



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS



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121 RAILROAD AVENUE, RUTHERFORDTON, NC 28139

# WALGREENS

**FOR SALE** \$1,750,000 | 7.5% CAP

LEGACYCREA.COM

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## RUTHERFORDTON, NC

- Single-Tenant Freestanding Walgreens In Rutherfordton, NC
- Located on Hard, Signalized Corner with 23,000+ VPD
- Strong Fundamental Real Estate with Multiple Points of Access and Attractive Curb Appeal
- Current Annual Rent of \$11.72 PSF is Replaceable & Well Below the Chainwide Average, Improving Likelihood of Renewal
- NNN Lease - Landlord Responsibility Limited to Roof/Structure
- New Roof Replaced in 2019
- Equipped With Ample Parking (66 Surface Spaces)
- Rare 5% Increases During Base Term And Options
- Walgreens Holds an Investment Grade Credit Rating of "BBB" With S&P
- Rent Shown is Effective as of 10/1/2025. Seller to Credit Difference at COE

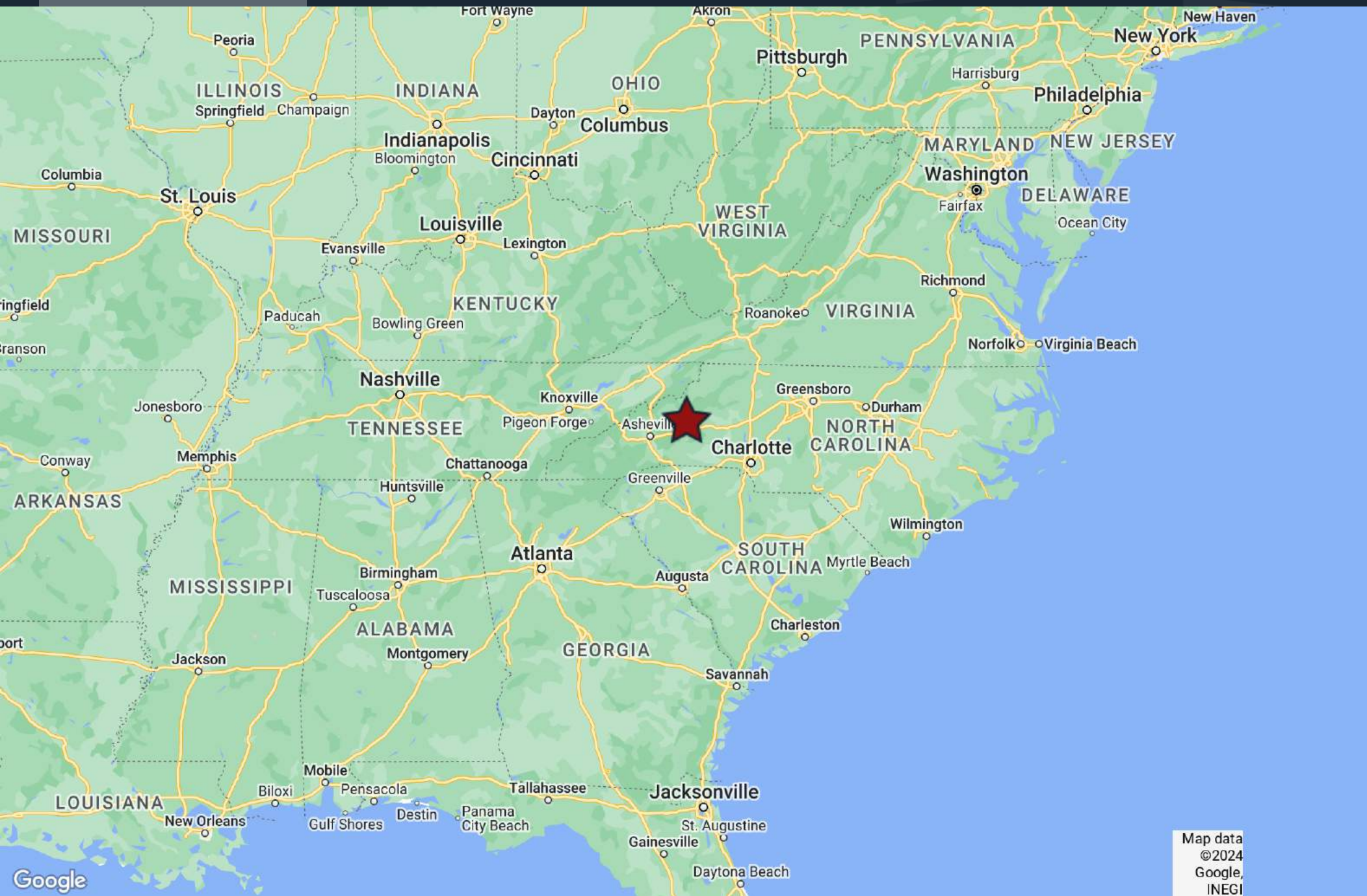
### PROPERTY DETAILS

|                |             |
|----------------|-------------|
| Building Area: | 11,200 SF   |
| Land Area:     | 1.6 Acres   |
| Year Built:    | 2000        |
| Price:         | \$1,750,000 |
| Cap Rate:      | 7.5%        |
| Price (PSF):   | \$156.25    |

