



**69 LEWIS ST | WHITESVILLE, WV 25209**



**INTERACTIVE OFFERING MEMORANDUM**



# WALGREENS

69 Lewis St | Whitesville, WV 25209

## BROKER

STEVE DUBRUELER

Coldwell Banker Premier

1682 South Pleasant Valley Rd. Winchester, WV 22601

(540) 667-7400

License No. 004733-00 (WV)

## TABLE OF CONTENTS

PROPERTY OVERVIEW .....	03
FINANCIAL OVERVIEW .....	04
TENANT OVERVIEW .....	05
AREA OVERVIEW .....	07



**±11,295 SF**  
GLA



**1996**  
Year Built



**NN**  
Lease Type

## PROPERTY OVERVIEW

- **ONLY MAJOR PHARMACY WITHIN 20 MILES** – Also acts as the local grocery store
- **EXTREMELY HIGH STORE SALES** – The rent to sales ratio is less than 2%. Contact broker for more information
- **FAVORABLE OPTION STRUCTURE THAT INCLUDES RARE RENTAL INCREASES** – It is rare for a Walgreens lease to have rental increases
- Over 28 Years Of Operating History
- **NEW ROOF IN 2022** – There is a 10 year manufacturer warranty
- **DRIVE THROUGH/STRATEGIC LOCATION** – This Walgreens is a drive thru location. There is very limited nearby retail competition which helps drive higher revenue to this location





# FINANCIAL SUMMARY



**\$1,000,000**  
LIST PRICE



**6.00%**  
CAP RATE



**\$89.00**  
PRICE PER SF

## TENANT SUMMARY

Tenant Trade Name	Walgreens
Type of Ownership	Fee Simple
Lease Guarantor	Walgreens
Lease Type	NN
Landlords Responsibilities	Roof
Original Lease Term	30 Years
Rent Commencement Date	02/29/1996
Lease Expiration Date	10/31/2026
Term Remaining on Lease	±1.5 Years
Increases	Goes up to \$141,427 in 2026 with 5% bumps every 5 years
Options	Five, 5-Year Options
Drive Thru	Yes
24 Hour Store Format	No
Delivery	Yes

## ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$5,000	\$60,000	\$5.31	6.00%
Option 1	\$11,786	\$141,427	\$12.52	14.18%
Option 2	\$12,251	\$147,017	\$13.02	14.70%
Option 3	\$12,717	\$152,607	\$13.51	15.26%
Option 4	\$13,183	\$158,197	\$14.01	15.82%
Option 5	\$13,649	\$163,787	\$14.50	16.37%







# Walgreens

## TENANT OVERVIEW

Walgreens is a prominent American pharmacy store chain known for its widespread presence and diverse range of healthcare products and services. Founded in 1901 by Charles R. Walgreen Sr. in Chicago, Illinois, it has grown into one of the largest pharmacy retailers in the United States. Walgreens offers prescription medications, over-the-counter drugs, health and wellness products, beauty items, and convenience goods. Beyond medications, Walgreens provides pharmacy services including vaccinations, health screenings, and prescription refills, aiming to cater to various health needs of communities across the nation. With thousands of locations spread across urban, suburban, and rural areas, Walgreens is a recognizable fixture in American retail, often providing essential healthcare services accessible to millions of customers.

