPHICS



POPULATION

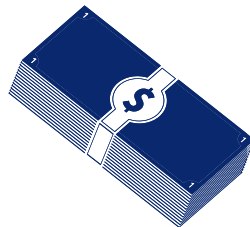
	1 MILE	5 MILES	10 MILES
2024 Total population	1,109	8,541	18,114
2029 Projected population	1,076	8,241	17,592
Average age	43.5	43.3	41.7
Median home value	\$126,190	\$106,970	\$97,265

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	454	3,525	7,288
# of persons per HH	2.4	2.4	2.4
Average HH income	\$77,731	\$68,629	\$63,705
Median HH income	\$62,884	\$55,190	\$53,016



POPULATION
18,114
* 10 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$77,731
* 1 Mile Radius



AVERAGE
AGE
43.3
* 5 Mile Radius