



Walgreens | Albany MSA
1645 Columbia Tpke, Schodack, NY 12033



Property Overview



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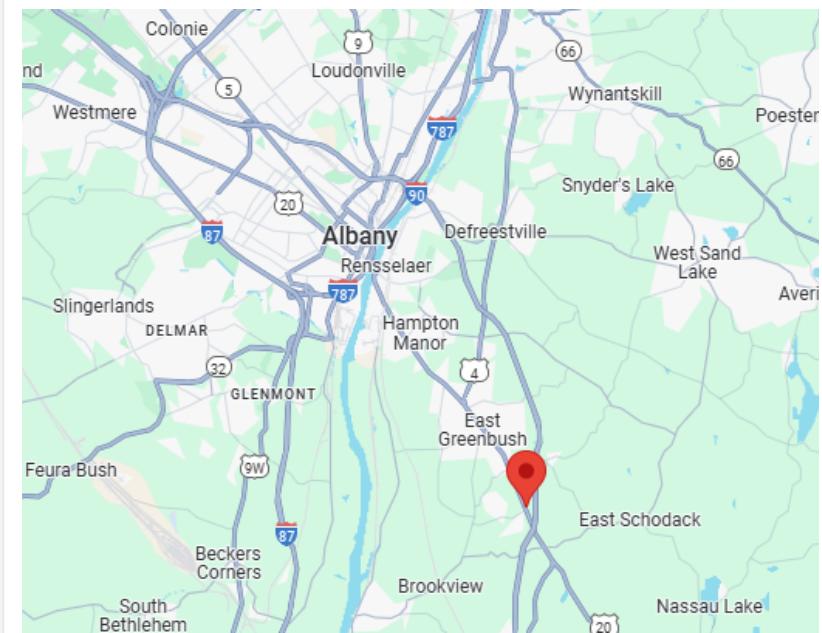
Tenant:	Walgreens
Price:	\$3,225,000
Cap Rate:	12.78%
NOI:	\$412,161
Building Size:	14,564 SF
Year Built:	2000
Lease Type:	NN
Lease Expiration:	3/31/2027
Rental Escalations:	Options 1: 5% Options 2-5: 10%
Renewal Options:	Five 5-year



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
Population:	1,417	11,893	28,407
Total Household Units:	605	4,927	11,908
Average Household Income:	\$149,975	\$154,716	\$136,358

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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



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