

**Multiple Other Off Market Locations Available**  
**Purchase Individually or as Portfolio**  
**Interested - Ask for More Info!**

**NEW, IDEAL  
SMALL-FORMAT  
COOPER PROTOTYPE  
STORE ON OVERSIZED  
1.62 ACRE LOT**



*Representative Photo*

**Retail Investment  
Offering Memorandum:  
Walgreens Pharmacy  
5045 N. Main Street  
Dayton, OH 45415**



Cooper Commercial Investment Group  
6120 Parkland Blvd., Suite 102  
Cleveland, OH 44124  
www.coopergrp.com



**Dan Cooper**  
dcooper@coopergrp.com  
(216) 562-1981 x12



**Bob Havasi**  
bhavasi@coopergrp.com  
(216) 562-1981 x10





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**Walgreens Pharmacy  
5045 N. Main Street  
Dayton, OH 45415**



*Representative Photo*



# Investment Summary

# Walgreens - Dayton

## INVESTMENT HIGHLIGHTS



- New Walgreens Pharmacy Small-Format Prototype Store: Personalized Pharmacy Care Geared Towards Health and Wellness and Over-the-Counter Medications - Walgreens Success with Pilot Store Locations and Continued Growth Adding Additional Locations
- Long-Term, NNN Lease with 8.5 Years of Term Remaining, Ideally Located on **Oversized 1.62 Acre Lot**
- Corporately Backed, Single-Tenant Pharmacy Location with High-Profile, Publicly-Traded Walgreens (NASDAQ: WBA/S&P “BBB-”/Moody’s “Baa2”)
- Handpicked Relocation Site in Proven Market
- Low Price Point Deal Compared to a Traditional Walgreens, Ideal for 1031 Buyers
- Near Hard Corner Location of Main Street and Turner/Shoup Mill Road with Over 42,000 Vehicles Per Day Surrounding the Property
- Surrounded by Established Residential Neighborhoods and 4 Schools Offering Ideal Demographics: 148,000+ People and Average Household Incomes of Approx. \$66,000 Within a 5-Mile Radius
- **Minimal Management Responsibilities:** Tenant Responsible for All Daily Management, While Landlord is Only Responsible for Roof/Structure (15-Year Transferrable Warranty) on Newly Built 2023 Store with Highly Visible Monument Signage with Excellent Frontage
- Significant Healthcare Industry in Dayton Economy: Hospital Systems Combined Employment of Nearly 32,000 and Yearly Economic Impact of Over \$6.8 Billion - Miami Valley Hospital (Part of Premier Health, 5 Miles), Dayton Children’s Hospital (5 Miles) Employs Approximately 3,900 People, Kettering Medical Center/Kettering Health Network (10 Miles) Offers 8 Area Hospitals and Over 120 Outpatient Facilities Serving Southwest Ohio
- Attraction/Destination Location for Major Draw of Visitors and Tourists: Hollywood Gaming at Dayton Raceway (4 miles) Attracts Over 1 Million Annual Visitors, Along with the Wright Brothers, the Dayton Aviation Heritage National Historical Park, and the National Museum of the U.S. Air Force, the World’s Largest and Oldest Military Aviation Museum and the State’s Most-Visited Free Tourist Attraction
- Strong Tenancy: Annual Revenue Stream of Over \$144 Billion Through 12,500 Locations Worldwide
- Numerous Dayton Accolades:
  - ⇒ *Dayton Development Coalition (DDC)* Reports Dayton as Nation’s Top Metro for Economic Development in 2008, 2009, 2012, 2019 and 2021, Runner-Up in 2010, 2011, 2014, 2015, and 2018, and Has Been in the Top 10 for 17 Consecutive Years
  - ⇒ #3 City in the Nation Out of the Top 50 Cities in the United States by *HealthGrades* for “Excellence in Health Care”
  - ⇒ Ranked by *Forbes*, *U.S. News & World Report*, and *HealthGrades* for Clinical Excellence
  - ⇒ *Site Selection Magazine* Ranked Dayton the “#1 Medium Sized Metropolitan Area in the U.S. for Economic Development”
  - ⇒ *Bloomberg Businessweek* Stated Dayton was “One of the Best Places in the U.S. for College Graduates to Find a Job”
  - ⇒ Ranked the “10th Best Metropolitan Area in the United States for Higher Education” by *Forbes*
- State’s Largest Single-Site Employer: Wright-Patterson Air Force Base (14 Miles) with 25,000 Military and Civilian Employees
- Direct Vicinity of Major Employers & Students: The University of Dayton (10,500+ Students, 3,000+ Employees), Wright State University (17,775+ Students), Kettering College (Approx. 1,000 Students) and Sinclair Community College, the Largest On-Site Community College in the State (10,000+ Students)
- Short Commute to Downtown Dayton (4 Miles), Downtown Cincinnati for Additional Employment and Attractions (50 Miles) and Dayton International Airport Only 6.5 Miles



