

Walgreens

BANG
REALTY



ELKINS, WV

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Brian Brockman

Broker

Direct: 513.898.1551

brian@bangrealty.com





Walgreens

613 RANDOLPH AVE, ELKINS, WEST VIRGINIA 26241

OFFERING PRICE
\$4,446,000

CAP RATE
7.00%

Net Operating Income	\$311,220*
Lease Type	Absolute NNN
Years Remaining	15 yrs; 10 yrs Remaining
Lease Commencement	April 20, 2020
Lease Expiration Date	April 1, 2035
Rentable Area (SF)	14,696
Lot Size (Acres)	1.11
Rental Increases	5% Every 5 yrs - Next Increase: April 20, 2025
Options	12; 5yr Options
Tenant	Corporate

WALGREENS - ELKINS, WEST VIRGINIA

INVESTMENT HIGHLIGHTS

Excellent Single-Tenant Investment Opportunity

- 📍 **Absolute Net Lease:** Zero landlord responsibilities.
- 📍 **Corporate Guaranty (NASDAQ: WBA):** Investment grade credit (S&P: BBB).
- 📍 **High Placer.ai Score:** Ranked 6th out of 69 Walgreens in West Virginia (Top 10%).
- 📍 **Prime Signalized Corner:** Situated on the busiest street in Elkins, WV.
- 📍 **Unique Medical Express Opportunity:** One of only fifteen Walgreens featuring a Medical Express Urgent Care within the store.
- 📍 **Strong National Retail Presence:** Neighboring retailers include Kroger, McDonalds , CVS, Wendy's, Dollar General, NAPA Auto Parts, and more.

Outstanding Location in Elkins, WV

- 📍 **Growing Economy:** Elkins benefits from a diverse economic base, including healthcare, education, and tourism.
- 📍 **Tourism Hub:** The city is a gateway to the Monongahela National Forest, attracting outdoor enthusiasts year-round.
- 📍 **Stable Workforce:** Elkins is home to Davis & Elkins College, providing a steady supply of educated talent and contributing to local economic stability.
- 📍 **Infrastructure Investments:** Recent improvements in transportation and community facilities enhance the city's long-term growth potential.

*NOI EFFECTIVE APRIL 2025





Walgreens

RAILROAD AVE

SENECA TRAIL

DEMOGRAPHICS

Radius	Population	Average HH Income
3-Mile	12,560	\$59,328
5-Mile	15,048	\$59,907
10-Mile	24,607	\$63,455





INDUSTRIAL ZONE



DAVIS MEDICAL CENTER

WINGATE
BY WYNDHAM

Elkins-Randolph
EDUCATION

Holiday Inn
Express & Suites

Mon Health
Heart & Vascular Center

gomart

RAILROAD AVE

Little Caesars

CVS pharmacy

VFW
VETERANS OF FOREIGN WARS

Super Splash
Car Wash

SENECA TRAIL

Walgreens

SUBWAY

ELKINS
FIRE DEPT.

