

**FOR SALE:**  
**WALGREENS**

**801 MEBANE OAKS RD  
MEBANE, NC 27302**



**Anita Risberg, CCIM**

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OmniVest Commercial & Investment  
Real Estate Brokerage  
5200 SW Meadows Rd, Ste 200  
Lake Oswego OR 97035

# Offering Summary

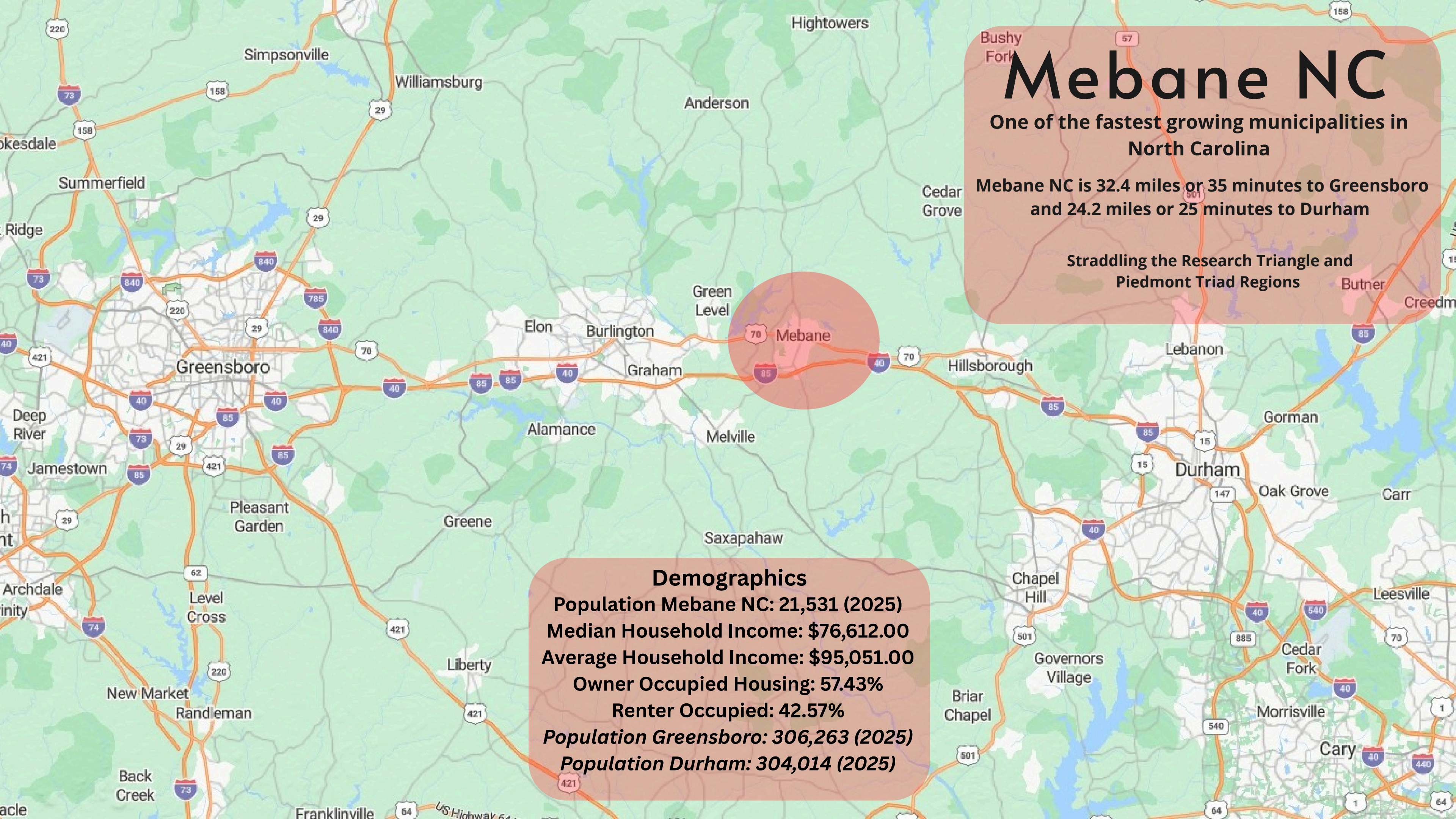
- Offering Price: \$4,718,000.00
- Cap Rate: 7.25%
- NOI: \$342,000.00
- Year Built: 2010
- Lease Commencement Date: 2010
- Lease Term: 75 years
- Remaining Term: 60 years
- Lease Type: NNN
- Rentable Square Feet: 13,650
- Drive Thru Window
- Lot Size: 1.62 Acres
- Parking Spaces: 71
- Lease Guarantor: Corporate
- Landlord Responsibilities: None
- Tenant Responsibilities: Taxes, CAM, Insurance, Roof, Structure



