

FOR SALE

PINPOINT



NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180

Presented By

SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

212 DRAPERSON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180

| | | |
|----------------------|----|--|
| PROPERTY INFORMATION | 3 | All materials and information received or derived from Pinpoint Commercial Real Estate, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. |
| LOCATION INFORMATION | 8 | |
| FINANCIAL ANALYSIS | 13 | |
| DEMOGRAPHICS | 17 | Neither Pinpoint Commercial Real Estate, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Pinpoint Commercial Real Estate, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. |
| ADVISOR BIOS | 19 | |

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Pinpoint Commercial Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Pinpoint Commercial Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

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 Pinpoint Commercial Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

SAM COX, SIOR

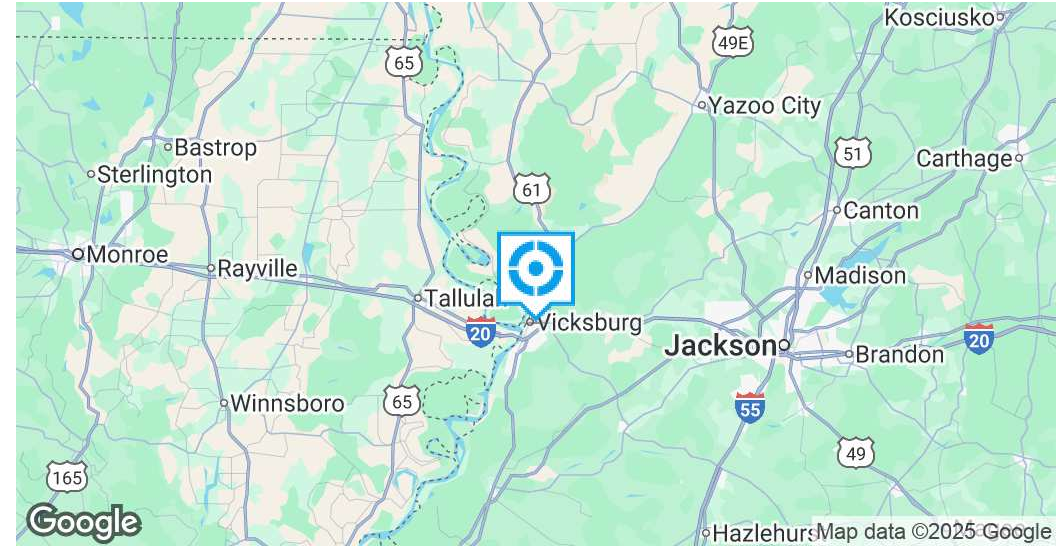


PROPERTY INFORMATION

SECTION 1

NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180



OFFERING SUMMARY

| | |
|------------------------|-------------|
| Sale Price: | \$2,075,000 |
| Building Size: | 11,268 SF |
| Lot Size: | 2.11 Acres |
| Price / SF: | \$184.15 |
| Cap Rate: | 7.75% |
| NOI: | \$160,736 |
| Year Built: | 1999 |
| Lease Expiration Date: | 05/31/27 |
| Zoning: | C-4 |
| Market: | Vicksburg |
| Traffic Count: | 11,000 |

PROPERTY OVERVIEW

Pinpoint Commercial is proud to present 2310 Clay St available for sale. This net lease investment opportunity is located in Vicksburg, MS on the corner of the heavily trafficked Clay St and Mission 66. Since 1998, this corner has been home to a successful drug store operation. The property is strategically located near national retailers such as Dollar General, O'rielly Auto Parts, and McDonald's as well as St Aloysius High School, Vicksburg Junior High School and Warren Central Junior High School. This unique opportunity offers a national credit tenant with six (5 year) option periods to extend offered at a 7.75% going-in-cap rate. For more information, please contact Pinpoint Commercial Real Estate at 601.586.3220.

PROPERTY HIGHLIGHTS

- Net Lease
- Six 5-Year Options Remain
- National Credit Tenant
- Minimal Landlord Responsibilities (Roof & Structure)
- Assumable Loan at 4.125%!

NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180



PROPERTY DESCRIPTION

The property is 2.11 acres in total while Walgreens occupies about 1.25. Parking is available on the north, east, and west side of the building providing 65 parking spaces. Three total access points are available with one curb cut on Mission 66 and two on Clay St providing easy ingress and egress. A drive through is located on the west side of the building exiting to Clay St.

LOCATION DESCRIPTION

Located in the heart of Vicksburg on the hard corner of the Clay St and Mission 66 signalized intersection less than one mile from downtown Vicksburg. Walgreens is strategically located between St Aloysius High School, Vicksburg Junior High School, Warren Central Junior High School and less than one mile from downtown. Clay Street is a primary east-west thoroughfare with an average daily vehicle count of 11,000.

NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180



PROPERTY HIGHLIGHTS

- Lease Expiration Date: 05/31/2027
- Double Net Lease Structure
- Six 5-Year Extension Options Remain
- National Credit Tenant
- Corporate Signed Lease
- Minimal Landlord Responsibilities (Roof & Structure)
- Passive Investment (Tenant Pays CAM's, Taxes and Insurance)
- New Roof (Installed CY 2024)

NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180



PROPERTY HIGHLIGHTS

- Assumable loan available at 4.125% Interest
- This location has experienced over a 57% increase in sales since the year 2020
- This location has surpassed +10.3 M in sales from June 2024 through May 2025
- The store is operated by a seasoned store manager that has been with Walgreens many years
- Option Period 1 NOI: \$166,231.80; Option 2: \$171,761.80; Option 3: \$177,291.80; Option 4: \$182,821.80; Option 5: \$188,351.80; Option 6: \$193,881.80

