



Walgreens

4380 Jefferson Davis Highway, Beech Island, SC

Offering
Memorandum



Walgreens

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| | |
|---------------------------|--|
| LOCATION | 4380 Jefferson Davis Highway Beech Island, SC 29842 |
| PRICE | \$3,500,000 |
| CAP RATE | 7.48% |
| NOI | \$261,900 |
| YEAR BUILT | 2008 |
| BUILDING SIZE (SF) | 14,835 |
| LOT SIZE (AC) | 1.74 |
| LEASE TYPE | Fee Simple NNN |
| LEASE TERM | 13-Years |
| LEASE START | 9/1/2022 |
| LEASE EXPIRATION | 8/31/2035 |
| RENT INCREASES | 5% every 5-Years (including option periods) |
| OPTIONS | Twelve 5-Year Options |

1. **NNN; no landlord responsibilities.**
2. **Fee simple.**
3. **Corporate lease is guaranteed by Walgreens.**
4. **13 year term with rent increases** of five percent (5%) every five (5) years. Rent increase also occurs at the beginning of each of the twelve (12) five-year option periods.
5. **Less than 10 miles east of Augusta, GA**, the property has excellent accessibility and visibility on a hard at the signalized intersection of Belvedere Clearwater Road and Jefferson Davis Highway. The combined VPD is approximately 27,000. A drive thru is located at the property for customer convenience.
6. The site is directly adjacent to Waffle House and across from a shopping center anchored by Family Dollar and home to Hardee's, McDonald's, U.S. Postal Service, and Regions Bank. The pharmacy is strategically positioned in a dense, residential area surrounded by single-family homes and apartment complexes.



Tenant Overview

Walgreens, and its holding company Walgreens-Boots Alliance, Inc., is headquartered in Deerfield, Illinois. Walgreens became a subsidiary of the holding company in 2014 to establish unmatched supply chain and procurement expertise, offering customers innovative solutions and optimal efficiencies.

With over 9500 US locations Walgreens is one of the nation's largest drugstore chains, and the first global health and well being enterprise comprising over 18,750 locations in 11 countries. Every day Walgreens touches the lives of over 10 million customers in stores and online.

Walgreens is a trusted wellness provider that supplies customers, patients, and payers with everything from acute prescriptions and vaccinations to specialty pharmaceuticals and wellness services.



| | |
|-----------------------|---------------|
| REVENUE 2024 | \$147.7 Bil |
| TOTAL ASSETS | \$81 Bil |
| # OF LOCATIONS | 9560 |
| # EMPLOYEES | 415,000+ |
| HEADQUARTERS | Deerfield, IL |

Location Map



*Walgreens
Beech Island*



Walgreens, Beech Island SC 05



20,700 VPD

6,200 VPD

Kj's MARKET UNITED STATES POSTAL SERVICE
FAMILY DOLLAR
DOLLAR GENERAL
Share In Love Thrift Store

GT Auto Sales

REGIONS



JEFFERSON DAVIS HWY: 20,700 VPD

BELVEDERE CLEARWATER ROAD: 6,200 VPD

Walgreens



Beech Island, SC

Beech Island

Beech Island, located nearby the Savannah River in Aiken County, South Carolina is a rural community that has seen growth from northern residents over the recent years. Beech Island and the surrounding region features a younger population with the average age of 41. The area offers all the southern charm and hospitality in a vibrant exciting community. Arts, golf, equestrian, educational and outdoor amenities are available

Beech Island was primarily an agricultural community before the 1950s. In the 1960s Kimberly-Clark built a large manufacturing facility along with the construction of Urquhart Station Power Station and the nearby Savannah River Nuclear Project. Commerce grew and the community began to change. The city has been home to many plantations during the civil war era and is also the birthplace of James Brown. There are many civil war era historical locations that brings tourists and history buffs.



