



LEGACY

COMMERCIAL REAL ESTATE ADVISORS



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3300 DEKALB PIKE, NORRISTOWN, PA 19401

WALGREENS

FOR SALE: \$5,580,000 | 8.15% CAP

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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NORRISTOWN, PA

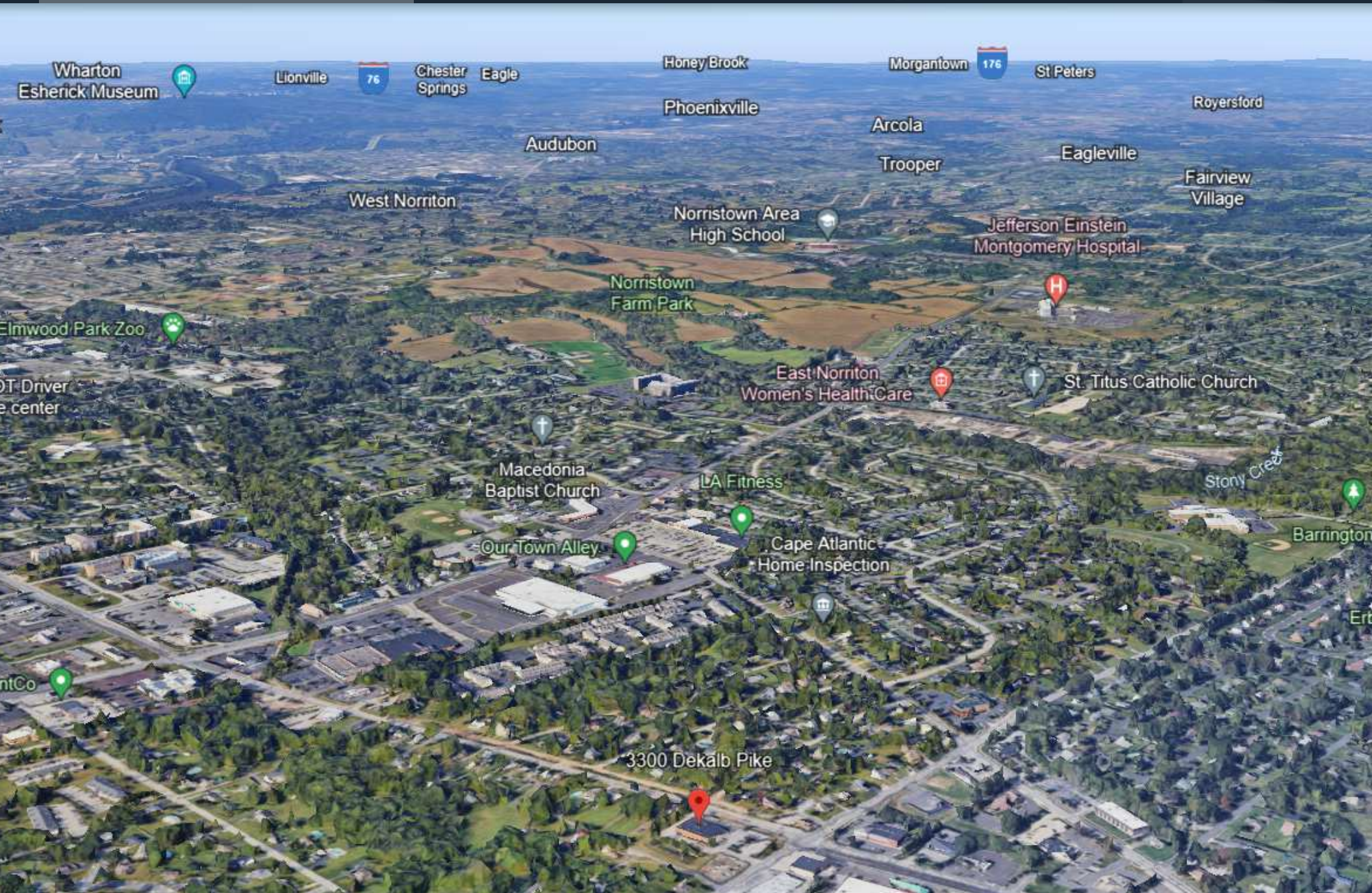
- Single Tenant Freestanding Walgreens in Norristown, PA
- Absolute NNN Lease Structure with Zero (0) Landlord Responsibilities
- 175,000+ People Reside within 5 Mile Radius of Site
- Extremely Affluent Area - Average Household Income Exceeds \$128,000 within 1 Mile Radius of Site
- Situated on the Corner of Dekalb Pike & E Township Line Rd., Which Experience a Combined 36K+ Vehicles Per Day
- Projected 4.37% Population Growth in the Next 5 Years within 1 Mile Radius of Site
- 50,600 Daytime Employees within 3 Mile Radius of Site
- Located Approximately 20 Miles Outside of Philadelphia