First Baptist
Church

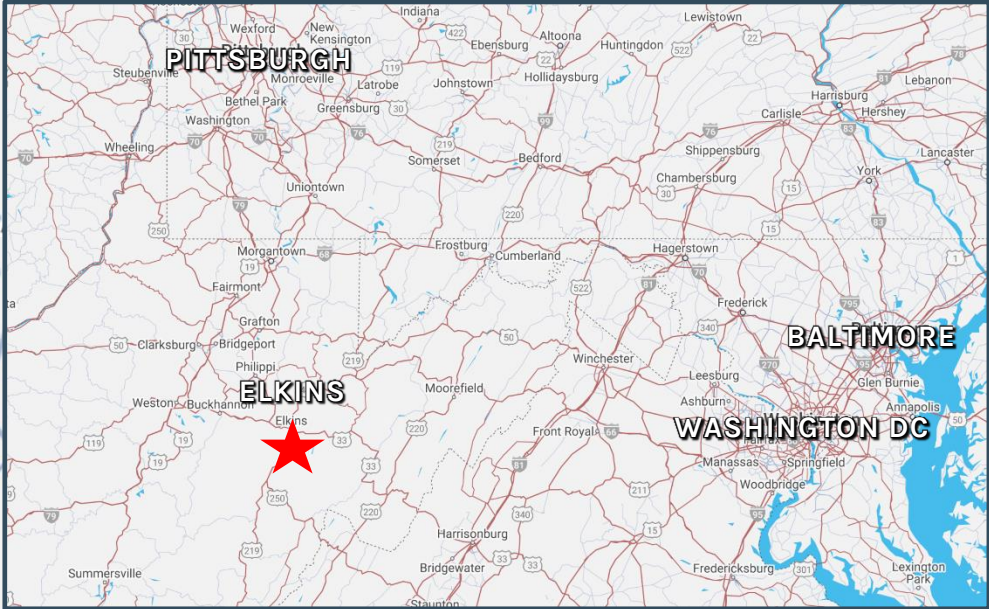
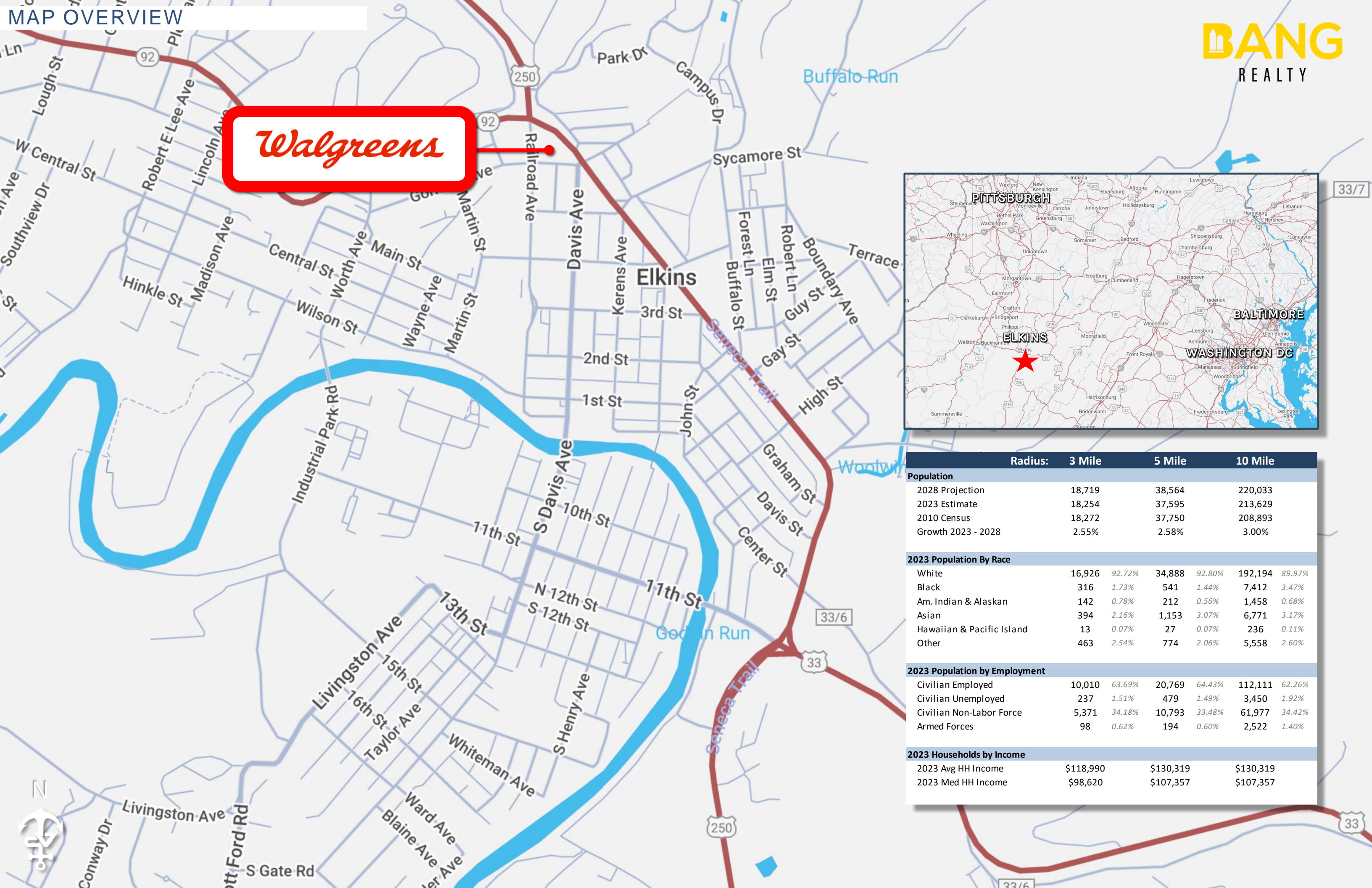
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Walgreens