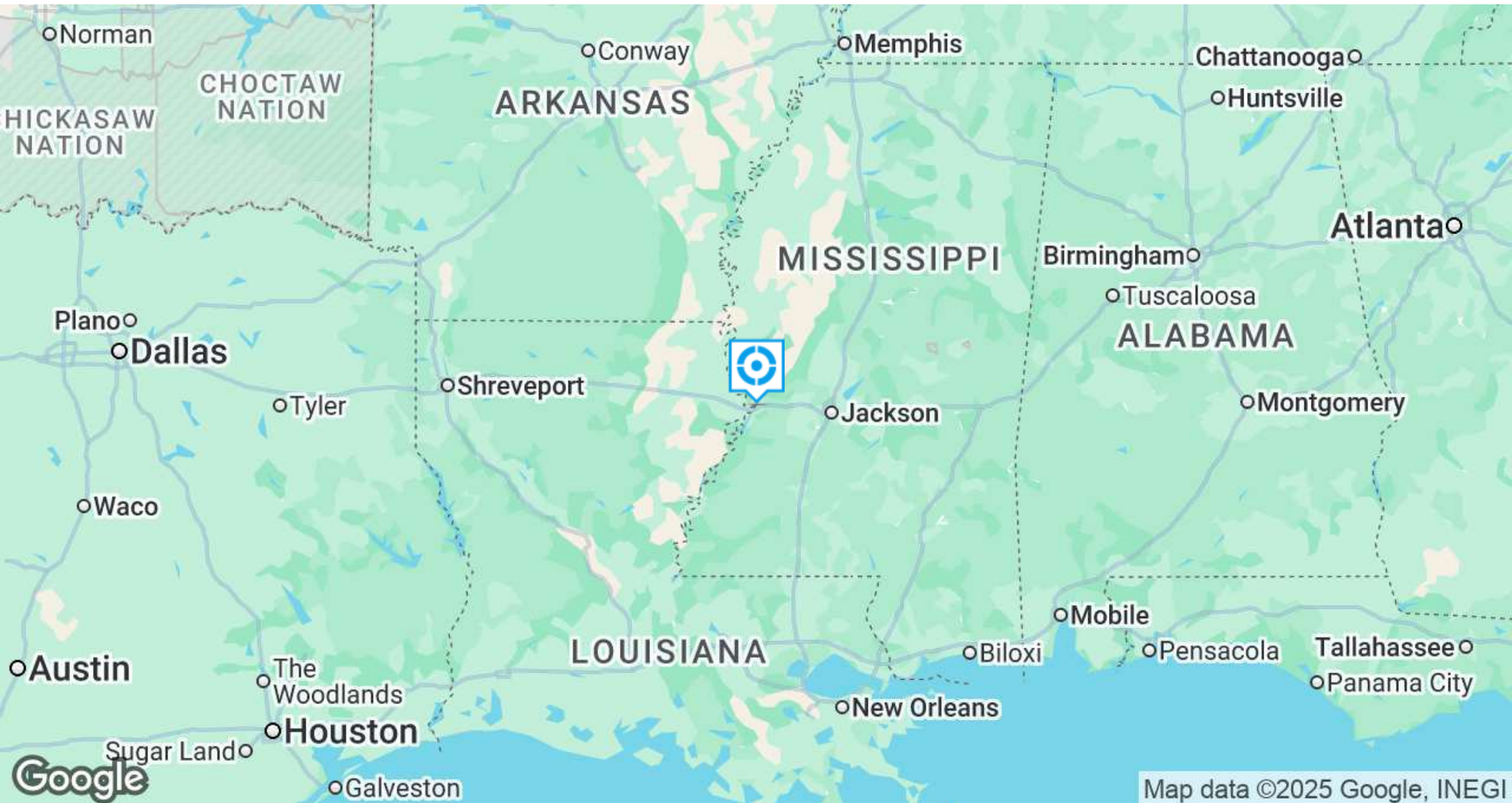


LOCATION INFORMATION

SECTION 2

NET LEASE WALGREENS INVESTMENT PROPERTY

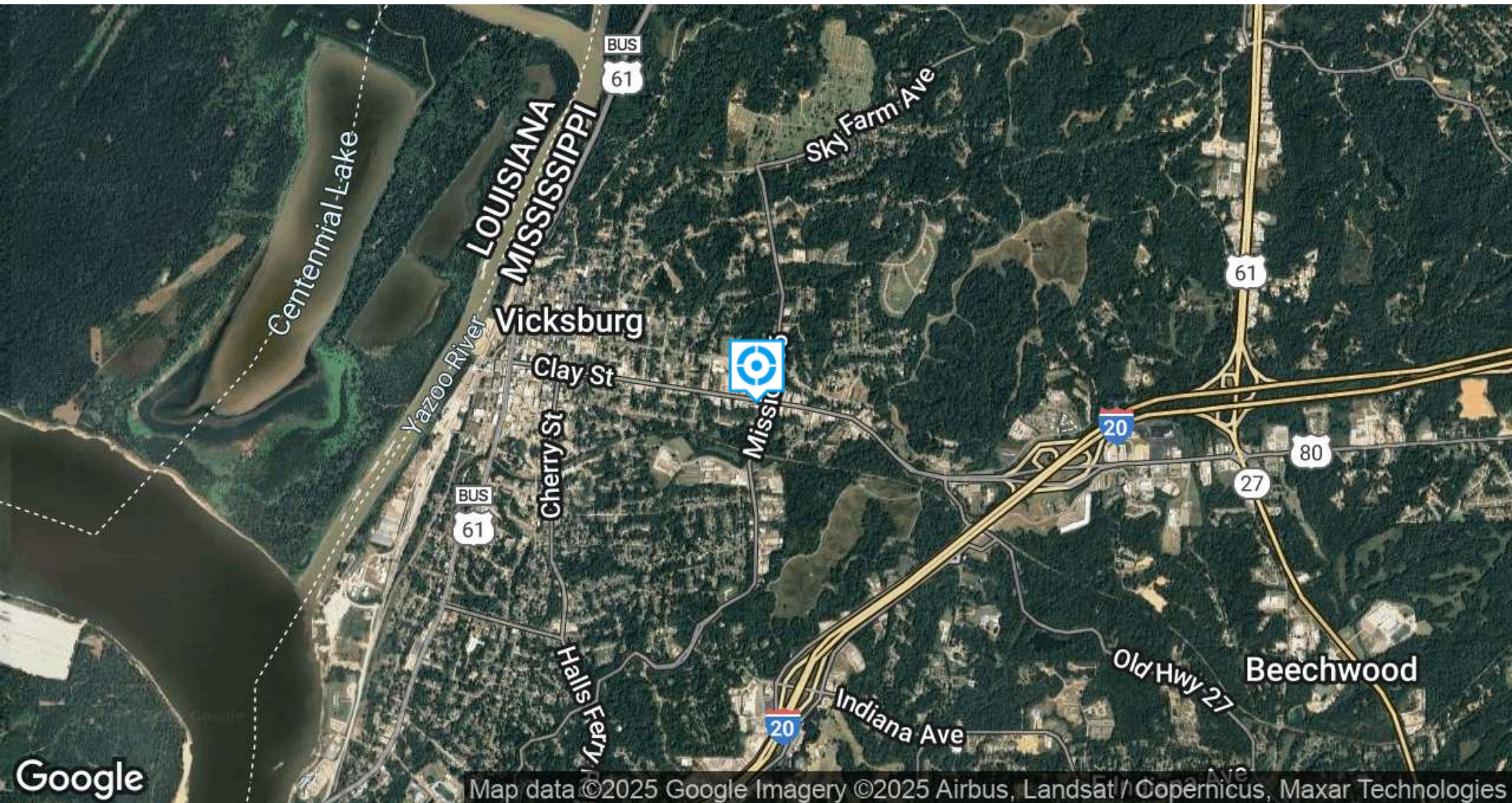