# Walgreens

Walgreens is an American pharmacy store chain headquartered in Deerfield, Illinois. It is the second largest pharmacy chain in the United States. As of March 2025, the company operated more than 8,700 stores in the U.S.

- Traded as: NYSE : WAG
- Founded: 1901 in Chicago Ill
- Headquarters: 200 Wilmot Road, Deerfield Ill
- Parent Company: Walgreens Boots Alliance
- Trade Name: Walgreens
- Walgreens purchased 1,900 Rite Aid drugstores
- Walgreens net worth \$10.12B (8-5-2025)



# Mebane NC

One of the fastest growing municipalities in North Carolina

Mebane NC is 32.4 miles or 35 minutes to Greensboro and 24.2 miles or 25 minutes to Durham

Straddling the Research Triangle and Piedmont Triad Regions

## Demographics

Population Mebane NC: 21,531 (2025)  
Median Household Income: \$76,612.00  
Average Household Income: \$95,051.00  
Owner Occupied Housing: 57.43%  
Renter Occupied: 42.57%  
Population Greensboro: 306,263 (2025)  
Population Durham: 304,014 (2025)



## **“Positively Charming” Mebane NC**

- Charming Historic Downtown: restaurants, coffee shops, antique shops, outdoor music events. Refurbished historic public library.
- The fastest growing municipality in North Carolina
- Straddles the “Research Triangle” and the Piedmont Triad
- Only 20 miles from Duke University, UNC Chapel Hill, North Carolina Central University.
- Alamance Community College is only 6 miles away in Graham NC.
- Downtown Mebane was named a Top Five Great Place in NC for 2017
- Tanger Outlet mall is located on Arrowhead Boulevard

