



NET LEASE INVESTMENT OFFERING



Walgreens

805 Hwy 278 E
Amory, MS 38821





Table of Contents

Offering	1
Executive Summary	
Investment Highlights	
Property Overview	
Location	4
Photographs	
Aerial	
Site Plan	
Map	
Market	8
Location Overview	
Demographics	
Tenant	9
Tenant Overview	



Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Walgreens property located in Amory, Mississippi. Walgreens has been successfully operating from this location since 2009. In 2024, Walgreens executed a new long-term lease through February 2039, demonstrating commitment to the site. There are 5% rental escalations every five years throughout the primary term and twelve 5-year renewal options. The lease is absolute triple net and presents no landlord responsibilities.

The 13,558 square-foot building is strategically positioned at a signalized intersection along US Highway 278, Amory's primary commercial corridor carrying 14,000 vehicles per day. The site benefits from its proximity to nationally recognized tenants including Food Giant, Tractor Supply Company, Walmart Supercenter, McDonald's, AutoZone, O'Reilly Auto Parts, Sherwin-Williams, Wendy's, Burger King, and Dollar General, and several others. A key demand driver in the area is North Mississippi Medical Center, the only hospital within a 12-mile radius, generating consistent daily traffic to the corridor. The surrounding area is further supported by average household incomes exceeding \$76,000 within a ten-mile radius.

Walgreens is an American pharmacy and retail chain founded in 1901 in Chicago, Illinois, starting as a single drugstore on the city's South Side that emphasized quality prescriptions, customer service, and innovations like the malted milkshake. Over the decades, it expanded rapidly across the United States, becoming the second-largest pharmacy chain with approximately 8,100 stores nationwide as of 2026, offering prescription services, health and wellness products, photo services, and everyday essentials.

Investment Highlights

- » Successful operating history spanning multiple decades
- » Long-term lease through February 2039
- » Absolute NNN lease – no landlord responsibilities
- » 5% rental escalations every five years (next in 2029)
- » Located at a signalized intersection along US Highway 278 (14,000 VPD)
- » Amory's primary retail corridor with neighbors Food Giant, Tractor Supply Company, Walmart Supercenter, McDonald's, AutoZone, O'Reilly Auto Parts, Sherwin-Williams, Wendy's, Burger King, Dollar General, and several others
- » Proximity to North Mississippi Medical Center, the only hospital within 12 miles
- » Average household income within ten miles exceeds \$76,000



Property Overview



PRICE
\$3,150,000



CAP RATE
6.50%



NOI
\$204,750

LEASE COMMENCEMENT DATE:	2/23/2024
LEASE EXPIRATION DATE:	2/28/2039
RENEWAL OPTIONS:	Twelve 5-year
RENTAL ESCALATION:	5% every 5 years
LEASE TYPE:	NNN
TENANT:	Walgreens
YEAR BUILT:	2009
BUILDING SIZE:	13,558 SF
LAND SIZE:	1.31 AC