2310 CLAY ST, VICKSBURG, MS 39180



Map data ©2025 Google, INEGI

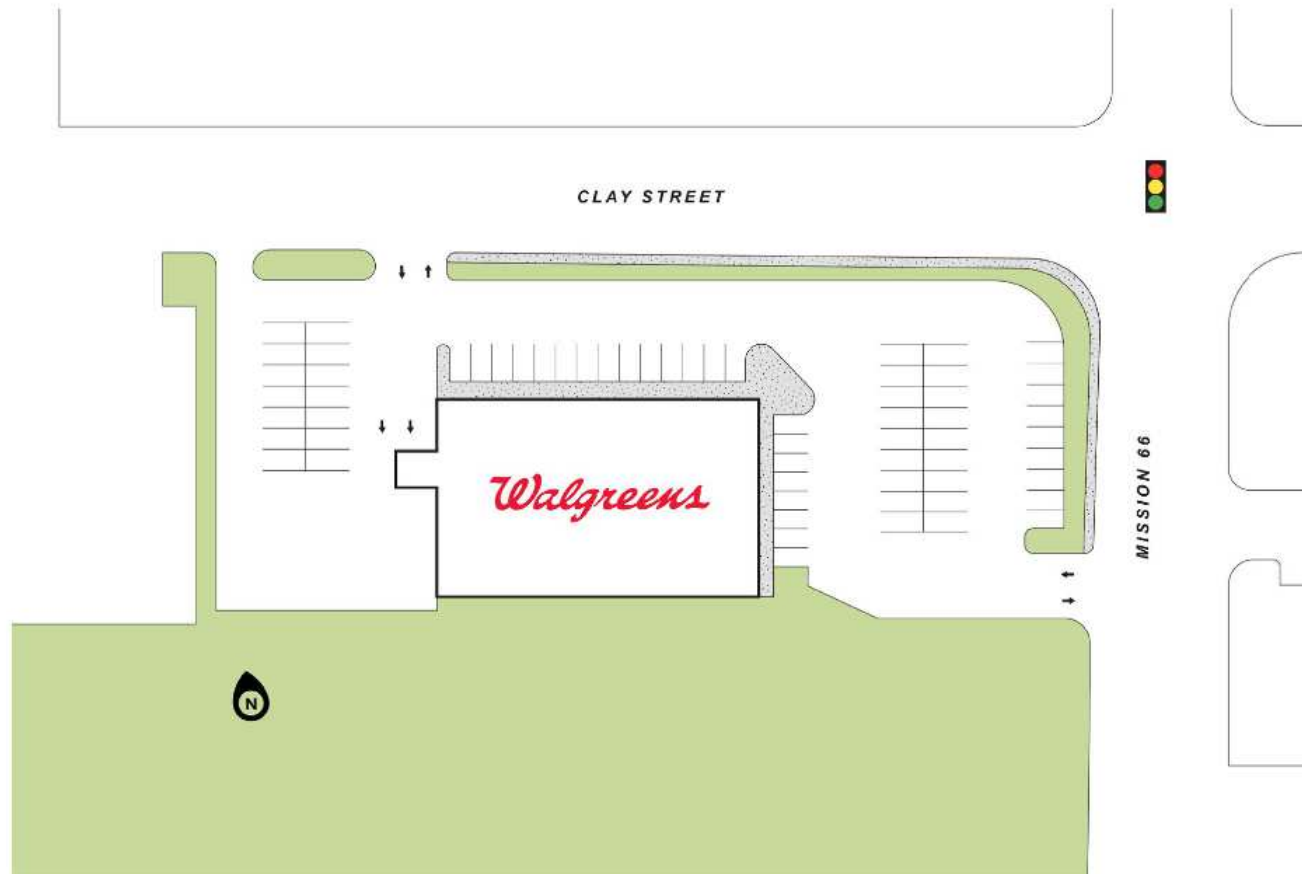
NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180