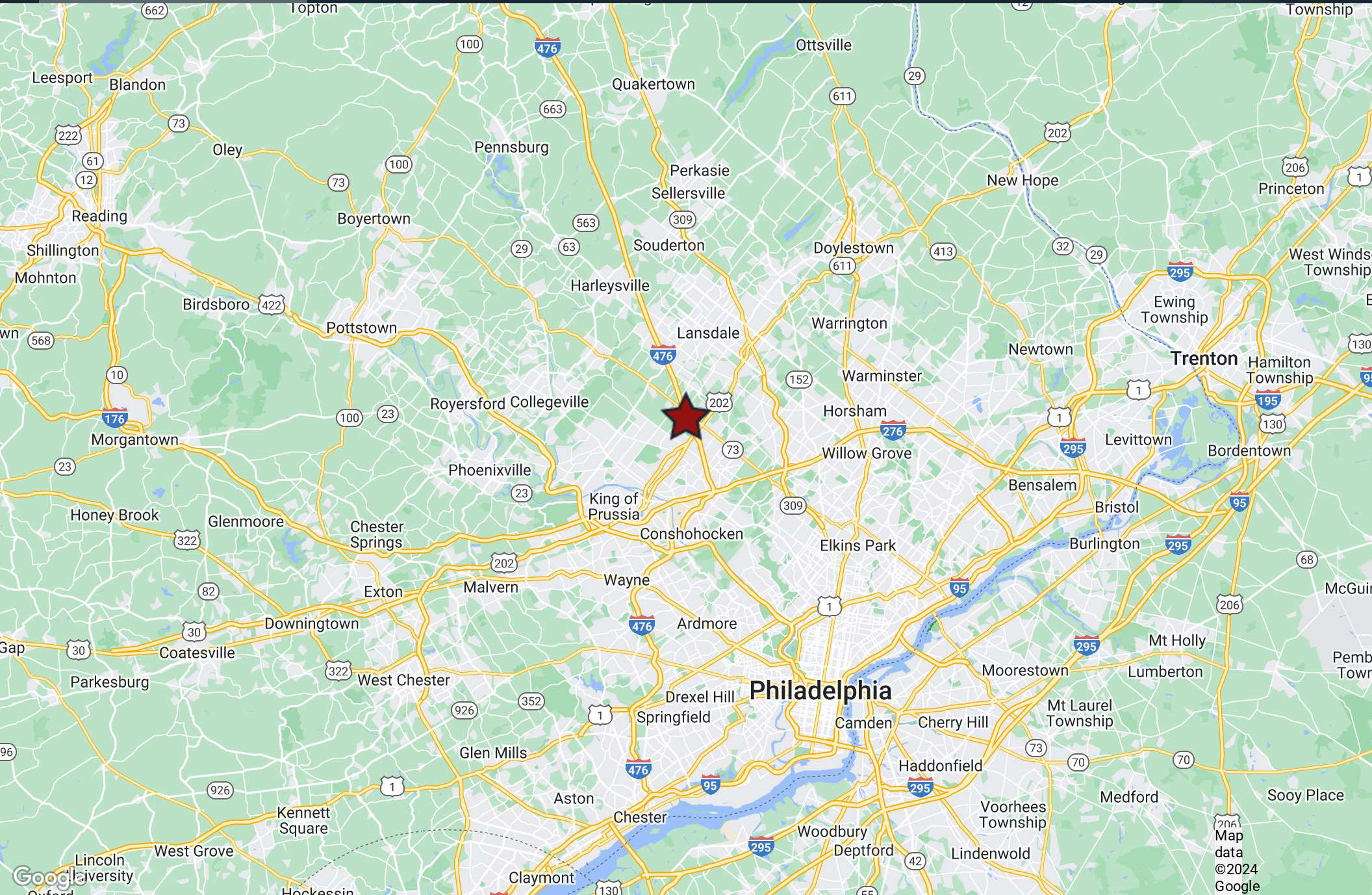
PROPERTY DETAILS

Building Area:	13,650 SF
Land Area:	2.09 Acres
Price:	\$5,580,000
Year Built:	2006
Cap Rate:	8.15%

