

73-15

Kissena Blvd
Flushing, NY 11367

±7,800 SF building
on a ±35,000 SF corner lot
in a prime Queens location



TAHARI
REALTY

SALE **INFORMATION**

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ASKING PRICE
\$14,000,000
CAP RATE: 5.5%

PROPERTY DESCRIPTION

Prime NNN-Leased Walgreens | 73-15 Kissena Blvd, Flushing, NY

Located in the heart of Flushing, Queens, 73-15 Kissena Boulevard presents an exceptional opportunity to acquire a standalone retail property leased to Walgreens, with future development or repositioning potential in one of New York City's most dynamic and evolving commercial corridors.

This ±7,800 SF building sits on a ±35,000 SF corner lot with extensive parking and dual street access, positioned at a high-visibility intersection near Queens College and major transit routes. The property is surrounded by dense residential housing and national retailers, making it ideal for long-term investment or future redevelopment.

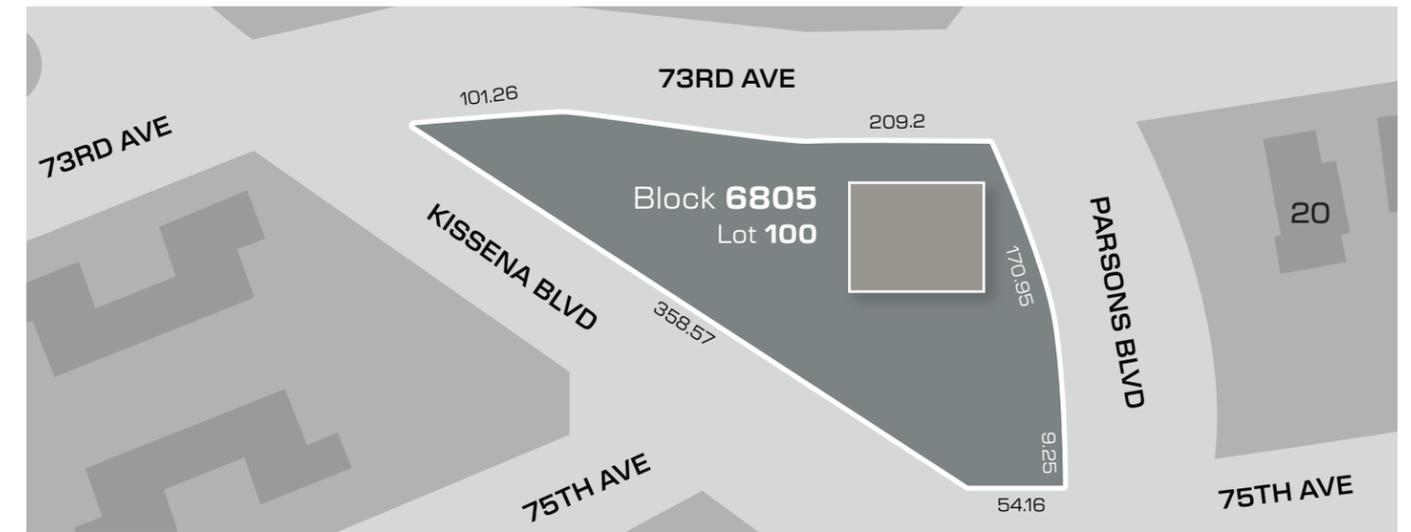
Investment Highlights

- ★ **Absolute Net Lease** with Walgreens through **December 2048**
- ★ **Corporate Guarantee** from Walgreens Co.
- ★ Current rent: **\$772,710.40 annually** with structured increases over the lease term
- ★ Tenant responsible for all expenses, including maintenance, repairs, and property operations
- ★ Large footprint with over 30 parking spaces
- ★ Located in a high-growth, mixed-use area with strong commercial development potential
- ★ Flexible lease with built-in renewal and termination options