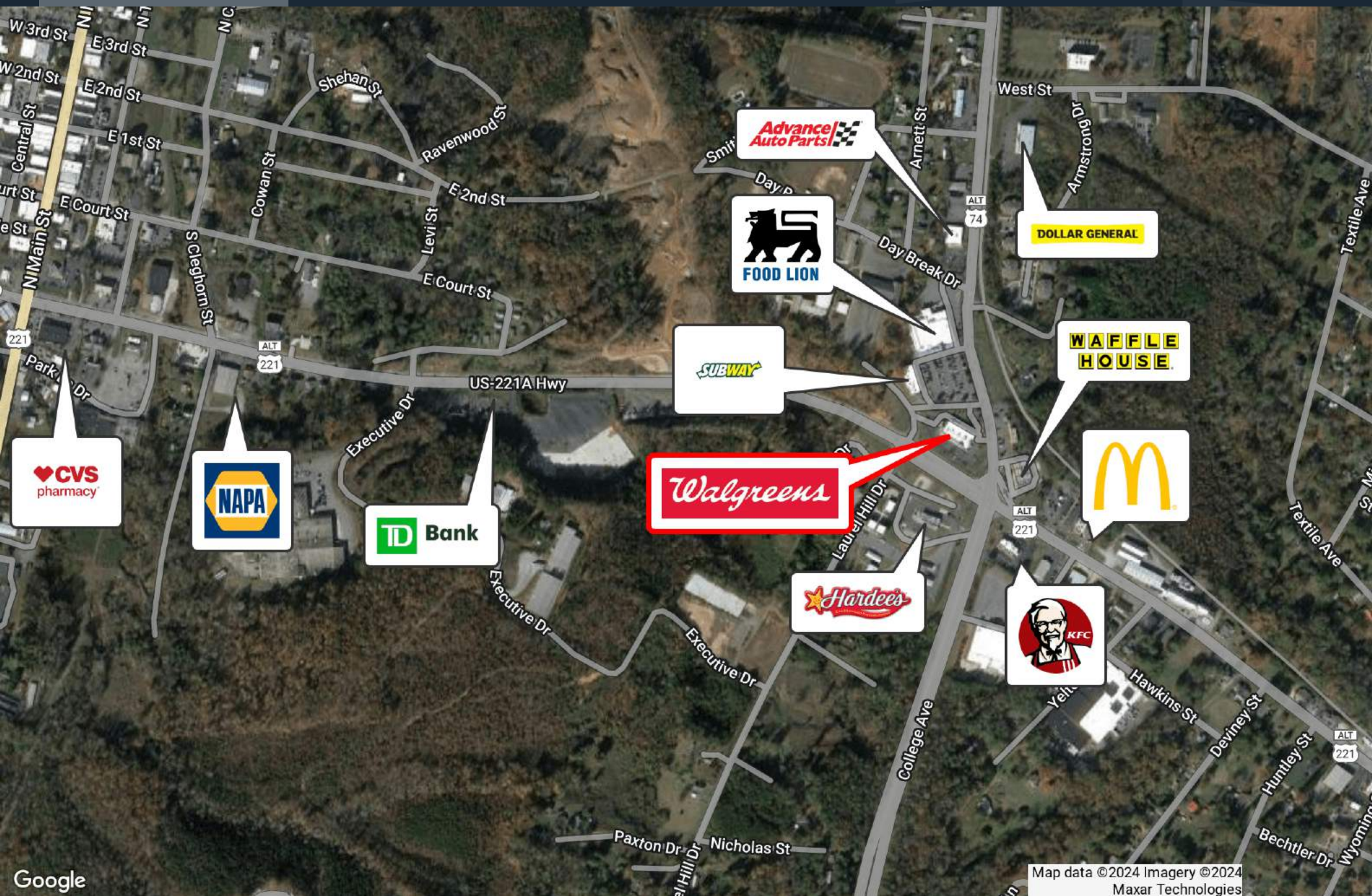
### LEASE OVERVIEW

|                           |                  |
|---------------------------|------------------|
| Remaining Lease Term:     | 6+ Years         |
| Rent Commencement:        | 9/1/2000         |
| Lease Expiration:         | 9/30/2030        |
| NOI:                      | \$131,250        |
| Lease Type:               | NNN*             |
| Scheduled Rent Increases: | 5% Every 5 Years |
| Options & Increases:      | (3) 5 Year       |
| Insurance:                | Tenant           |
| Parking Lot Maintenance:  | Tenant           |
| Property Taxes:           | Tenant           |
| Roof & Structure:         | Landlord         |
| HVAC:                     | Tenant           |