	Radius:	3 Mile	5 Mile	10 Mile		
Population						
2028 Projection		18,719	38,564	220,033		
2023 Estimate		18,254	37,595	213,629		
2010 Census		18,272	37,750	208,893		
Growth 2023 - 2028		2.55%	2.58%	3.00%		
2023 Population By Race						
White	16,926	92.72%	34,888	92.80%	192,194	89.97%
Black	316	1.73%	541	1.44%	7,412	3.47%
Am. Indian & Alaskan	142	0.78%	212	0.56%	1,458	0.68%
Asian	394	2.16%	1,153	3.07%	6,771	3.17%
Hawaiian & Pacific Island	13	0.07%	27	0.07%	236	0.11%
Other	463	2.54%	774	2.06%	5,558	2.60%
2023 Population by Employment						
Civilian Employed	10,010	63.69%	20,769	64.43%	112,111	62.26%
Civilian Unemployed	237	1.51%	479	1.49%	3,450	1.92%
Civilian Non-Labor Force	5,371	34.18%	10,793	33.48%	61,977	34.42%
Armed Forces	98	0.62%	194	0.60%	2,522	1.40%
2023 Households by Income						
2023 Avg HH Income	\$118,990	\$130,319	\$130,319			
2023 Med HH Income	\$98,620	\$107,357	\$107,357			

COMPANY

Walgreens Boots Alliance, Inc.
(NASDAQ: WBA)

REVENUE INCREASE

8.1%
YTD 2024

OF UNITS

12,500+
Worldwide

EMPLOYEES

330,000
Worldwide

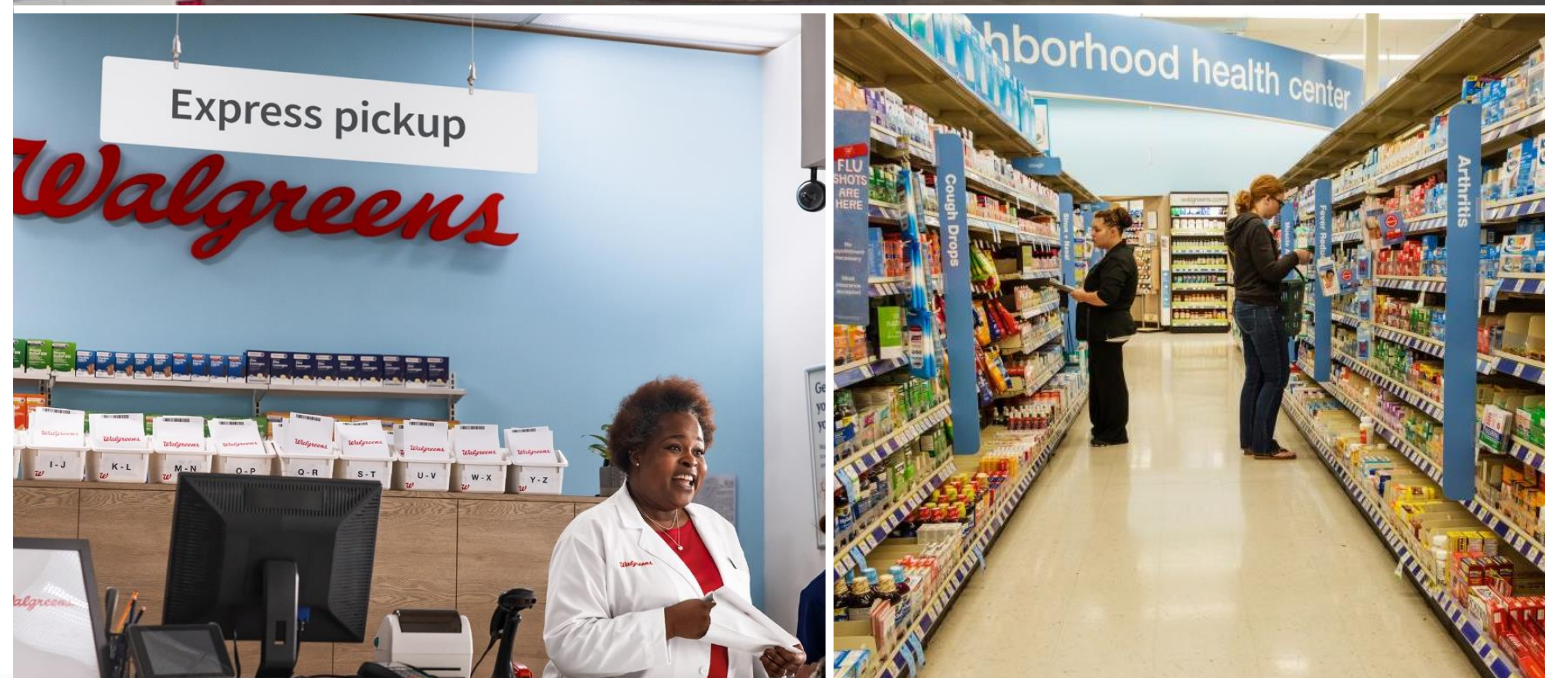
Walgreens

Founded in 1901 in Chicago by Charles R. Walgreen, Walgreens has grown into one of the largest and most trusted pharmacy chains in the United States. With over 9,000 locations nationwide, Walgreens is a convenient go-to for millions of Americans seeking pharmaceuticals, health and wellness products, and everyday essentials. Customers appreciate Walgreens for its convenient locations, comprehensive product range, and reliable pharmacy services. Recent customer sentiment highlights satisfaction with Walgreens' responsive customer service, accessible healthcare options, and user-friendly mobile app.