**310 acres of parks**

**2 golf courses**

**50+ dining options**

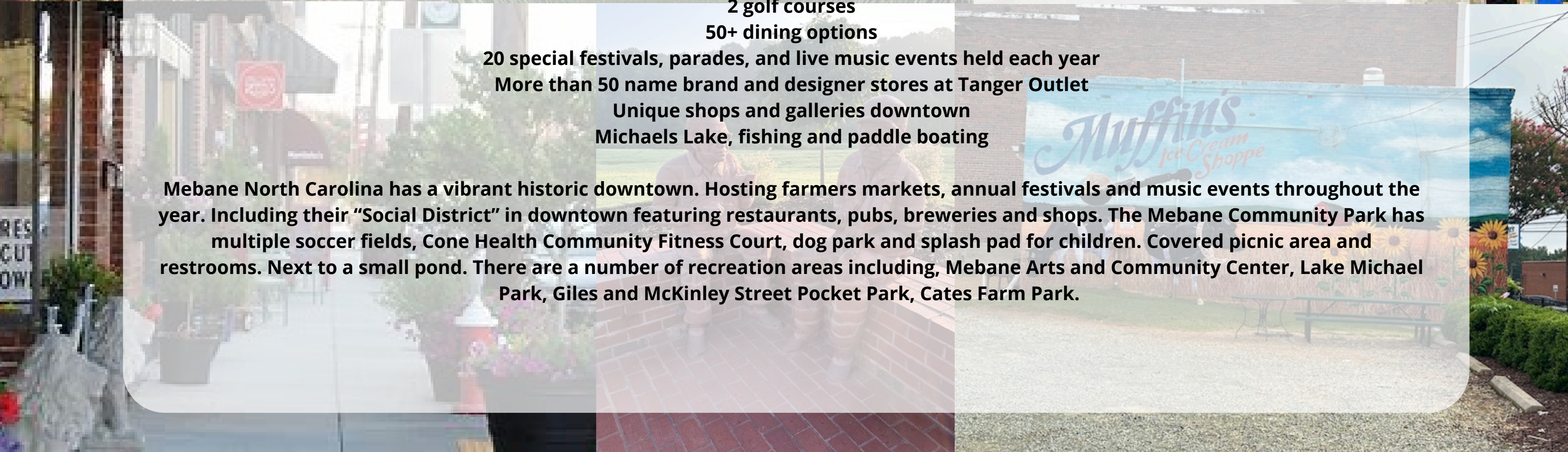
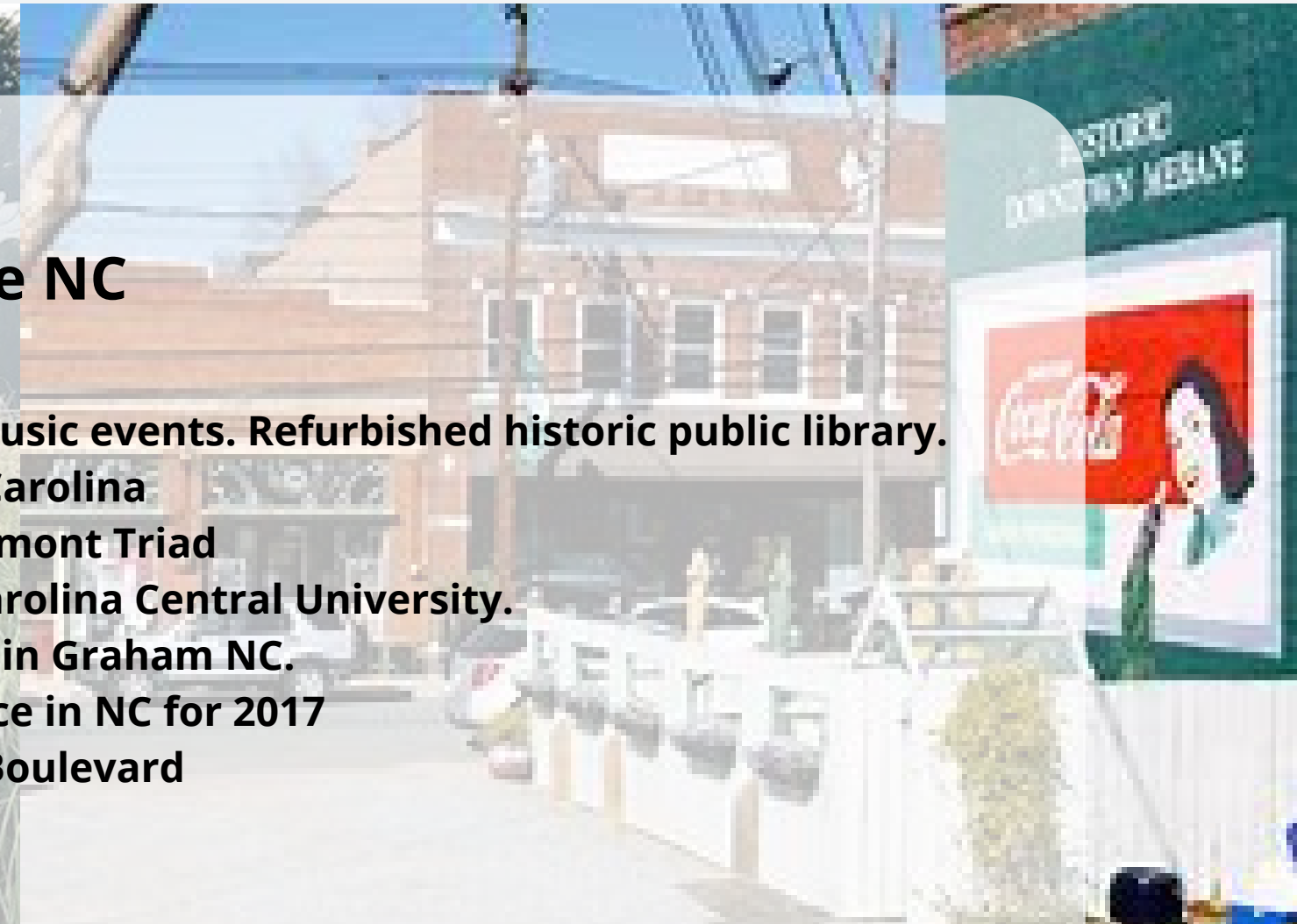
**20 special festivals, parades, and live music events held each year**