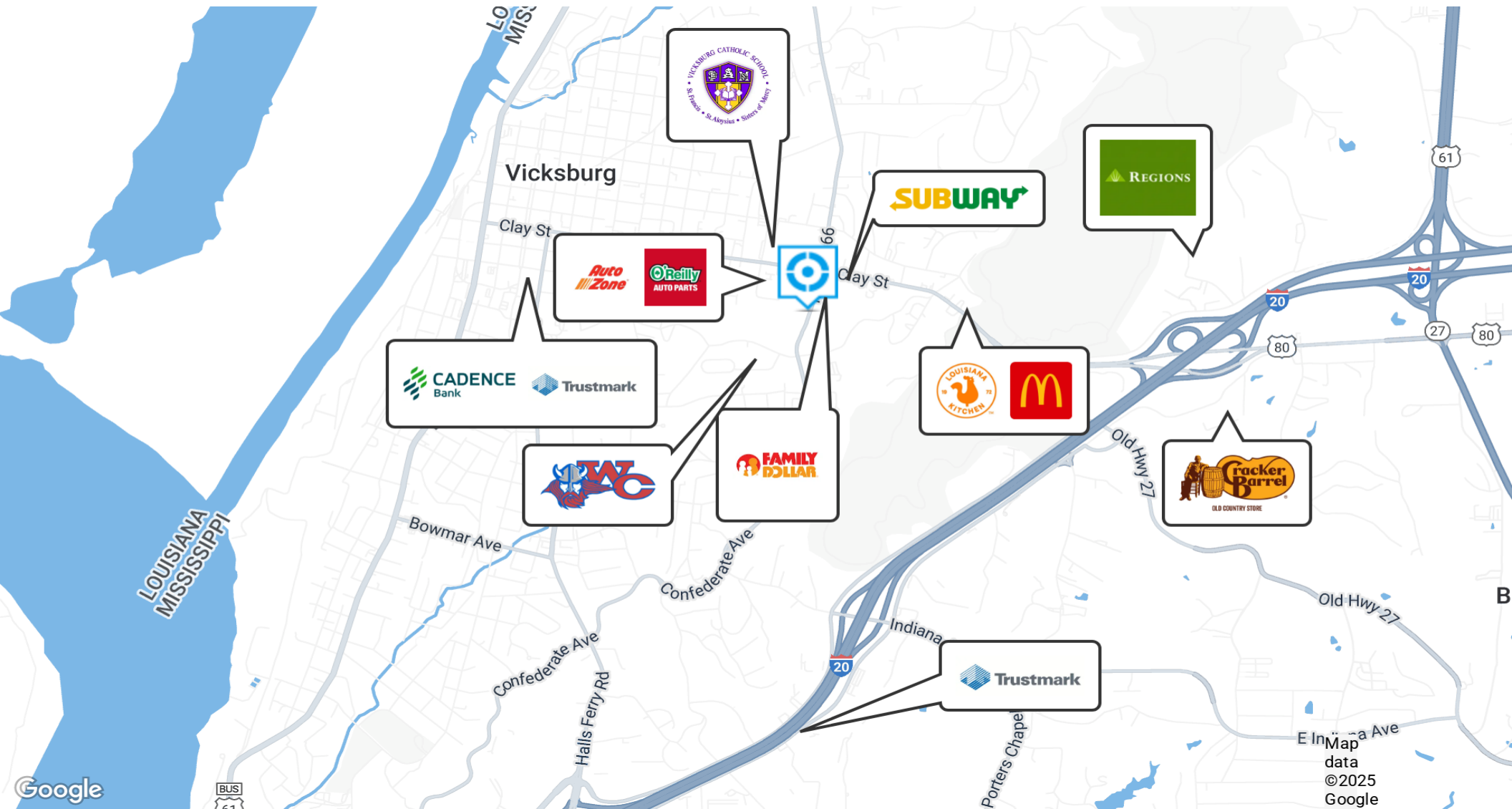
NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180



NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180





FINANCIAL ANALYSIS

SECTION 3

NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180

INVESTMENT OVERVIEW

| | |
|--------------|-------------|
| Price | \$2,075,000 |
| Price per SF | \$184 |
| CAP Rate | 7.75% |

OPERATING DATA

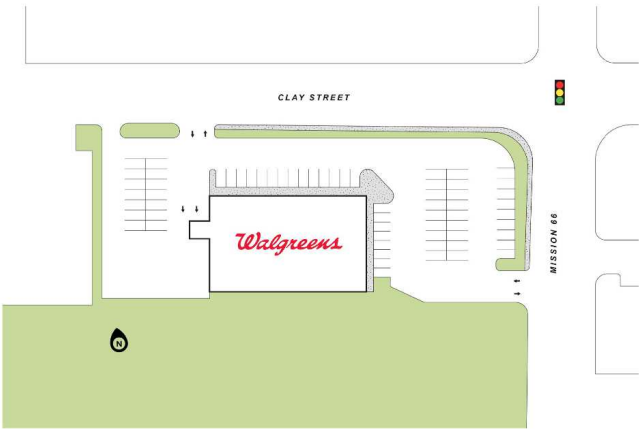
| | |
|----------------------|-----------|
| Net Operating Income | \$160,737 |
|----------------------|-----------|

LEASE TERM

| | |
|-----------------------------------|------------|
| Lease Commencement Date: | 07/28/1998 |
| Lease Expiration Date: | 05/31/27 |
| Option Periods Extending Thru CY: | 2057 |

NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180



LEASE INFORMATION

| | | | |
|--------------|-----------|-------------|----------|
| Lease Type: | NN | Lease Term: | 05/31/27 |
| Total Space: | 11,268 SF | Lease Rate: | \$14.26 |

NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180

| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | PRICE / SF / YEAR | ANNUAL RENT | LEASE START | LEASE END |
|----------|-------------|-----------|---------------|-------------------|-------------|-------------|-----------|
| - | Walgreens | 11,268 SF | 100% | \$14.26 | \$160,737 | 6/01/1999 | 5/31/2027 |
| TOTALS | | 11,268 SF | 100% | \$14.26 | \$160,737 | | |
| AVERAGES | | 11,268 SF | 100% | \$14.26 | \$160,737 | | |