RANKING MARKS 17 STRAIGHT YEARS IN THE TOP 10 AMONG CITIES OF ITS SIZE



### CARILLON HISTORICAL PARK

• A DAYTON HISTORY EXPERIENCE •

“you can’t go a day without Dayton”™

HOLLYWOOD Gaming DAYTON RACEWAY



## LOCATION OVERVIEW

Dayton is historically known for the Wright Brothers and the world's first cash register. Today, the community is driven by aerospace technology, advanced manufacturing, abundant natural resources, a rich cultural heritage and a quality of life that rivals any city in the country. The featured property is located just 4 miles north of Downtown Dayton, the sixth largest city in the state. Dayton is the county seat of Montgomery County, the fifth most populous county in the state. Dayton's borders are within 500 miles of roughly 60% of the country's population. Its manufacturing infrastructure makes the Dayton MSA a logistical stronghold for manufacturers/ suppliers.

The Dayton region is primarily served by I-75 (2.5 miles), which runs north to south though the city of Dayton, I-70, a major east-west interstate that runs through many of Dayton's northern suburbs and intersects with I-75, just 5 miles north of the featured property. The city is also a short 50-mile commute to Cincinnati along I-75. Air transportation is available just north via the Dayton International Airport (6.5 miles north). The Dayton International Airport is a significant regional air freight hub hosting FedEx Express, UPS Airlines, United States Postal Service, and major commercial freight carriers.

A vibrant business community of more than 800 employers and growing. Companies of all types and sizes, Dayton's home for startups and creative ventures, world-class colleges/universities, cutting-edge R&D, and more. Several noteworthy innovations have been designed in Dayton due in part to Wright-Patterson Air Force Base (14 miles) and its place within the community. The Air Force Base is the largest single-site employer in Ohio with 25,000 military and civilian employees. Dayton's businesses have diversified into a service economy that includes insurance and legal sectors as well as healthcare and government sectors. Dayton has been rated the #3 city in the nation out of the top 50 cities in the United States by HealthGrades for "Excellence in Health Care." Many hospitals in the Dayton area are consistently ranked by Forbes, U.S. News & World Report, and HealthGrades for clinical excellence. The healthcare industry accounts for much of the Dayton area's economy. Hospitals in the Greater Dayton area have an estimated combined employment of nearly 32,000, and a yearly economic impact of \$6.8 billion. Miami Valley Hospital (5 miles) is part of the Premier Health System of hospitals and health care. It is estimated that Premier Health Partners hospital network contributes more than \$2 billion a year to the region through operating, employment, and capital expenditures. Dayton Children's Hospital is also located just 5 miles southeast and employs approximately 3,900 people. Kettering Medical Center is located just 10 miles south and is part of the Kettering Health Network of eight hospitals, affiliate of Kettering College, and over 120 outpatient facilities serving southwest Ohio. Patients have access to high quality maternity care, state-of-the-art cancer fighting technology, Ohio's leading heart hospital, as well as revolutionary medicine for both brain and spine surgery. With nearly 12,000 employees and 2,100 physicians, Kettering Health is a major employer to the residents in the Dayton region.

Many major corporations such as Reynolds and Reynolds, CareSource, Cargill, NewPage Corp., Huff Bicycle, LexisNexis, Kettering Health Network, Premier Health Partners, Standard Register, Dayton Reliable Tool and Teradata have their headquarters in Dayton. Fuyao Glass America (7.5 miles), the world's leading manufacturing company specializing in automotive glass employs 2,000 people at their facility. Recently Site Selection magazine ranked Dayton the "#1 Medium Sized Metropolitan Area in the U.S. for Economic Development" and according to Bloomberg Businessweek, Dayton was one of the best places in the U.S. for college graduates to find a job. Additionally, The Dayton area was ranked the "10th Best Metropolitan Area in the United States for Higher Education" by Forbes. Located nearby, The University of Dayton (10,549+ students), Wright State University (17,775+ students), Kettering College (approx. 1,000 students) and Sinclair Community College, which is the largest on-site community college in the state (10,000+ students) are all located in Dayton.