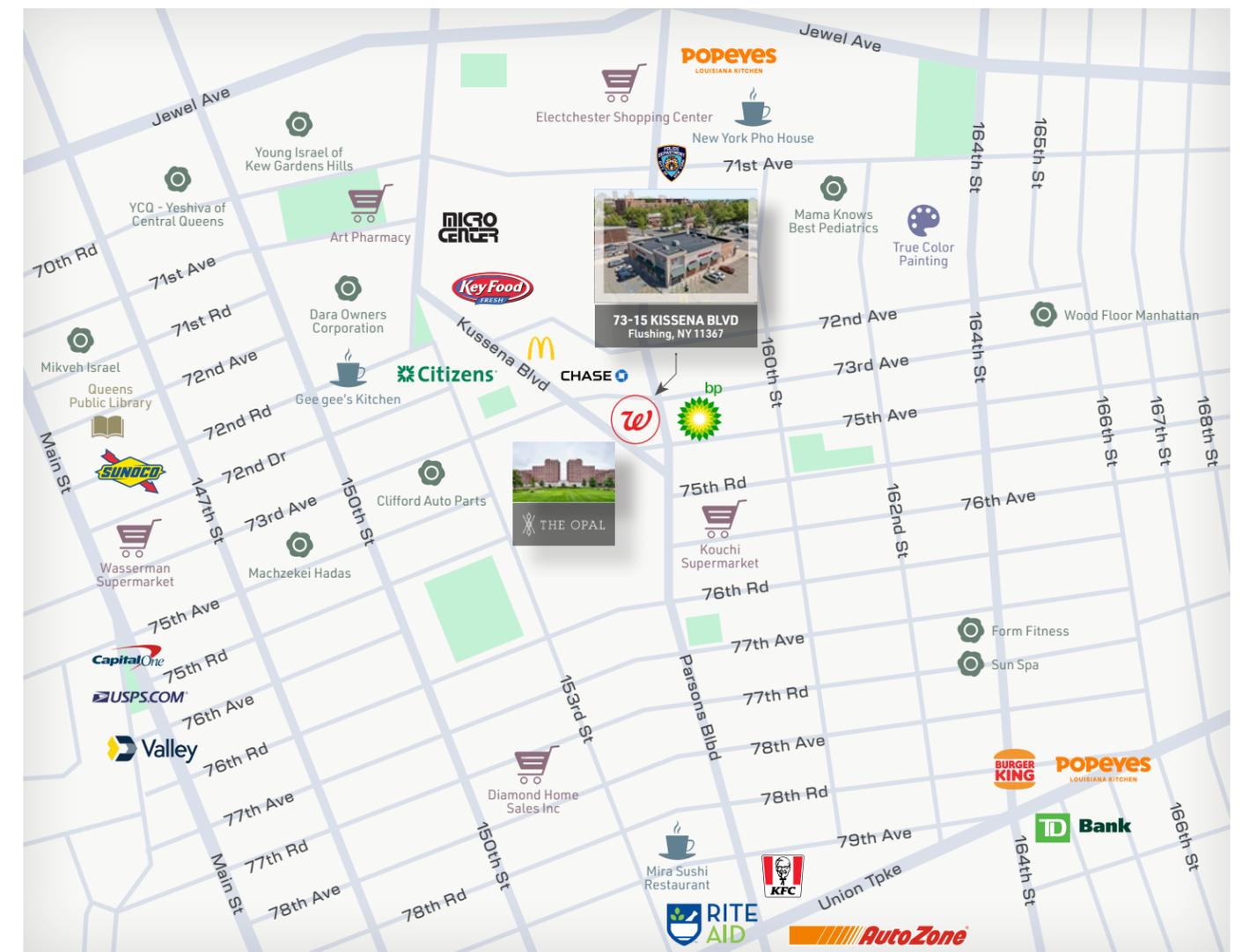
This is a rare chance to own a fully leased, income-generating asset with long-term upside in a prime Queens location.



TAX MAP



RETAIL MAP



PROPERTY OVERVIEW

Address	73-15 Kissena Blvd, Flushing, NY
Type	Commercial retail/pharmacy (freestanding building)
Tenant	W 11 Kissena Queens, LLC (Subtenant: Walgreens)
Guarantor	Walgreens Co. (Corporate Guarantee)

LEASE TERM – CORPORATE GUARANTEE

Current Rent (2024–2028)	\$772,710.40/year
Annual Rent Increases	Structured in 5-year periods, rising to \$1.2M/year by 2044
Lease Type	Absolute Net – Tenant pays all expenses (NNN equivalent)

MAINTENANCE & REPAIRS

Tenant Responsibility	All structural/non-structural, interior/exterior repairs, snow/ice removal
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LEASE TERM

Commencement Date	January 1, 2009
Expiration Date	December 31, 2048
Term	40 years
Tenant Termination Options	At end of years 20, 25, 30, and 35

RENT SCHEDULE

Year 1–20	Initial Term	January 2009 – December 2028	\$772,710.40
Year 21–25	Option 1	January 2029 – December 2034	\$865,435.65
Year 26–30	Option 2	January 2035 – December 2038	\$969,287.93
Year 31–35	Option 3	January 2039 – December 2043	\$1,085,602.50
Year 36–40	Option 4	January 2044 – December 2048	\$1,215,874.80