DEMOGRAPHICS

SECTION 4

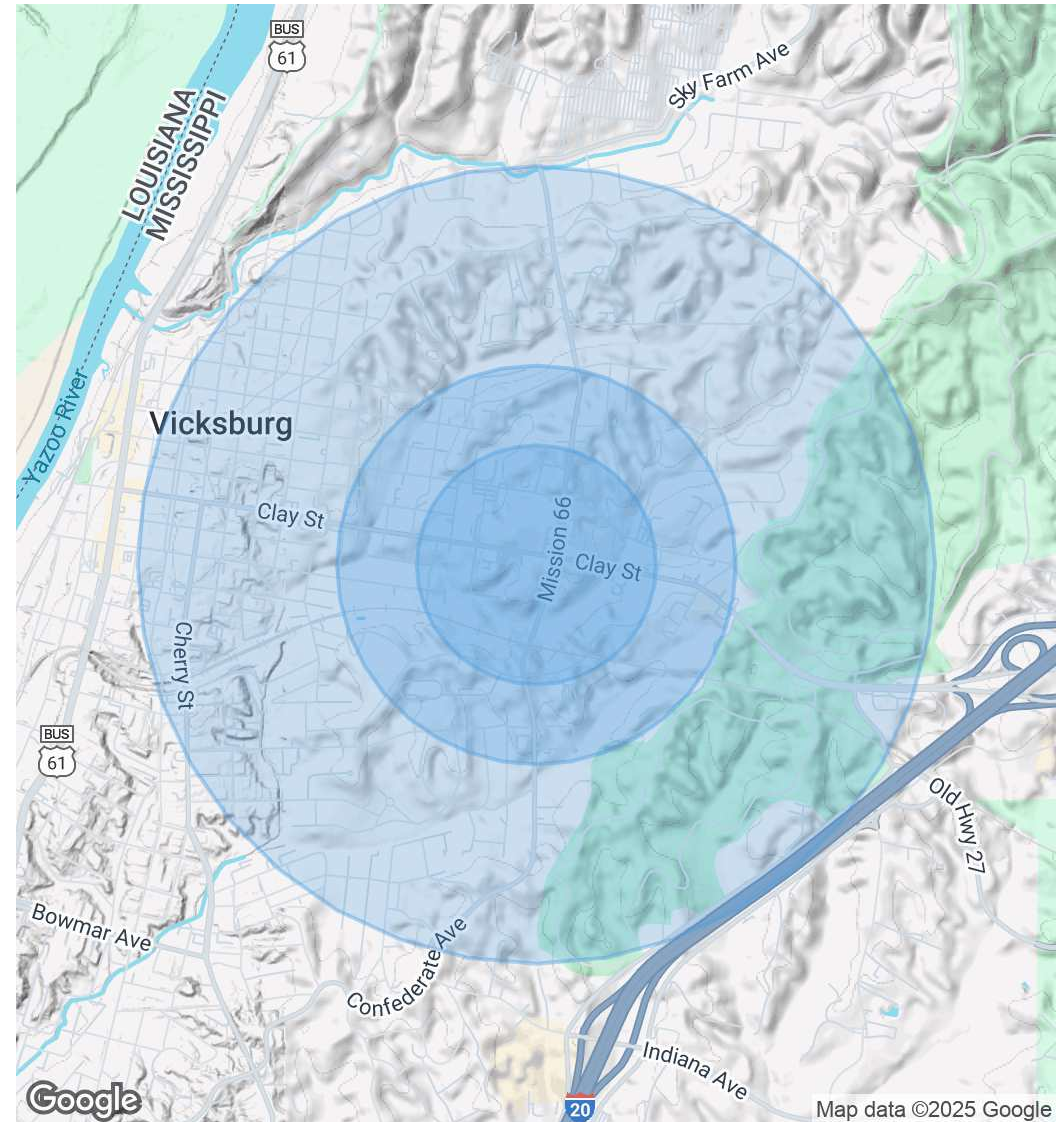
NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 394 | 1,337 | 5,193 |
| Average Age | 35 | 36 | 40 |
| Average Age (Male) | 33 | 35 | 37 |
| Average Age (Female) | 36 | 38 | 41 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 164 | 568 | 2,302 |
| # of Persons per HH | 2.4 | 2.4 | 2.3 |
| Average HH Income | \$46,726 | \$53,407 | \$56,653 |
| Average House Value | \$136,383 | \$143,909 | \$140,417 |