**More than 50 name brand and designer stores at Tanger Outlet**

**Unique shops and galleries downtown**

**Michaels Lake, fishing and paddle boating**

**Mebane North Carolina has a vibrant historic downtown. Hosting farmers markets, annual festivals and music events throughout the year. Including their “Social District” in downtown featuring restaurants, pubs, breweries and shops. The Mebane Community Park has multiple soccer fields, Cone Health Community Fitness Court, dog park and splash pad for children. Covered picnic area and restrooms. Next to a small pond. There are a number of recreation areas including, Mebane Arts and Community Center, Lake Michael Park, Giles and McKinley Street Pocket Park, Cates Farm Park.**



# Demographics: Mebane NC

| Radius                   | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| Population               | 7,156    | 24,825   | 36,681   |
| Median Household Income  | \$76,612 | \$71,342 | \$69,747 |
| Median Age               | 38       | 38.5     | 40.5     |
| Average Household Income | \$92,051 | \$83,666 | \$83,196 |

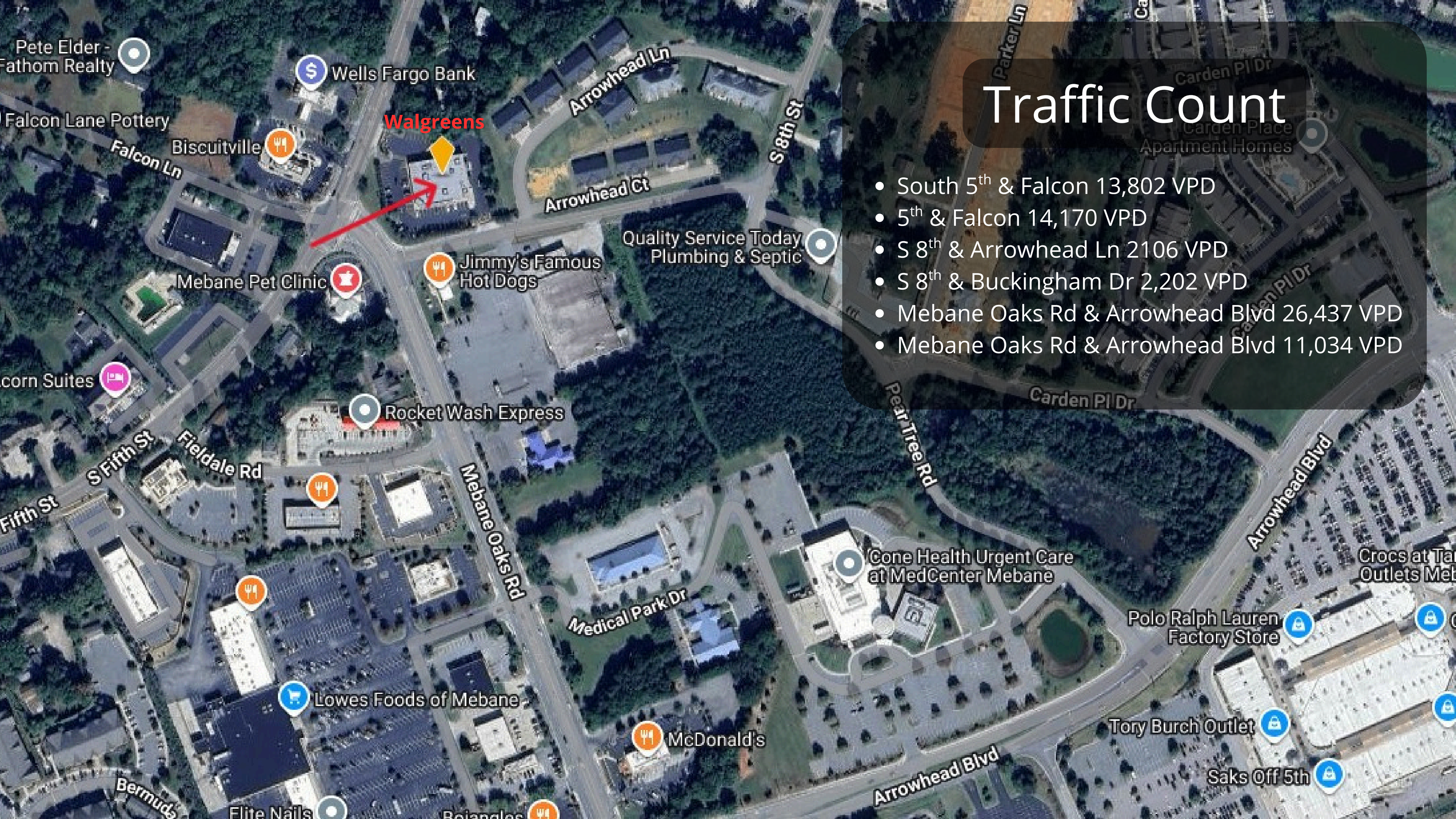


## Top Employers

- Armacell
- Ferro Foods
- Madison River Communications
- ARCA
- Moses H Cone Memorial Hospital
- Sandvik Coromant

# Traffic Count

- South 5<sup>th</sup> & Falcon 13,802 VPD
- 5<sup>th</sup> & Falcon 14,170 VPD
- S 8<sup>th</sup> & Arrowhead Ln 2106 VPD
- S 8<sup>th</sup> & Buckingham Dr 2,202 VPD
- Mebane Oaks Rd & Arrowhead Blvd 26,437 VPD
- Mebane Oaks Rd & Arrowhead Blvd 11,034 VPD



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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 OmniVest, LLC in compliance with all applicable fair housing and equal opportunity laws.