| Demographics | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|----------|
| Total Population | 2,857 | 17,916 | 58,809 |
| 5-year Population Projections | 2.8% | 3.8% | 4.47% |
| Households | 1,160 | 6,908 | 23,891 |
| Average HH Income | \$43,944 | \$55,009 | \$60,352 |
| Median HH Income | \$31,653 | \$41,820 | \$45,274 |

Image Gallery

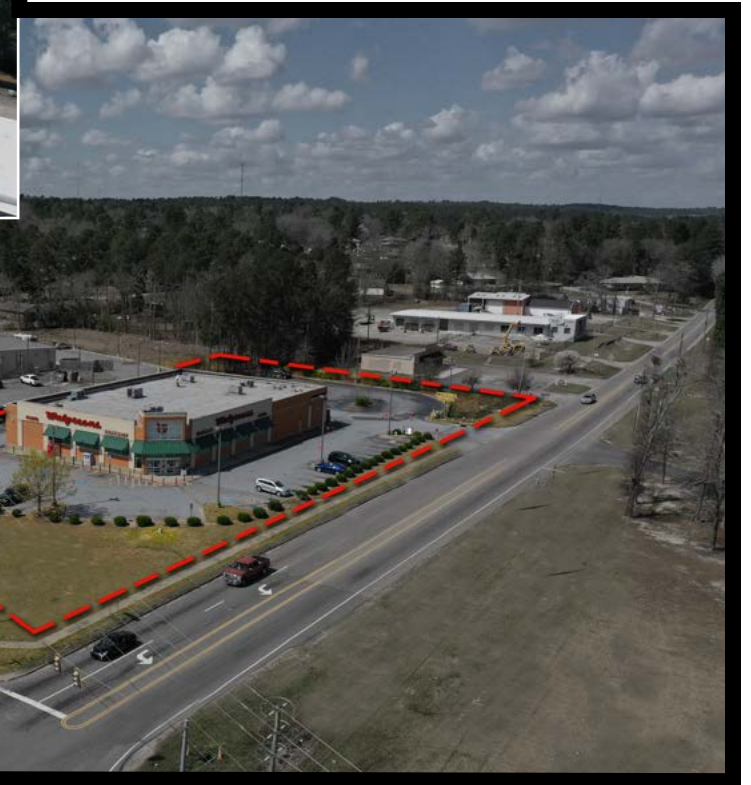
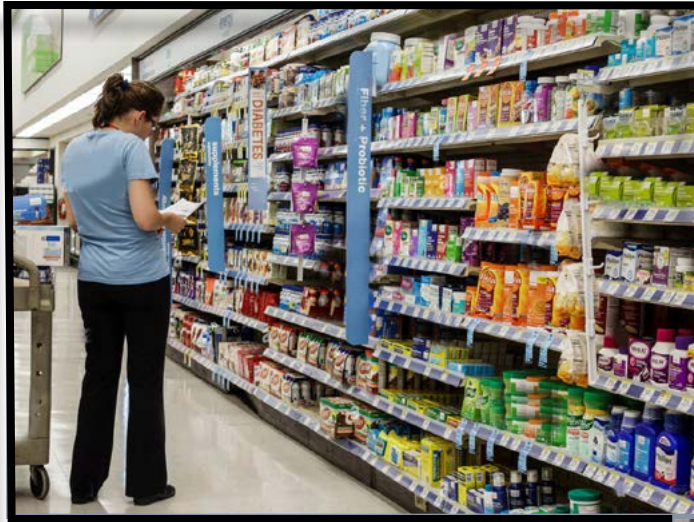


Image Gallery



Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. We cannot assume responsibility for its accuracy.

All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond control of the Owner and Broker and, therefore, are subject to material variation. This Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents.

Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with an entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

A photograph of a Walgreens Pharmacy building with a parking lot in front. The building has a large sign that says "Walgreens" in red cursive and "PHARMACY" in blue block letters. There are green awnings over the entrance. The sky is blue with white clouds. The image is overlaid with a semi-transparent white box containing text and a logo.

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