

WALGREENS

4061 NY 104 Box 905

Williamson, New York 14589



ON MARKET:

WALGREENS IN WILLIAMSON, NEW YORK



ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

- ▶ **Walgreens in Williamson, NY**
21 MILES EAST OF ROCHESTER
- ▶ **Zero Landlord Responsibilities**
ABSOLUTE TRIPLE NET (NNN) LEASE STRUCTURE
- ▶ **Signalized Corner Location**
STATE ROUTE 104 & COLE STREET WEST INTERSECTION SEES OVER 15,000 VEHICLES PER DAY
- ▶ **Corporately Guaranteed Lease**
WALGREENS IS THE 18TH RANKED COMPANY IN THE FORTUNE 500
- ▶ **Prominent Pharmacy Operator**
WALGREENS HAS AROUND 9,000 LOCATIONS
- ▶ **Close Proximity to Interstate Highway**
LOCATED ON NY-104
- ▶ **National Retailers Located Nearby**
BURGER KING, MCDONALD'S, SPEEDWAY, CHASE BANK, AND MANY MORE

FINANCIAL OVERVIEW

4061 NY 104 BOX 905
WILLIAMSON, NEW YORK 14589

PRICE	\$5,000,000
CAP RATE	7.10%
NOI	\$355,000
PRICE PER SQUARE FOOT	\$340.37
RENT PER SQUARE FOOT	\$24.17
GROSS LEASEABLE AREA	14,690 SF
LAND AREA	2.36 Acres
YEAR BUILT (RENOVATED)	2003 (2012)
TYPE OF OWNERSHIP	Fee Simple



ACTUAL PROPERTY

RENT SCHEDULE						
	TERM		MONTHLY RENT	ANNUAL RENT	RENT PSF	INCREASES
BASE TERM	CURRENT	8/31/2030	\$29,583	\$355,000	\$24.17	-

LEASE SUMMARY

EXPIRATION DATE	8/31/2030
TERM REMAINING	6.5 Years
STRUCTURE	NNN
BASE TERM INCREASES	None in Base terms
OPTIONS	3, 5-Years
LEASE GUARANTOR	Walgreens Eastern Company Inc.
GUARANTOR STRENGTH	Corporate Guaranty



TENANT OVERVIEW

Founded in 1901, Walgreens Boots Alliance, Incorporated is the nation's largest drugstore chain. Charles R. Walgreen built the chain from a single drugstore where he created his own drug products. By 1919 there were 20 stores, and in 1927 the Company went public. Three years later, the store count was well over 500. Today, Walgreen operates over 8,200 stores in all 50 states, DC, Puerto Rico and the United States Virgin Islands. More than 400 of its stores offer medical services through its Healthcare Clinics.

Additionally, the Company operates digital businesses that include: Walgreens.com, drugstore.com, Beauty.com, SkinStore.com and VisionDirect.com.

In December 2014, Walgreen acquired the remaining 55 Percent of European retailer and wholesaler Alliance Boots and reorganized under a holding company called Walgreens Boots Alliance, Incorporated; headquartered in Chicago. The Walgreen chain now constitutes the Retail Pharmacy United States of America Division of Walgreens Boots Alliance, Incorporated.



ACTUAL PROPERTY



OVERVIEW

TENANT	Walgreens
OWNERSHIP	Public
LEASE GUARANTOR	Walgreens-Boots Alliance
GUARANTOR STRENGTH	Corporate
SYSTEMWIDE LOCATION COUNT	8,600+
HEADQUARTERS	Deerfield, IL
WEBSITE	www.walgreens.com
SALES VOLUME	\$139.1B (2023)
STOCK SYMBOL	WBA
BOARD	NASDAQ
CREDIT RATING	BBB (S&P)
FORTUNE 500 RANK	27



ACTUAL PROPERTY

ABOUT WILLIAMSON

Williamson, New York, boasts a rich history dating back to the early 1800s. Once a prominent stop on the Erie Canal, the village retains a charming small-town atmosphere with a strong sense of community. Steeped in historical significance, Williamson offers a glimpse into the past with its well-preserved architecture and vibrant historical society.

Looking forward, Williamson is experiencing exciting growth. New developments are attracting residents seeking a peaceful, family-friendly environment with easy access to amenities. The local economy is thriving, with a strong agricultural base and a growing number of small businesses adding diversity. This blend of established charm and fresh opportunity makes Williamson an attractive place to put down roots.

Beyond its historical and economic offerings, Williamson fosters a vibrant cultural scene. The village hosts regular events and festivals throughout the year, celebrating everything from local produce to artistic expression. Residents enjoy a variety of recreational activities, with beautiful parks, scenic walking trails, and close proximity to nearby lakes offering ample opportunities to connect with nature. Williamson strikes a perfect balance between small-town comfort and easy access to cultural and outdoor pursuits.



ACTUAL PROPERTY

WALGREENS - Williamson, New York

LAKE ONTARIO



SUBJECT PROPERTY
Walgreens

Heintzelman's BBQ Pit
DUNKIN'

Advance Auto Parts
PRECIOUS
CHINESE RESTAURANT

Ford

BURGER KING
Speedway

WILLIAMSON FLYING CLUB
EST. 1968

Jeep
RAM

FAMILY DOLLAR

CVS pharmacy
UNITED STATES POSTAL SERVICE
SUBWAY

CHEVROLET

McDonald's

Orbaker's
Since 1952
Extraordinary Food & Ice Cream

BIG LOTS!

PARK SHOPPING CENTER
Tops
DUNKIN'
Friendly Markets
SUBWAY verizon

DOLLAR GENERAL

WILLIAMSON MIDDLE SCHOOL

WILLIAMSON ELEMENTARY SCHOOL

JAMES A. BENEWAY HIGH SCHOOL
- WAYNE CENTRAL HIGH SCHOOL

SODUS CENTRAL JR-SR HIGH SCHOOL



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
2010 Population	2,500	5,902	13,210	2010 Households	1,006	2,351	5,179	2023 Average HH Income	\$87,301	\$98,497	\$94,281
2023 Population	2,251	5,373	12,588	2023 Households	902	2,132	4,921	2023 Median HH Income	\$65,600	\$72,918	\$70,245
2028 Population	2,235	5,349	12,654	2028 Households	895	2,121	4,945				

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