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**Main Office: 5200 SW Meadows Rd, Suite 200**  
**Lake Oswego OR 97035**



## Advisor Bio

### Professional Background

**Anita Risberg, CCIM has been recognized by her peers for her service and professionalism. Having successfully negotiated all types of commercial and investment real estate since 1987, much of Anita's brokerage practice over the last twenty-five years has been centered on multifamily and investment property acquisitions and dispositions. Her completed transactions total over \$995,000,000.00. Serving local, regional and national clients across the Pacific Northwest.**

**She has worked on a wide range of projects that include valuations for attorneys, dispositions for banks, assemblages, development and redevelopment of existing properties. Anita has cultivated a strong regional network of relationships and exclusive partnerships and is an active liaison with other top brokers/agents. One of Anita's greatest strengths is her ability to prospect for off-market opportunities.**

### Memberships & Affiliations

**Served as the 2017 Regional Vice President for Region 1 through the CCIM Institute. She is a member of CCIM Institute and the National Association of Realtors. 2010 Chapter President Oregon/SW Washington CCIM Chapter. WVCR 2009 Realtor of the year. 2017 Graduate of the JWL leadership training through the CCIM Institute in Chicago. CCIM Designation June 2000.**

### Education

**Bachelors Degree in Business from Mankato State University and Western Oregon University. CCIM Designation, CCIM Institute Chicago, Ill.**

**2017 Graduate of the JWL leadership training through the CCIM Institute.**