



LEGACY

COMMERCIAL REAL ESTATE ADVISORS



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101 WEST MAIN STREET, HAVELOCK, NC 28532

WALGREENS

FOR SALE \$2,827,733 | 7.5% CAP

LEGACYCREA.COM

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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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HAVELOCK, NC

- Single Tenant Freestanding Walgreens in Havelock, NC
- Absolute NNN Lease - 5 Years Remaining with Zero (0) Landlord Responsibilities
- Current Annual Rent of \$16.89 PSF is Replaceable & Below the Chainwide Average, Improving the Likelihood of Renewal
- Strong Fundamental Real Estate with Multiple Points of Access and Attractive Curb Appeal
- Excellent Retail Location on Route 70 Which Sees Over 30,000 Vehicles Per Day
- Located Next to the Marine Corps Air Station Cherry Point Base, Which Supports 53,000 Active Duty and Retired Marines, the Civilian Workforce, and their Families
- Walgreens is Owned by the Walgreens Boots Alliance, Inc. This Parent Company is Currently the Largest Retail Pharmacy in the US and Europe, with 13,423 Stores in Over 11 Countries
- Walgreens Has Been a Highly Traded Investment Property Given the Low Risks Typically Associated with These Drugstore Properties. Walgreens is a Market Leader in the US and Has 8,175 Retail Stores which Includes Walgreens and Duane Reade
- Essential Retailer - Internet, Pandemic, and Recession Resistant Tenant
- Located in a Dense Retail Corridor Surrounded by Several National Tenants Including McDonald's, Starbucks, and Many More

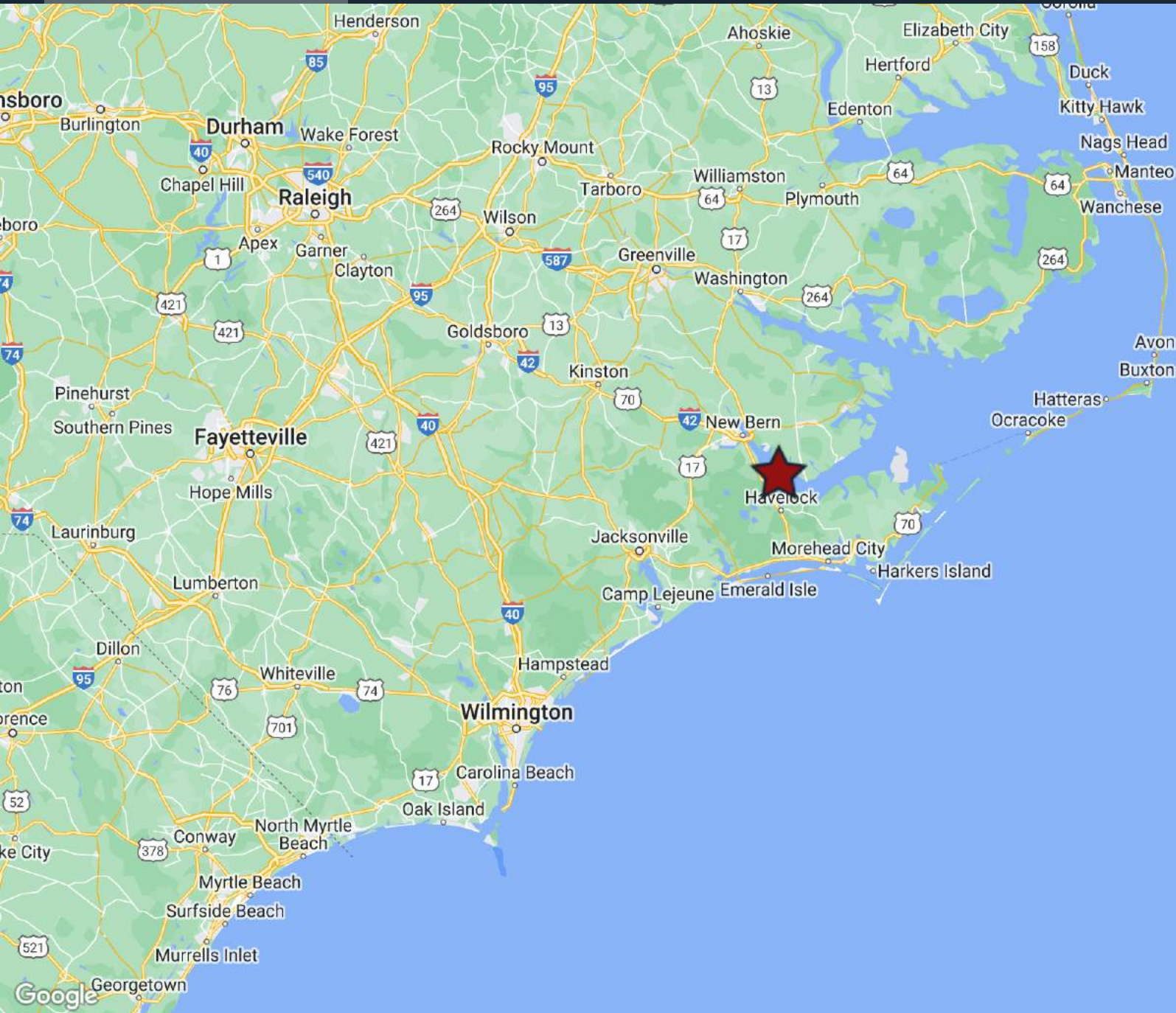
PROPERTY DETAILS

Building Area:	13,813 SF
Land Area:	1.76 Acres
Year Built:	2004
Price:	\$2,827,733
Cap Rate:	7.5%
Price (PSF):	\$204.72