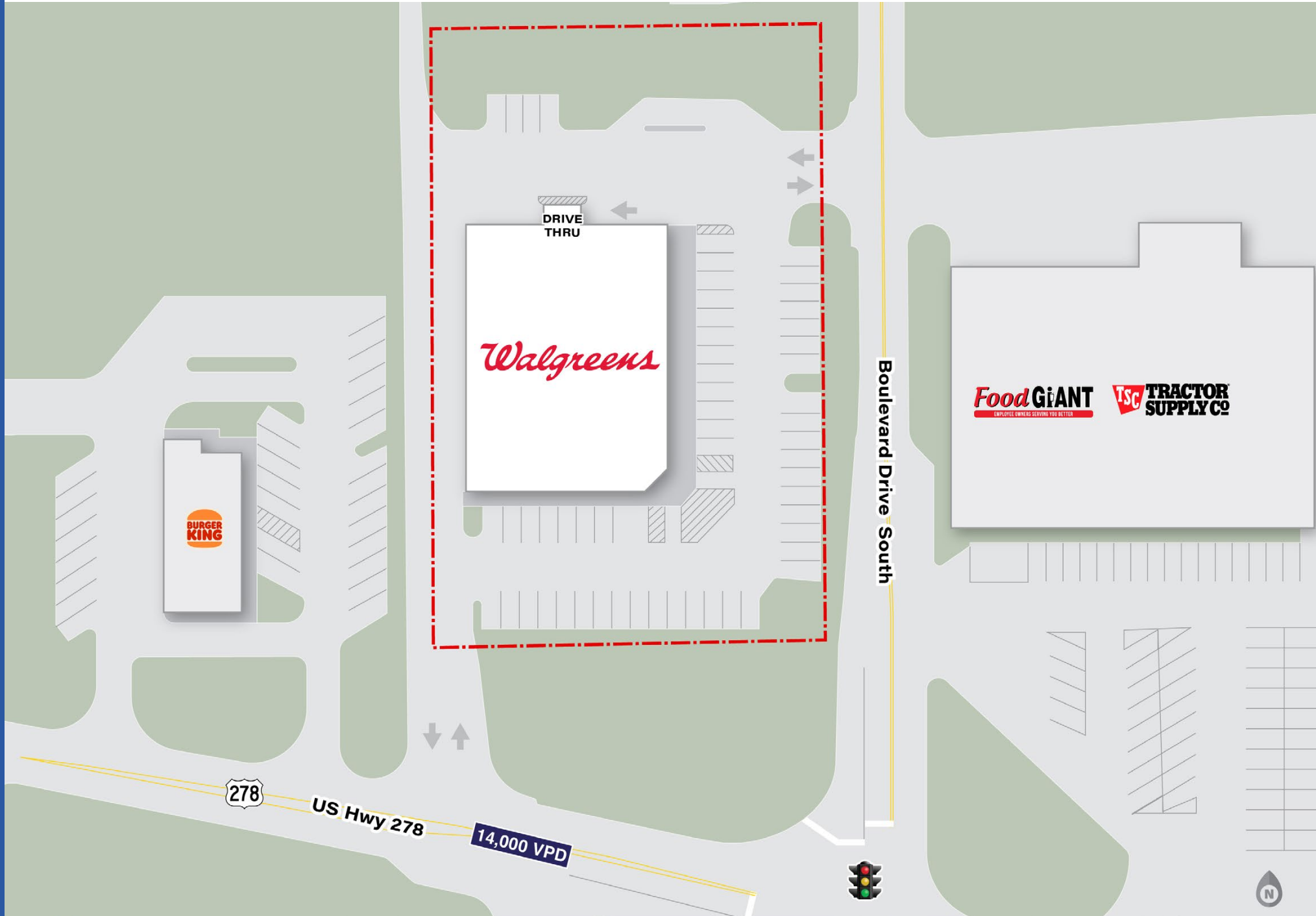
Photographs



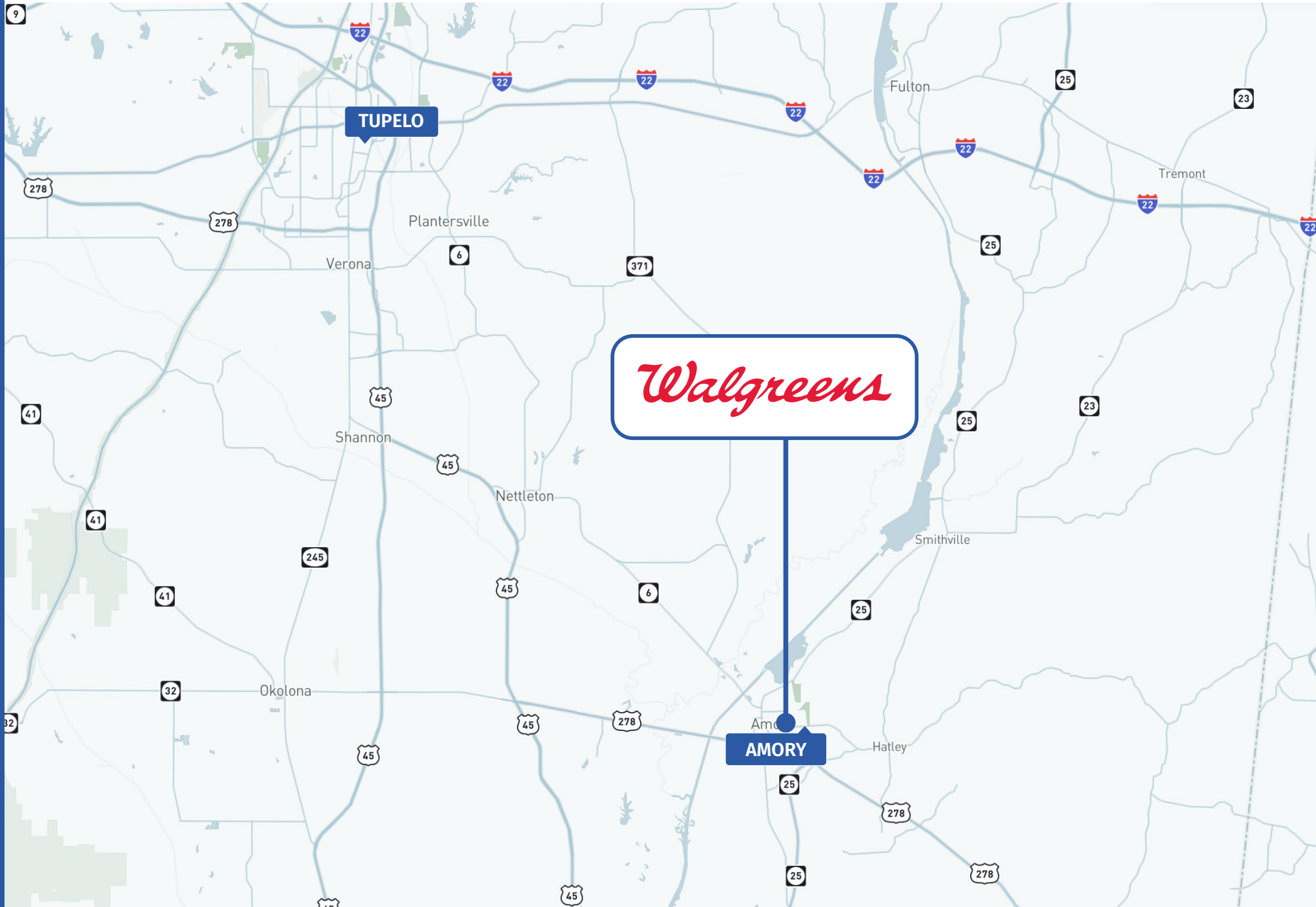
Aerial



Site Plan



Map







Location Overview

AMORY, MISSISSIPPI

Amory is a small city in Monroe County, northeastern Mississippi, United States, situated near the Alabama border. Founded in 1887 as a planned railroad town by the Kansas City, Memphis and Birmingham Railroad, which established it as a midpoint between Memphis, Tennessee, and Birmingham, Alabama, the community was named after Harcourt Amory, an executive with Lancaster Mills involved in the cotton industry. The city developed around the railroad, which remains a presence through BNSF operations today. With a population of 6,666 at the 2020 census, Amory features a historic downtown area supported by Main Street initiatives, local attractions such as the Amory Regional Museum and Frisco Park, and serves as a community hub in rural Monroe County with a focus on its railroad heritage and local economy.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	 AVERAGE INCOME
3-MILE	6,995	2,915	\$52,505	\$73,659
5-MILE	9,524	4,006	\$54,438	\$74,055
10-MILE	19,045	8,073	\$58,219	\$76,473

Tenant Overview

Walgreens

WALGREENS

Walgreens is an American pharmacy and retail chain founded in 1901 by Charles R. Walgreen Sr. in Chicago, Illinois, starting as a single drugstore on the city's South Side that emphasized quality prescriptions, customer service, and innovations like the malted milkshake. Over the decades, it expanded rapidly across the United States, becoming the second-largest pharmacy chain with approximately 8,100 stores nationwide as of 2025, offering prescription services, health and wellness products, photo services, and everyday essentials. Headquartered in Deerfield, Illinois, Walgreens operates as a key brand under the former Walgreens Boots Alliance (WBA), which merged with Europe's Alliance Boots in 2014 to create a global healthcare leader; in 2025, WBA was acquired by private equity firm Sycamore Partners in a \$10 billion deal, taking the company private and restructuring its operations while maintaining Walgreens' focus on accessible community healthcare and pharmacy-led services for millions of customers daily.

Website: www.walgreens.com
Headquarters: Deerfield, IL
Number of Locations: 8,100+
Company Type: Private



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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