HEADQUARTERS  
**DEERFIELD, IL**

# OF EMPLOYEES  
**240,000+**

# OF LOCATIONS  
**9,200+**





SE



COAL RIVER HERITAGE PARK



WHITESVILLE ELEMENTARY  
108 STUDENTS



WHITESVILLE BRANCH LIBRARY



JOHNSTON FIELD



*Walgreens*

COAL RIVER RD



LEWIS ST



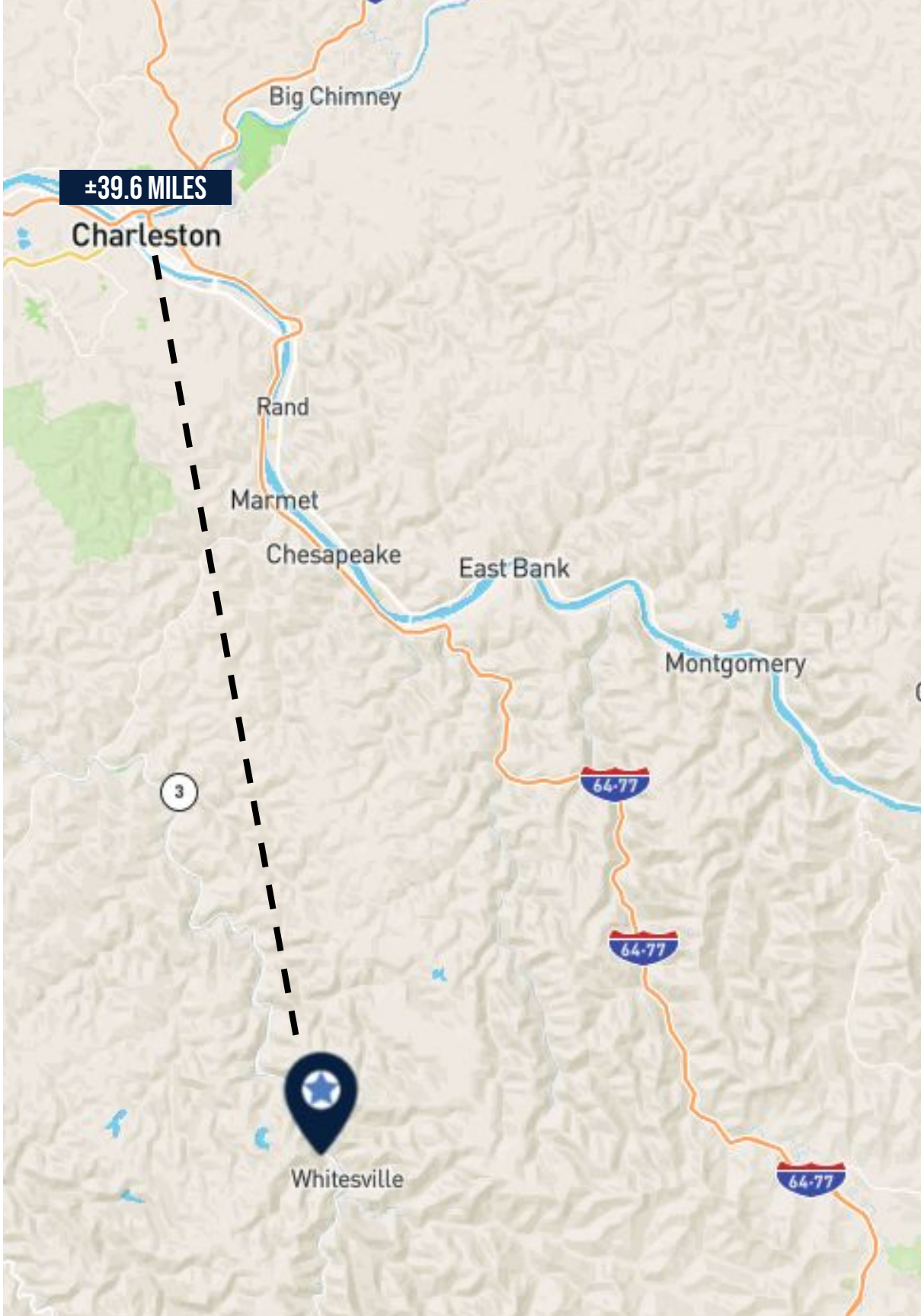


# AREA OVERVIEW

Whiteville, West Virginia, is a small, unincorporated community located in the northern part of the state. Nestled within Marion County, Whiteville is part of a region known for its picturesque landscapes, including rolling hills and lush greenery that characterize much of West Virginia. The community, while small, has a rich history linked to the broader narrative of West Virginia's coal mining heritage and rural development. Its proximity to larger towns and cities in the region provides residents with access to broader amenities while maintaining a quiet, close-knit atmosphere typical of rural communities.

The lifestyle in Whiteville reflects the traditional values and slower pace of rural living. Residents often engage in outdoor activities such as hiking, fishing, and hunting, taking full advantage of the natural beauty surrounding them. Community events and local gatherings play a significant role in fostering a sense of unity and belonging among the residents. Despite its modest size, Whiteville embodies the spirit of West Virginia's small towns, where community ties are strong, and the natural environment plays a central role in daily life.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,811	15,896	18,997
Current Year Estimate	2,788	15,852	18,914
2020 Census	2,788	15,852	18,914
Growth Current Year-Five-Year	0.83%	0.28%	0.44%
Growth 2020-Current Year	0.83%	0.28%	0.44%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,811	15,896	18,997
Current Year Estimate	2,788	15,852	18,914
2020 Census	2,788	15,852	18,914
Growth Current Year-Five-Year	0.83%	0.28%	0.44%
Growth 2020-Current Year	0.83%	0.28%	0.44%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$68,100	\$74,719	\$77,906





# ECONOMY

The economy of Whitesville, West Virginia, is primarily driven by its historical ties to the coal mining industry, which has been the backbone of the region for decades. While the prominence of coal mining has declined, the community still reflects this heritage, with many residents historically involved in mining-related occupations. The town has also seen some economic activity related to tourism, particularly with visitors coming to see the Upper Big Branch Miners Memorial. Additionally, local businesses and services cater to the needs of the residents and visitors, providing a modest economic base. Efforts to diversify the economy include promoting local tourism and small businesses, although economic challenges remain significant due to the decline in mining jobs and broader economic shifts affecting rural areas.

## ECONOMIC DEVELOPMENT

Economic development in Whitesville, West Virginia, is focused on revitalizing the community by diversifying its economic base and leveraging its historical and natural assets. Efforts include promoting tourism centered around the town's mining heritage and scenic beauty, exemplified by attractions like the Upper Big Branch Miners Memorial, which draws visitors and commemorates the area's history.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **69 Lewis St, Whitesville, WV, 25209** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Broker. The material and information in the Offering Memorandum is unverified. Broker has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Broker is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Broker, the property, or the seller by such entity.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Broker or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.





**EXCLUSIVELY LISTED BY**

**BROKER**

STEVE DUBRUELER

Coldwell Banker Premier

1682 South Pleasant Valley Rd. Winchester, WV 22601

(540) 667-7400

License No. 004733-00 (WV)



**69 LEWIS ST**

**Whitesville, WV 25209**