Fun festivals and exciting events. Independent restaurants and the center of the local craft brew scene. World class performing and visual arts. Local bands, Dragons baseball, unique shops and markets, and incredible outdoor recreation. The Hollywood Gaming at Dayton Raceway (4 miles) entices over 1 million annual visitors to wager on live harness racing or simulcast horse races. The casino also has 1,000 video lottery terminals. Additionally, Dayton is home to the Wright Brothers, the Dayton Aviation Heritage National Historical Park, and the National Museum of the U.S. Air Force, the world's largest and oldest military aviation museum and the state's most-visited free tourist attraction.



Location Overview

## OFFERING SUMMARY

Price:	\$1,870,000
Gross Leasable Area:	2,500 S.F.
NOI:	\$114,100
CAP Rate:	6.10%
Year Built:	2022
Lot Size:	Oversized 1.62 Acre Lot
Parking:	Approx. 17 Spaces
Foundation:	Concrete
Exterior:	Brick/Block
Roof:	2022 with Transferrable Warranty

## Financial Data

Rental Income:	\$114,100
Reimbursements:	\$0
Gross Potential Rental Income:	\$114,100
Expenses:	(\$0)
<b>NOI:</b>	<b>\$114,100</b>



**Representative Photo**

# Walgreens



## TENANT SUMMARY

Tenant Name:	Walgreens Co.
Lease Type:	Triple Net
Remaining Lease Term:	8.5 Years
Tenant Since:	2023
Commencement Date:	1/12/2023
Lease Expiration Date*:	1/31/2033
Option to Extend:	None
Options to Terminate:	Every 5-Yrs. After 2033
Right of First Refusal:	Yes
Roof:	Landlord Responsibility
HVAC:	Tenant Responsibility
Parking Lot Repairs & Maintenance:	Tenant Responsibility
Parking Lot Replacement:	Landlord Responsibility
Common Area Maintenance:	Tenant Responsibility
Real Estate Taxes:	Tenant Pays Direct
Insurance:	Tenant Responsibility
Structure:	Landlord Responsibility

## Tenant Base Rent Schedule

	Monthly	Annual	PSF
Current:	\$9,508.33	\$114,100.00	\$45.64
Years 11-15:	\$9,983.75	\$119,805.00	\$47.92
Years 16-20:	\$10,482.92	\$125,795.00	\$50.32
Years 21-25:	\$11,007.08	\$132,085.00	\$52.83
Years 26-30:	\$11,557.42	\$138,689.00	\$55.48

\* Lease is structured as a 30-year lease with the expiration of 1/31/2053. The tenant has termination rights every 5-years after the 10th lease year (1/31/2033) per standard Walgreens lease documents.



# Walgreens

A trusted, global innovator in retail pharmacy with more than 12,500 locations across the U.S., Europe and Latin America, Walgreens plays a critical role in the healthcare ecosystem. Walgreens is reimagining local healthcare and well-being as part of its purpose - to create more joyful lives through better health. Through dispensing medicines, improving access to a wide range of health services, providing high quality health and beauty products and offering anytime, anywhere convenience. Walgreens is shaping the future of healthcare. Walgreens employs approximately 330,000 people and has the presence in 8 countries through its portfolio of consumer brands. As of 2022, Walgreens Boots Alliance is ranked #18 on the Fortune 500 rankings of the largest United States corporations by total revenue. Walgreens revenue for the twelve months ending May 31, 2024 was \$145.532B, a 6.92% increase.

Source: walgreens.com; walgreensbootsalliance.com



- Refill Prescription
- Prescription Status
- COVID-19 Testing
- Schedule COVID-19 Vaccines
- Pharmacy Chat

Property Name: Walgreens Pharmacy  
 Property Address: 5045 N. Main Street  
 Dayton, OH 45415  
 Property Type: NNN  
 Rentable Area: 2,500 S.F.  
 # of Total Locations: 12,500 Worldwide  
 Ticker Symbol: NASDAQ: WBA  
 S&P Credit Rating: BBB-  
 Moody's Credit Rating: Ba2  
 Corp. Headquarter: Deerfield, IL  
 Websites: walgreens.com



## Walgreens Boots Alliance

### Fast Facts

WBA is the **largest retail health, pharmacy and daily living destination** across the U.S. and Europe.

Our **purpose** is to create more joyful lives through better health.

Our **vision** is to be the leading partner in reimagining local healthcare and wellbeing for all.