LEASE OVERVIEW

Remaining Lease Term:	5 Years
Rent Commencement:	5/13/2008
Lease Expiration:	5/31/2029
NOI:	\$212,080
Lease Type:	NNN
Scheduled Rent Increases:	10% Every 10 Years
Options & Increases:	(8) 5 Year Options
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Tenant
HVAC:	Tenant





Map data ©2024 Google

RETAILER MAP

101 WEST MAIN STREET | HAVELOCK, NC 28532



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



Walgreens

30,041 Vehicles Per Day

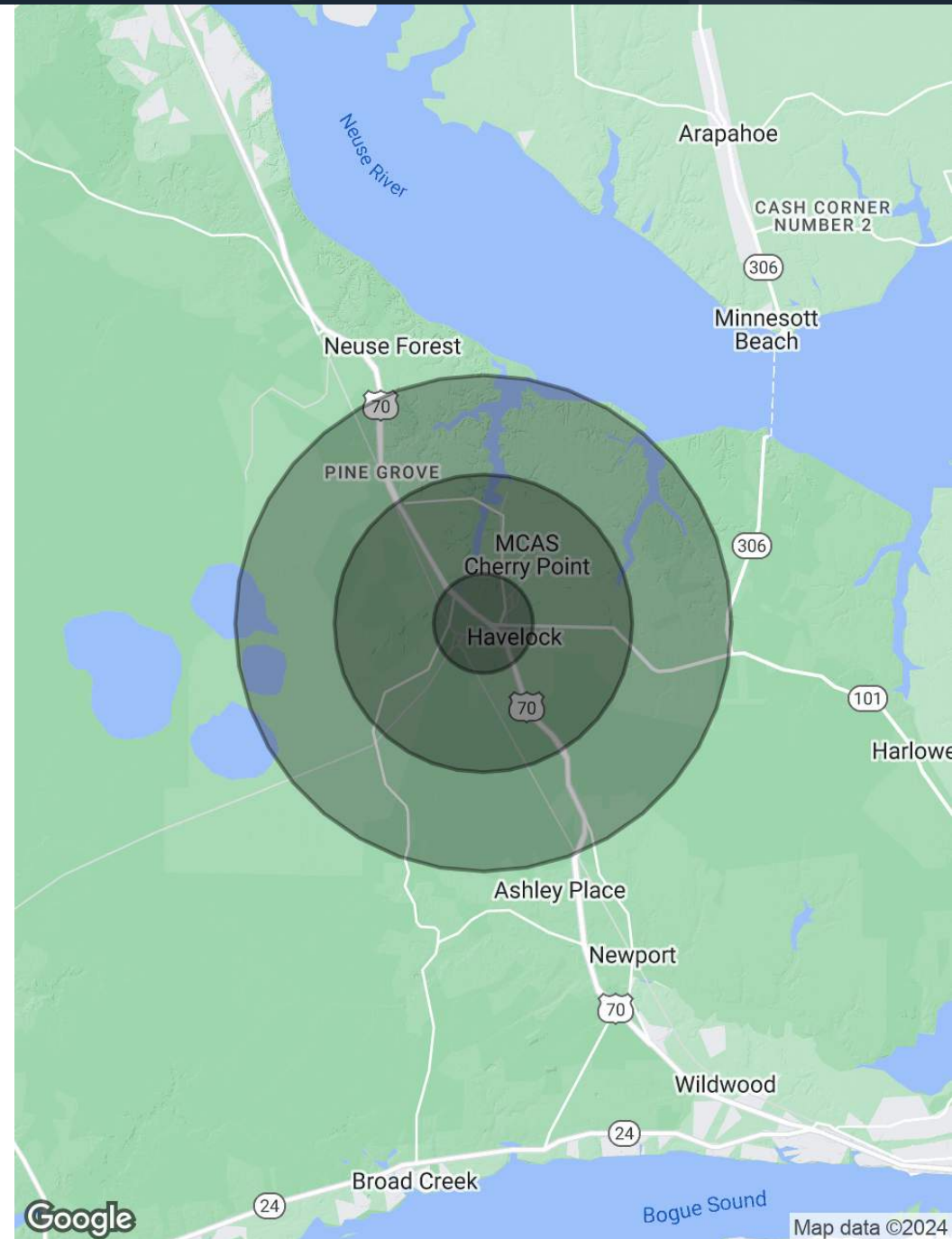
8,191 Vehicles Per Day

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,462	13,750	16,259
Average Age	34	34	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,285	4,972	5,820
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$52,098	\$61,659	\$64,651
Average House Value	\$159,782	\$169,119	\$179,409

Demographics data derived from AlphaMap





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