



**Walgreens | Albany MSA**

1645 Columbia Tpke, Schodack, NY 12033





# Property Overview

## Walgreens | Albany MSA

1645 Columbia Tpke, Schodack, NY 12033

### Property Overview

<b>Tenant:</b>	Walgreens
<b>Price:</b>	\$3,225,000
<b>Cap Rate:</b>	12.78%
<b>NOI:</b>	\$412,161
<b>Building Size:</b>	14,564 SF
<b>Year Built:</b>	2000
<b>Lease Type:</b>	NN
<b>Lease Expiration:</b>	3/31/2027
<b>Rental Escalations:</b>	Options 1: 5% Options 2-5: 10%
<b>Renewal Options:</b>	Five 5-year

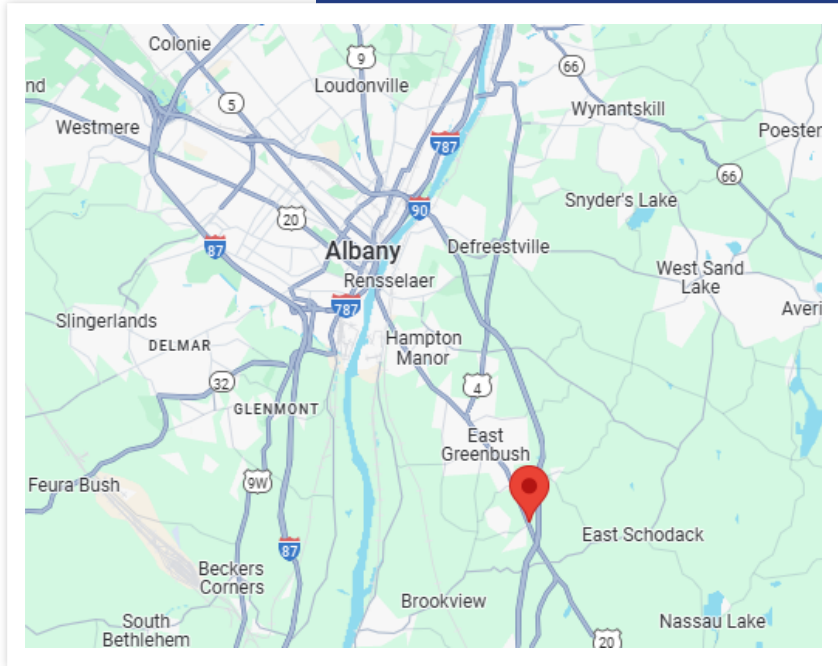
*Walgreens*



# Property Overview

## Property Highlights

- **This is a strong performing location with extremely high reported sales (contact broker)**
- Positioned within the Albany MSA – Ranked #63 in the United States for population size
- Walgreens took over this location from Rite Aid in 2018
- Located along Columbia Turnpike (12,400 VPD)
- Within proximity to Interstate 90 (36,129 VPD)
- 28,407 people live within five miles of the property
- Average household income within a three-mile radius is \$154,716
- Less than 1.5 miles north of two NEW Amazon Fulfilment Centers
- Neighboring tenants include Tractor Supply Company, USPS, Curtis Lumber Co., and Evergreen Country Club



### Demographics

	1-Mile	3-Mile	5-Mile
<b>Population:</b>	1,417	11,893	28,407
<b>Total Household Units:</b>	605	4,927	11,908
<b>Average Household Income:</b>	\$149,975	\$154,716	\$136,358

[www.bouldergroup.com](http://www.bouldergroup.com)

The information contained in this Offering Memorandum has been from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained Here in and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential measures to verify all of the information Set forth herein.



# Location Aerial





# Tenant Overview

## Walgreens

Walgreens is an American pharmacy and retail chain founded in 1901 by Charles R. Walgreen Sr. in Chicago, Illinois, starting as a single drugstore on the city's South Side that emphasized quality prescriptions, customer service, and innovations like the malted milkshake. Over the decades, it expanded rapidly across the United States, becoming the second-largest pharmacy chain with approximately 8,100 stores nationwide as of 2026, offering prescription services, health and wellness products, photo services, and everyday essentials.

Website

[www.walgreens.com](http://www.walgreens.com)



## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



[www.bouldergroup.com](http://www.bouldergroup.com)



CONNECT WITH US



## EXCLUSIVELY LISTED BY:

**RANDY BLANKSTEIN**  
President  
847-562-0003  
[randy@bouldergroup.com](mailto:randy@bouldergroup.com)

**JOHN FEENEY**  
Senior Vice President  
847-562-9280  
[john@bouldergroup.com](mailto:john@bouldergroup.com)

**BRIAN BROCKMAN**  
Bang Realty-New York Inc.  
License# 10311208985 | 513-898-1551  
[BOR@bangrealty.com](mailto:BOR@bangrealty.com)

The Boulder Group | 3520 Lake Avenue, Suite 203  
Wilmette, Illinois 60091