### Top Brands



DEERFIELD, Ill.--(BUSINESS WIRE)--Jun. 27, 2024-- Walgreens Boots Alliance, Inc. (Nasdaq: WBA) today announced financial results for the third quarter of fiscal 2024, which ended May 31, 2024.

WBA third quarter sales increased 2.6 percent from the year-ago quarter to \$36.4 billion, an increase of 2.5 percent on a constant currency basis, reflecting sales growth across all segments.





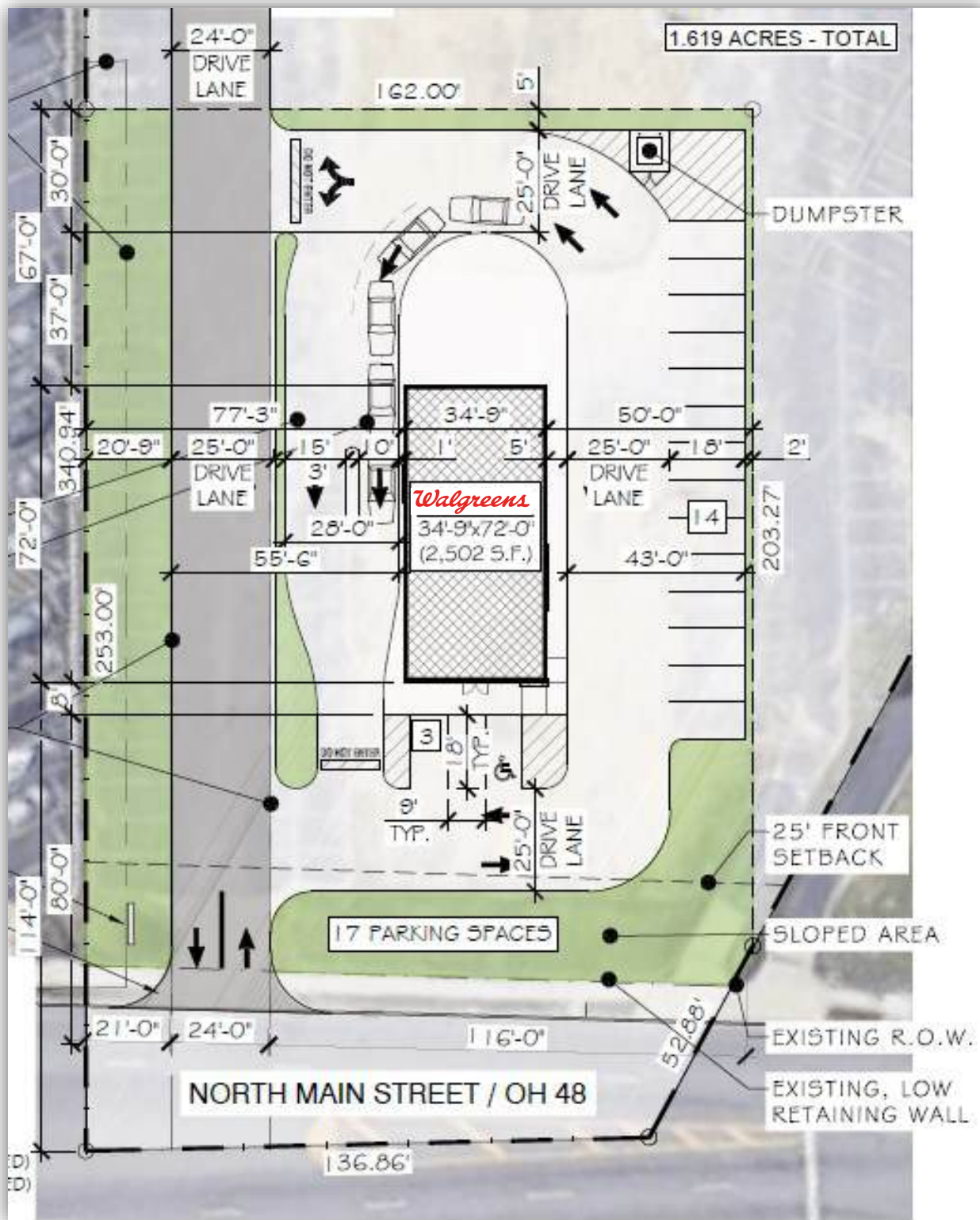
*Representative Photo*



# Property Analysis



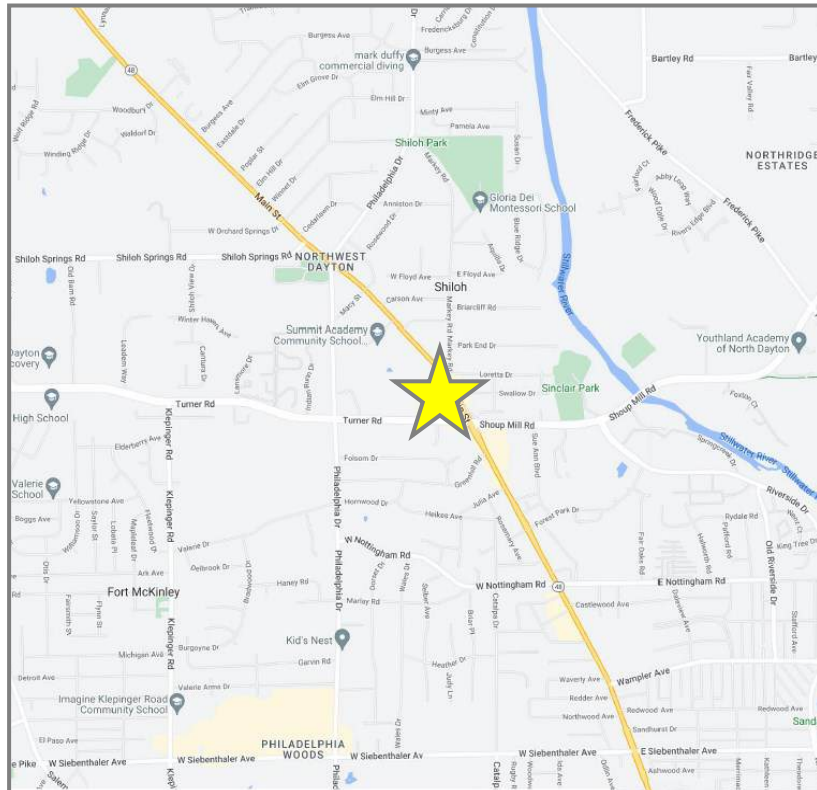
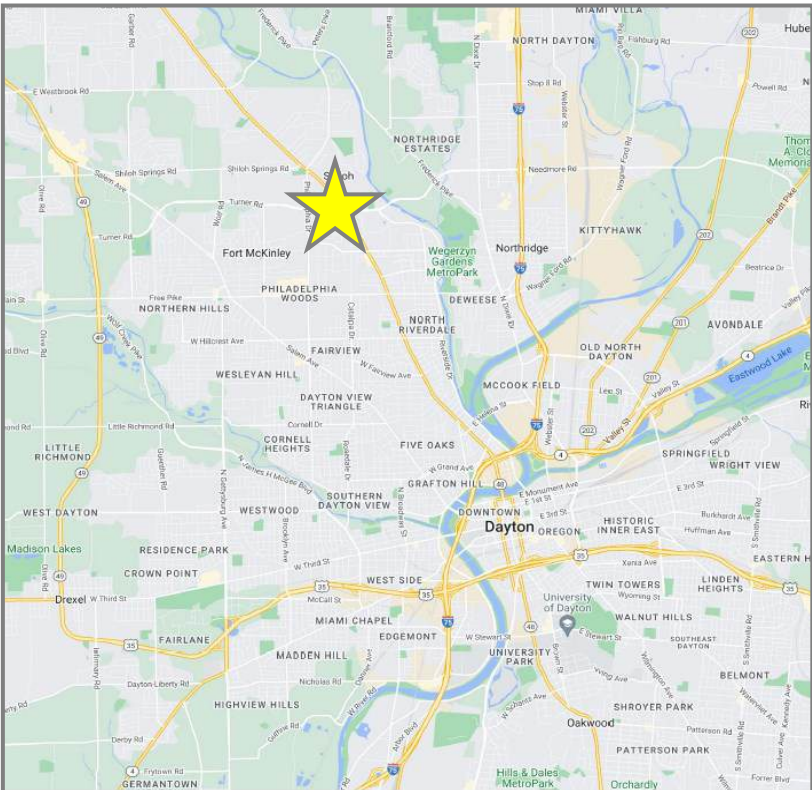
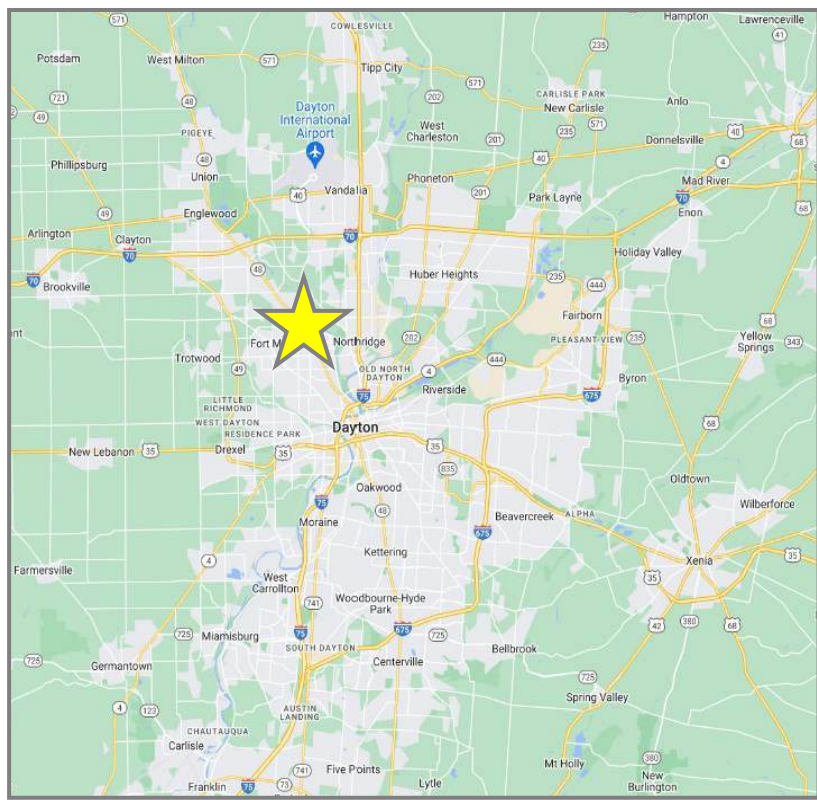
# Site Plan