In recent years, Walgreens has experienced notable growth, driven by strategic partnerships, an expanded digital presence, and increased demand for health and wellness products. The company's innovative initiatives, such as same-day delivery and vaccination services, have significantly boosted its popularity. Walgreens has also been at the forefront of COVID-19 vaccination efforts, further solidifying its role in community health.

Looking forward, Walgreens is expected to continue its growth trajectory through further expansion into healthcare services, enhanced digital solutions, and strategic acquisitions. As a tenant, Walgreens brings a steady stream of loyal customers and a reputation for reliability and community support. Their commitment to sustainability and corporate responsibility also makes them a valuable addition to any retail location.

www.walgreens.com



Elkins, WV

Elkins, West Virginia, is a small, scenic town nestled in the Allegheny Mountains of the Appalachian region, located in Randolph County. Known for its rich history, vibrant cultural scene, and natural beauty, Elkins serves as a gateway to outdoor recreation and Appalachian heritage.

Founded in 1890, the town was named after Stephen Benton Elkins, a prominent businessman and U.S. Senator. Historically, Elkins was a hub for the timber and coal industries, which significantly influenced its development. Today, it has transitioned into a community that balances its industrial roots with tourism and higher education.

Elkins is home to Davis & Elkins College, a small liberal arts college that adds an educational and youthful presence to the town. The college frequently hosts events, including art exhibitions, theater performances, and public lectures, contributing to the town's cultural offerings.

Tourism is a key driver of Elkins' economy, particularly due to its proximity to the Monongahela National Forest, a vast expanse of wilderness offering opportunities for hiking, camping, fishing, and hunting. Additionally, the town is a starting point for the scenic excursions of the Durbin & Greenbrier Valley Railroad, which draws visitors from across the region.

Elkins also hosts the Mountain State Forest Festival, one of the state's oldest and largest annual festivals, celebrating West Virginia's natural resources and cultural traditions. The downtown area reflects its small-town charm, with local shops, cafes, and historic buildings that draw visitors and residents alike.

In terms of lifestyle, Elkins offers a quiet, community-focused environment, appealing to those seeking a slower pace of life amidst beautiful landscapes. Its combination of natural beauty, history, and cultural vibrancy makes it a unique place to live or visit.



ELKINS HIGHLIGHTS

- 📍 Federal, Local and State Officials came together recently to break ground on a \$20 Million Fiber Broadband Project, which will help ensure every home in Elkins has high speed broadband internet connection
- 📍 Woodlands Group, Taylor Hospitality announce the opening of historic Tygart Hotel in Elkins
- 📍 New conference center in Elkins to receive \$5.3 million from American Rescue Plan



WEST VIRGINIA HIGHLIGHTS

Manufacturing Hub



The state's diverse manufacturing sector includes chemicals, biotech/pharmaceuticals, primary metals, automotive components, fabricated products, wood products and more. West Virginia's workforce ranks first in the U.S. for the lowest turnover rate in manufacturing-specific jobs.

Tourist Hub



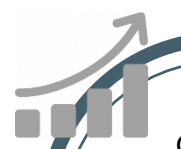
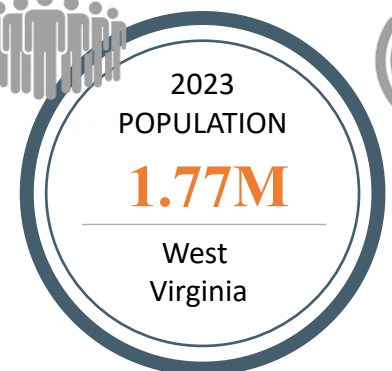
Every year more than 75 million people visit West Virginia and contribute nearly \$9 billion in economic impact to the state. Tourist are attracted to the state's natural beauty, which include New River Gorge, Blackwater State Falls Park and the annual Mountain State Forest Festival.

Strategic Location



West Virginia is strategically located within a 1-day transit to more than 80% of all Americans on the Eastern Half of the United States. Furthermore, the state has more than 1,900 miles of railways, six major interstates, nearly 420 navigable waterways, five navigable rivers connected to international shipping ports, and eight commercial air service airports.

DEMOGRAPHICS



Walgreens



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Direct: 513.898.1551
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Bang Realty, Inc
License #: WVB200300608