LEASE OVERVIEW

Remaining Lease Term:	6.5+ Years
Rent Commencement:	4/13/2006
Lease Expiration:	4/30/2031
NOI:	\$455,000
Lease Type:	NNN
Options	(10) 5 Year Options
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Tenant
HVAC:	Tenant

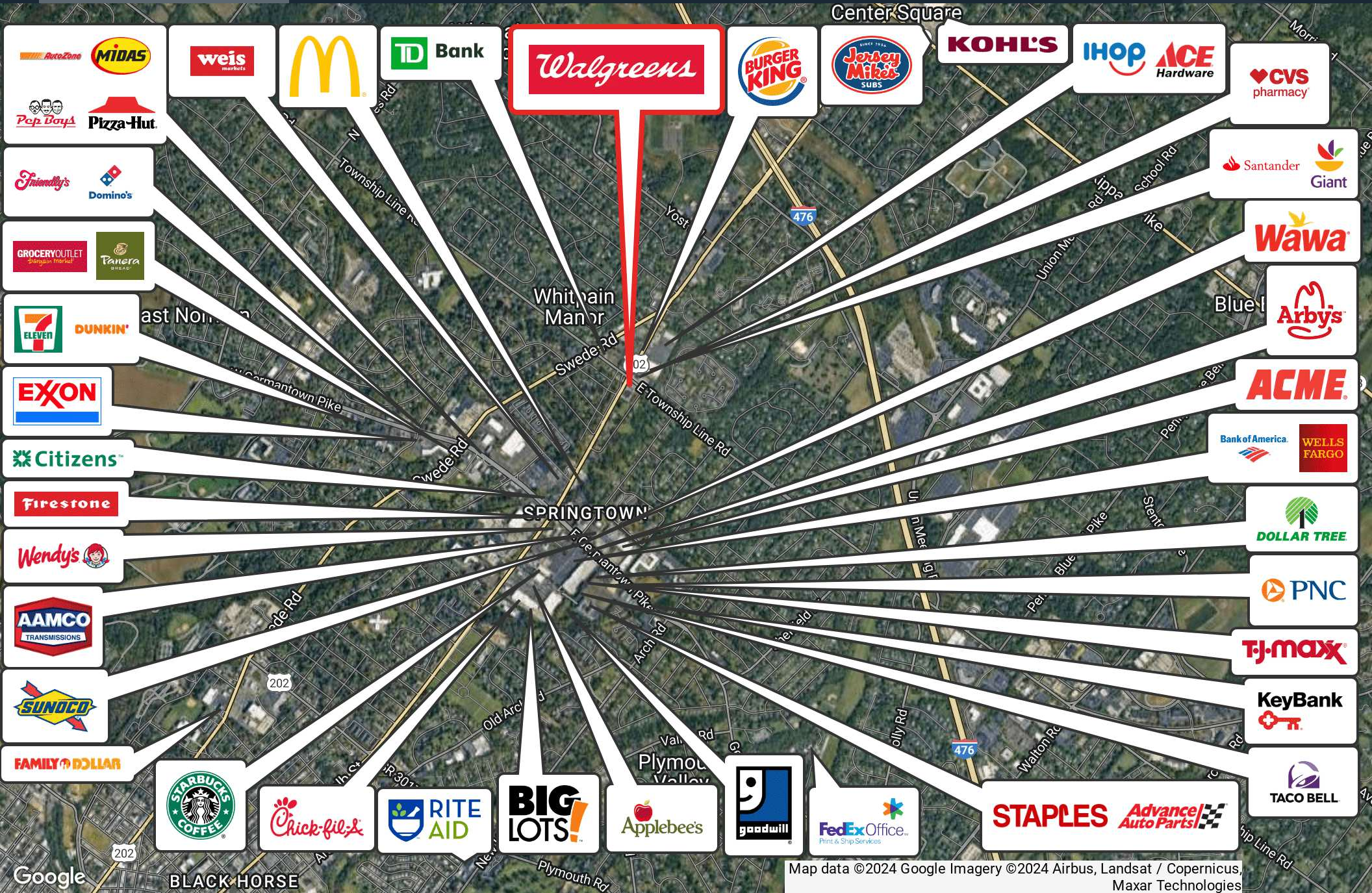




Map data ©2024 Google

RETAILER MAP

3300 DEKALB PIKE | NORRISTOWN, PA 19401



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21,990 Vehicles Per Day

14,444 Vehicles Per Day