Demographics data derived from AlphaMap





ADVISOR BIOS

SECTION 5

NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180



SAM COX, SIOR

President & Broker

sam@pinpointcres.com

Direct: 601.586.3220

PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

MEMBERSHIPS

Society of Industrial and Office REALTORS (SIOR)

Mississippi Commercial Association of REALTORS (MCAR)

International Council of Shopping Centers (ICSC)

Urban Land Institute (ULI)

NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180



WORKING WITH A REAL ESTATE BROKER

****THIS IS NOT A LEGALLY BINDING CONTRACT****

GENERAL

Approved 01/2003 By
MS Real Estate Commission
P. O. Box 12685
Jackson, MS 39232

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

There are several types of relationships that are possible and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction.

The purpose of the Agency Disclosure is to document an acknowledgement that the consumer has been informed of various agency relationships, which are available in a real estate transaction.

For the purpose of this disclosure, the term seller and/or buyer will also include those other acts specified in Section 73-35-3 (1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. A licensee who is engaged by and acts as the agent of the Seller only is known as a Seller's Agent. A Seller's agent has the following duties and obligations:

To the Seller:

- *The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Buyer and Seller:

- *A duty of honesty and fair dealing.

- *A duty to disclose all facts known to the Seller's agent materially affecting the value of the property, which are not known to, or readily observable by, the parties in a transaction.

BUYER'S AGENT

A buyer may contract with an agent or firm to represent him/her. A licensee who is engaged by and acts as the agent of the Buyer only is known as the Buyer's Agent.

If a Buyer wants an agent to represent him in purchasing a property, the buyer can enter into a Buyer's Agency Agreement with the agent. A Buyer's Agent has the following duties and obligations:

To the Buyer:

- *The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Seller and Buyer:

- *A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate agent or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both Seller and Buyer.

As a disclosed dual agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A disclosed dual agent has all the fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty.

NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180

A Disclosed Dual Agent may not disclose:

- (a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- (b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- (c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- (d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE!

"Customer" shall mean that person not represented in a real estate transaction. It may be the buyer, seller, landlord or tenant.

A Buyer may decide to work with a firm that is acting as agent for the Seller (a Seller's Agent or subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer.

When it comes to the price and terms of an offer, the Seller's Agent will ask you to decide how much to offer for any property and upon what terms and conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision.

The Seller's Agent will present to the Seller any written offer that you ask them to present. You should keep to yourself any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying). The Seller's agent is required to tell all such information to the Seller. You should not furnish the Seller's agent anything you do not want the Seller to know. If you desire, you may obtain the representation of an attorney or another real estate agent, or both.

THIS IS NOT A CONTRACT. THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Licensee has informed me that brokerage services are being provided me as a:

- | | | | |
|---------------------------------|-------------------------------|-----------------------------------|-------------------|
| <input type="checkbox"/> Client | (Seller's or Landlords Agent) | <input type="checkbox"/> Customer | (Not as my Agent) |
| <input type="checkbox"/> Client | (Buyer's or Tenants Agent) | | |
| <input type="checkbox"/> Client | (Disclosed Dual Agent) | | |

By signing below, I acknowledge that I received this informative document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

(Date)

(Client)

(Licensee)

(Customer)

(Client)

(Company)

(Customer)

NET LEASE WALGREENS INVESTMENT PROPERTY

2310 CLAY ST, VICKSBURG, MS 39180

DISCLAIMER

Pinpoint Commercial Real Estate, LLC has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers and tenants. In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Pinpoint Commercial Real Estate, LLC or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser or tenant's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline. This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Pinpoint Commercial Real Estate, LLC or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.