# Location Maps





<b>5045 N Main St Dayton, OH 45415</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>	<b>10 mi radius</b>
<b>Population</b>				
2024 Estimated Population	8,199	69,135	148,329	418,957
2010 Census Population	7,932	69,444	148,343	415,923
2024 Median Age	43.0	40.1	39.6	38.2
<b>Households</b>				
2024 Estimated Households	3,938	30,501	66,106	179,315
2010 Census Households	3,705	29,533	63,595	171,694
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.3%	0.3%
<b>Race and Ethnicity</b>				
2024 Estimated White	62.9%	73.1%	71.9%	71.6%
2024 Estimated Black or African American	26.3%	19.0%	20.3%	20.6%
2024 Estimated Asian or Pacific Islander	4.8%	2.7%	2.6%	2.4%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2024 Estimated Other Races	5.8%	5.1%	5.0%	5.2%
2024 Estimated Hispanic	3.8%	3.0%	3.0%	3.5%
<b>Income</b>				
2024 Estimated Average Household Income	\$65,041	\$64,855	\$66,041	\$81,565
2024 Estimated Median Household Income	\$51,220	\$50,395	\$52,454	\$63,783
2024 Estimated Per Capita Income	\$31,444	\$28,727	\$29,526	\$35,116
<b>Education (Age 25+)</b>				
2024 Estimated High School Graduate	33.4%	35.5%	35.1%	32.1%
2024 Estimated Some College	27.9%	26.9%	24.6%	24.4%
2024 Estimated Associates Degree Only	9.6%	8.4%	9.4%	10.3%
2024 Estimated Bachelors Degree Only	15.3%	12.1%	12.3%	14.3%
2024 Estimated Graduate Degree	8.1%	7.3%	8.3%	9.9%
<b>Business</b>				
2024 Estimated Total Businesses	294	2,182	5,822	13,849
2024 Estimated Total Employees	2,365	24,223	70,721	175,836
2024 Estimated Employee Population per Business	8.0	11.1	12.1	12.7
2024 Estimated Residential Population per Business	27.9	31.7	25.5	30.3



## **DISCLOSURE, CONFIDENTIALITY & DISCLAIMER**

### **CONFIDENTIALITY AGREEMENT**

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

### **DISCLOSURE & DISCLAIMER**

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the economy, market conditions, competition and other factors beyond the control of the owner or The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.



*Representative Photo*



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Cleveland, OH 44124  
www.coopergrp.com

# Retail Investment Offering Memorandum



Dan Cooper  
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(216) 562-1981 x12



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bhavasi@coopergrp.com  
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