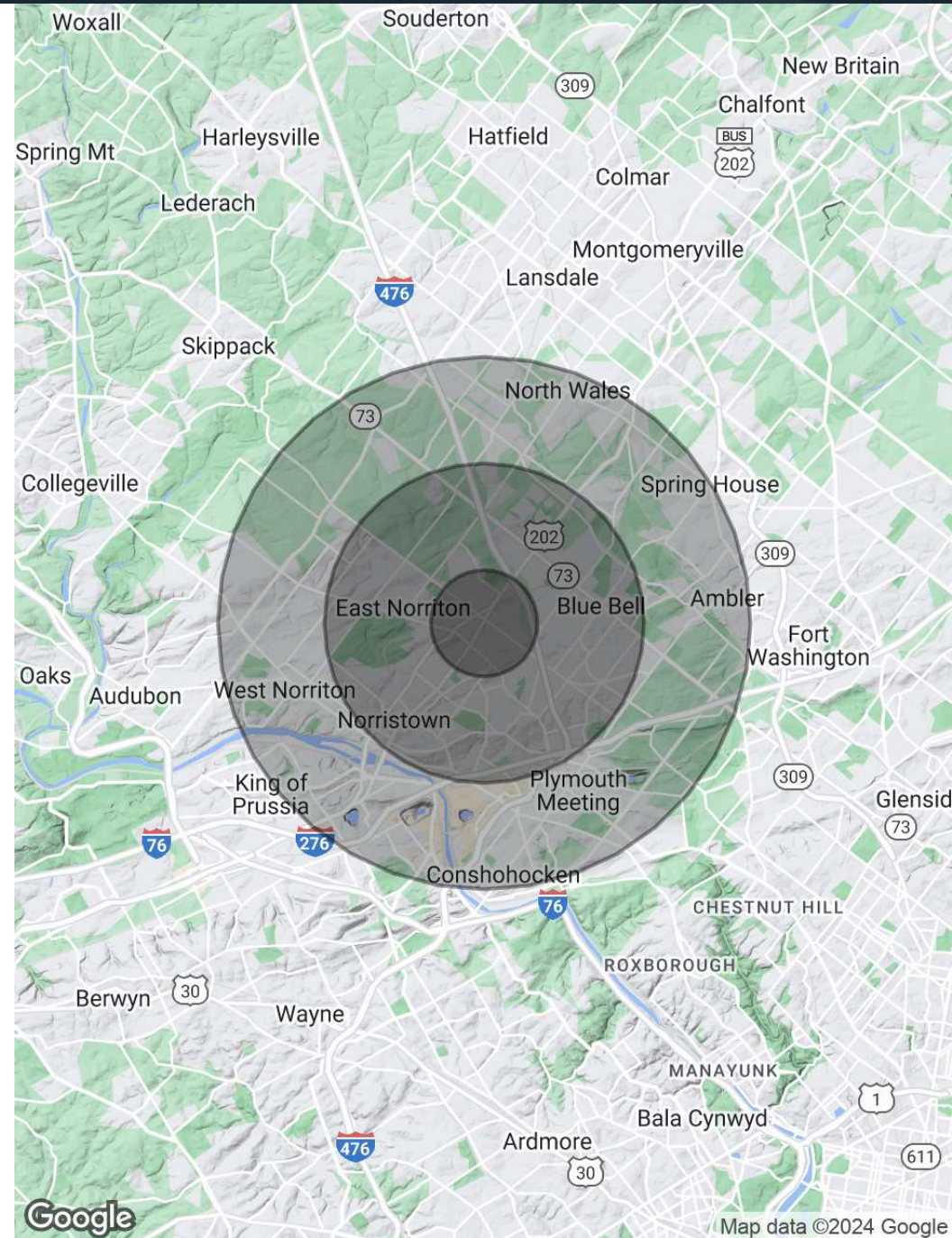
Walgreens

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,218	79,307	176,207
Average Age	45	42	42
Average Age (Male)	43	40	41
Average Age (Female)	46	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,253	30,745	69,650
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$128,995	\$112,688	\$117,955
Average House Value	\$443,707	\$421,141	\$459,861

Demographics data derived from AlphaMap





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