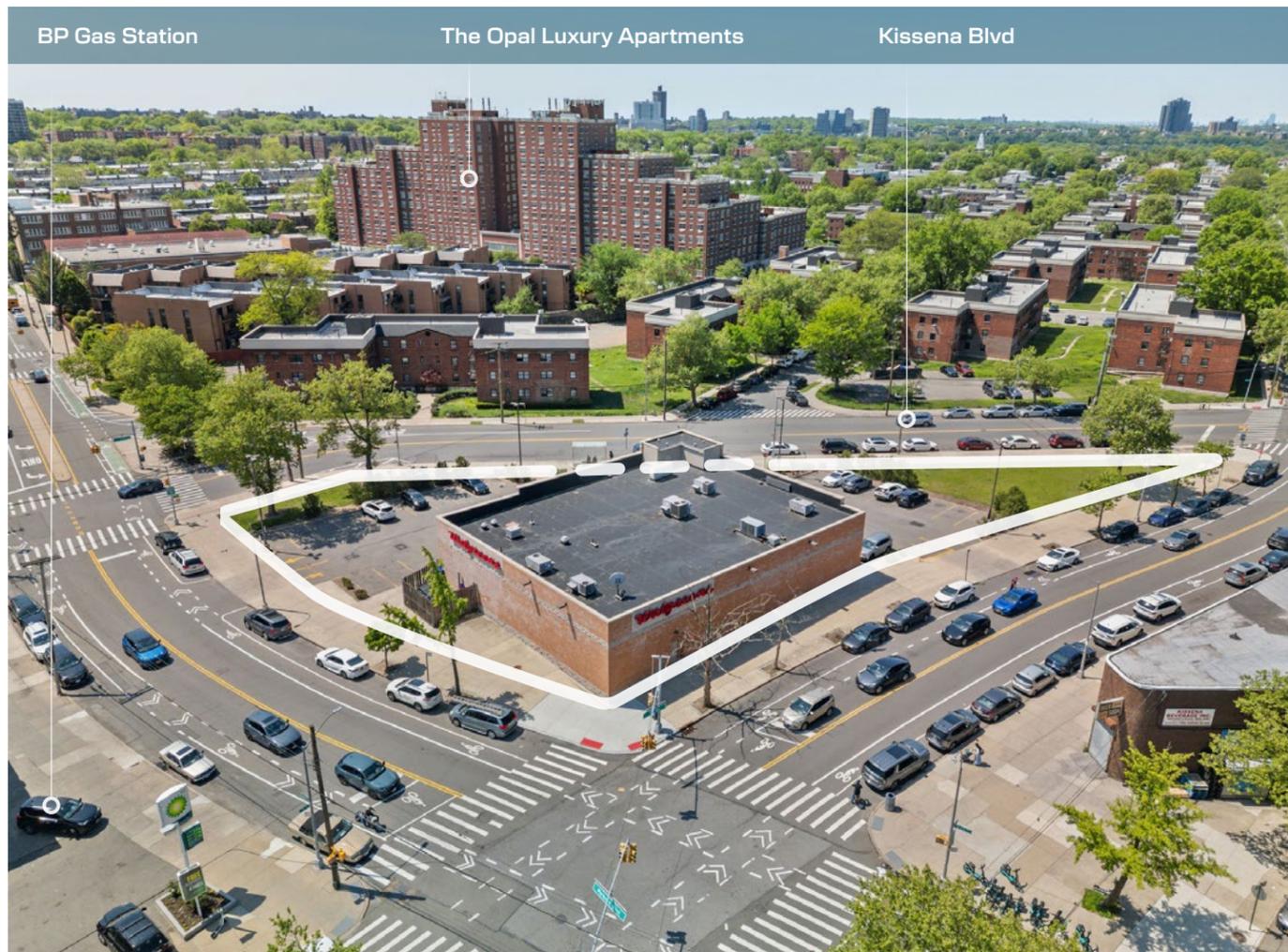
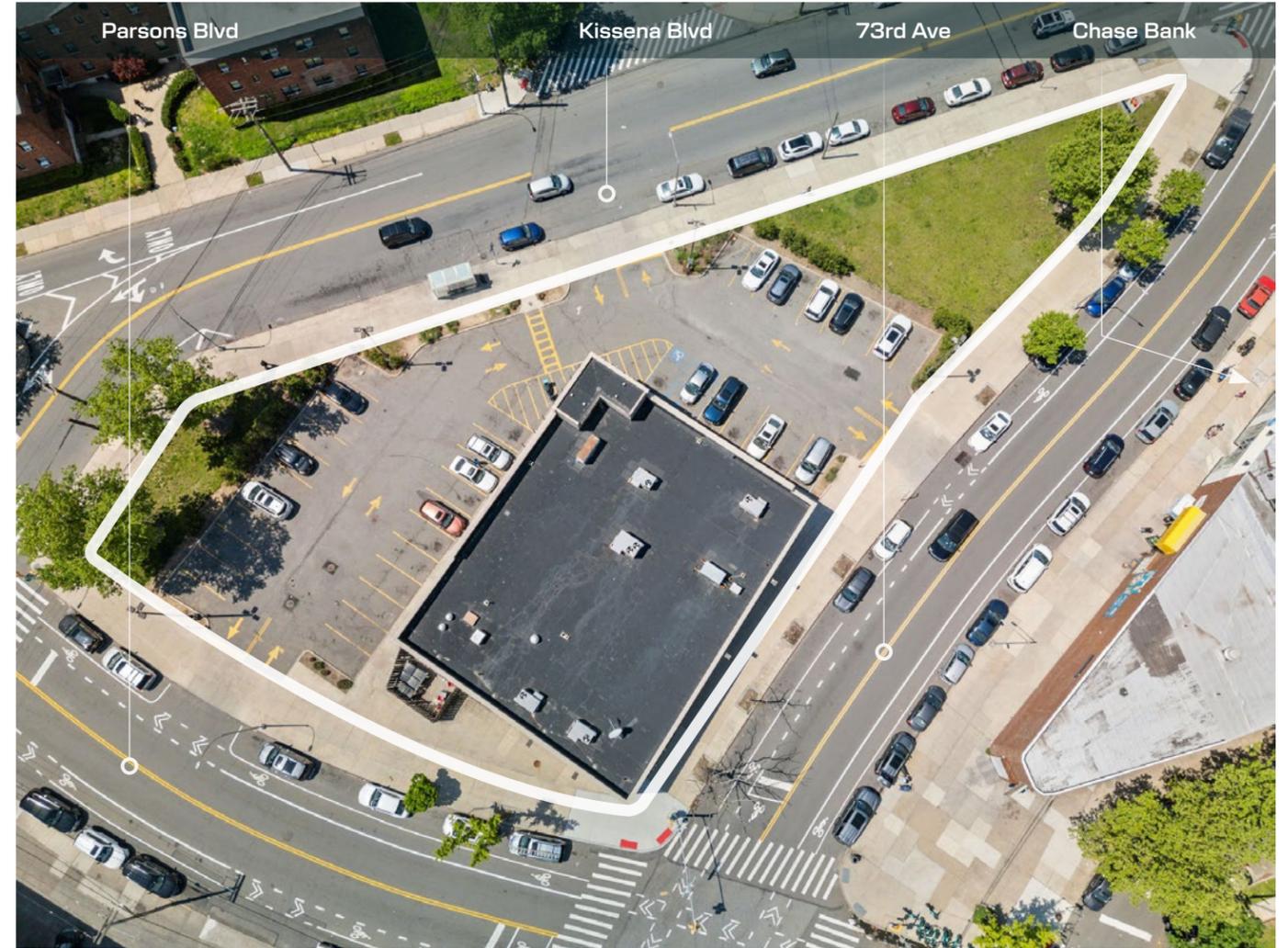
Walgreens is one of the most recognized and trusted names in American retail and pharmacy services. With over 8,500 locations across the United States, it ranks as the second-largest pharmacy chain in the country and is a subsidiary of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), a Fortune 50 company and global leader in retail pharmacy.

Walgreens serves millions of customers daily through its comprehensive healthcare offerings, which include prescription and over-the-counter medications, health and wellness products, beauty and personal care, convenience foods, and household essentials. Its commitment to accessible healthcare is further reflected in its pharmacy programs, chronic care management services, and specialty and infusion therapy offerings for patients with complex medical needs.

The company's clinical services extend into the community and workplace through partnerships with healthcare providers, home care networks, and its Take Care Health Systems, which operates Walk-In Clinics at select locations nationwide. Walgreens also manages on-site health and wellness centers for large employers through its Employer Solutions division.

With a sophisticated digital infrastructure that enables prescription refills, transfers, and 24/7 access to health management tools, Walgreens continues to lead in consumer convenience and care. As a Fortune 50 enterprise with a long-standing national presence, Walgreens represents stability, scale, and reliability in the evolving healthcare and retail landscape.





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