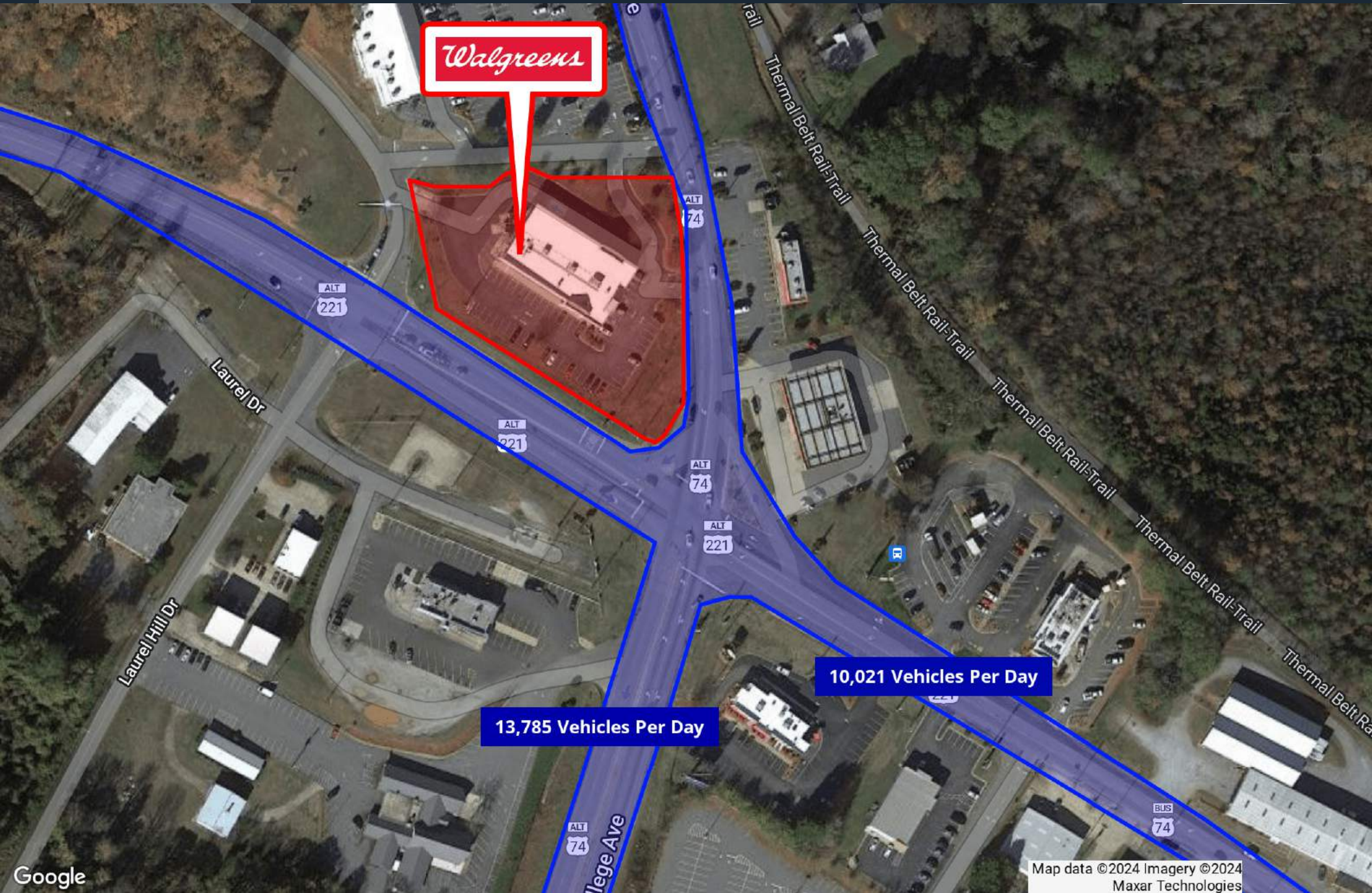




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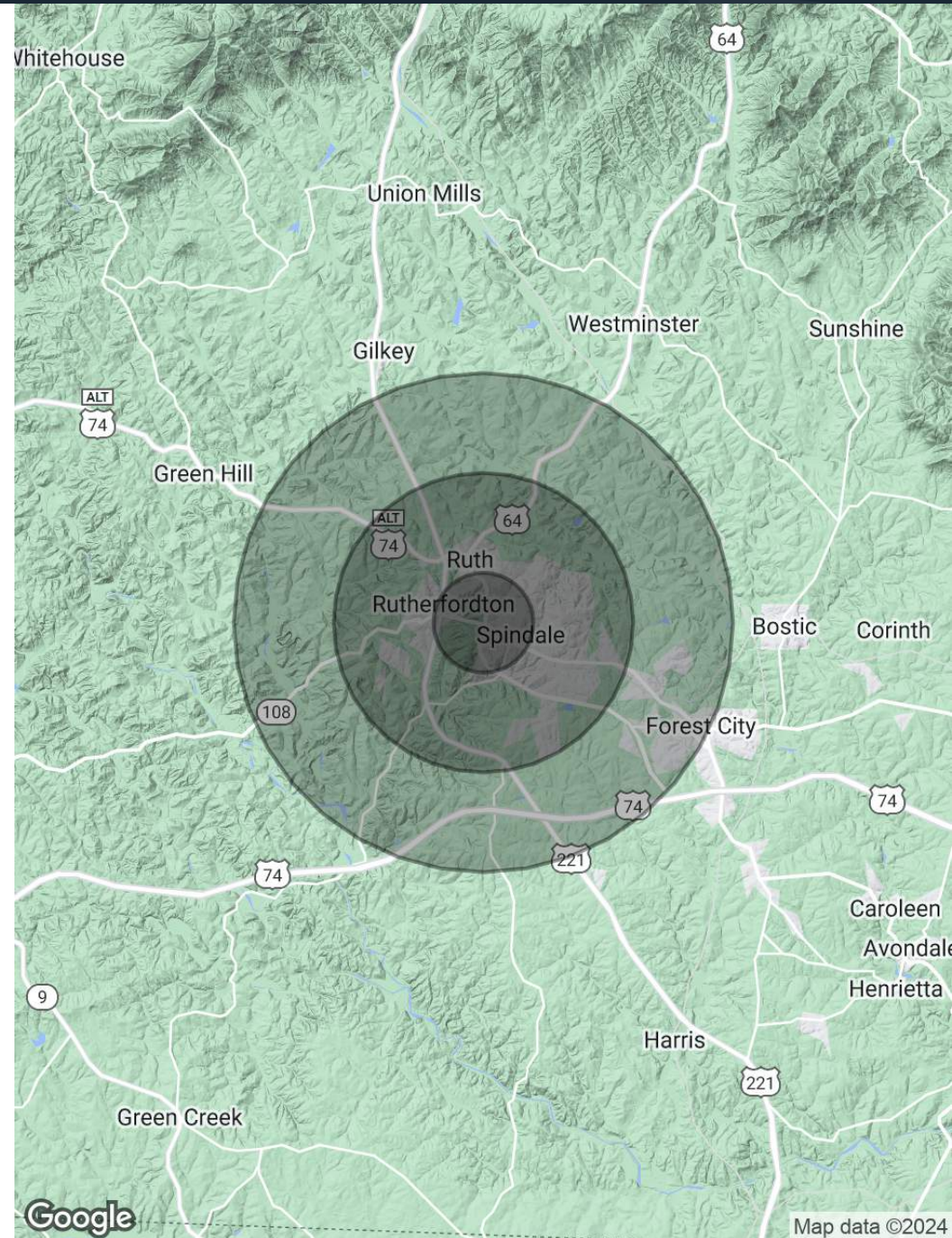
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| POPULATION       | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 2,827  | 12,716  | 22,919  |
| Average Age      | 43     | 44      | 44      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,201     | 5,184     | 9,313     |
| # of Persons per HH | 2.3       | 2.4       | 2.4       |
| Average HH Income   | \$38,683  | \$59,660  | \$60,122  |
| Average House Value | \$147,730 | \$208,405 | \$210,307 |

Demographics data derived from AlphaMap







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