Walgreens

1 Union Street,
Brandon VT 97062

Marcus & Millichap

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale the fee simple interest in a Walgreens property in Brandon, VT.

The property at 1 Union Street represents a premier net-lease investment opportunity situated at a high-visibility corner in the heart of Brandon's primary commercial district. This strategic location benefits from a prominent position at the intersection of Carver Street and Union Street, ensuring a constant flow of local and regional consumer traffic. The site is further bolstered by its proximity to established neighboring retailers, creating a "daily needs" synergy that draws from the broader Rutland County submarket. As a long-standing community staple with a proven operating history dating back to 1993, this location serves an established demographic, providing a reliable and deep customer base. Operating under a recently extended lease through March 31, 2055, Walgreens Eastern Co., Inc. continues to leverage this site's dominant market position to maintain its status as the area's premier neighborhood health destination.

The investment offers a secure, highly passive income stream with an exceptionally competitive annual base rent of $92,000 ($7,666.66/month), providing an investor with a protected, low-basis entry point. This value is further insulated by a powerful 1.5-mile restrictive covenant, effectively granting the tenant a retail monopoly by preventing the development of competing drugstores on nearby land. Backed by a national pharmacy leader, this property combines the stability of an essential-retail tenant with the long-term upside of a 3% Gross Sales percentage rent clause. With a contractually guaranteed 8.7% rent escalation scheduled for 2035, which increases the monthly rent to $8,333.33, the asset is perfectly positioned to provide both immediate stability and long-term inflationary growth.

$1,100,000
LIST PRICE

8.36%
CAP RATE

$91,999.92
NOI

±9 YEARS
TERM REMAINING

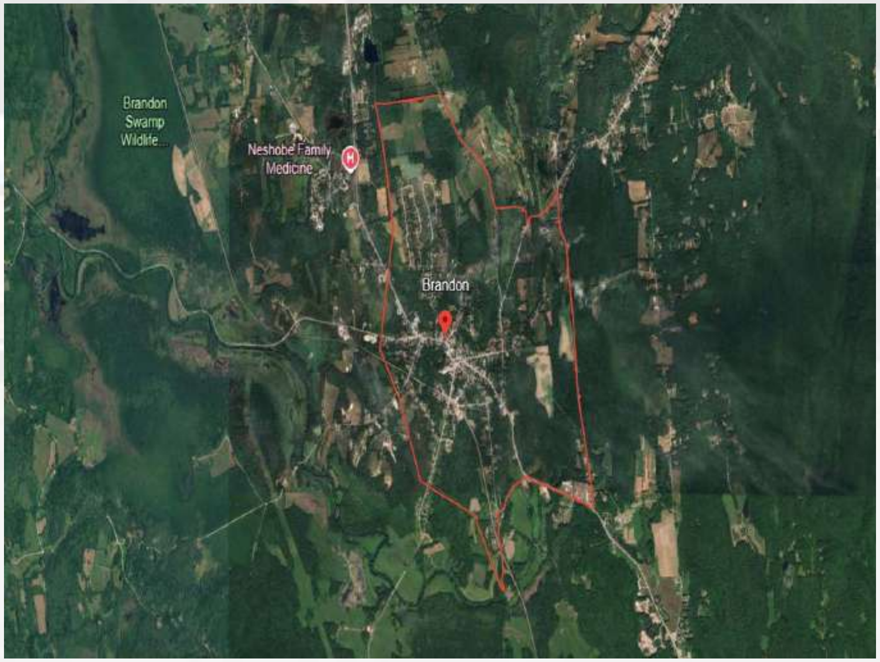
OVERVIEW

BRANDON, VT

PRICE:	$1,100,000
NET OPERATING INCOME:	$91,999.92
CAP RATE:	8.36%
PRICE PER SF:	$126.44
PRICE PER SF LAND:	$14.85
LEASE TYPE:	NN
GUARANTY:	Corporate
TENANT:	Walgreens
ADDRESS:	1 Union Street, Brandon VT 97062
RENTABLE AREA:	±8,700 SF
LAND AREA:	±1.70 AC
YEAR BUILT:	1968
REMAINING LEASE TERM:	± 9 Years
RENEWAL OPTIONS:	Four, 5-Year
RENT INCREASES:	~8.7% Increase in Option 1
APN:	078-024-11199

LEASE ABSTRACT

	LEASE BEGIN	LEASE END	ANNUAL RENT	INCREASE	CAP RATE
Walgreens Initial Term	CURRENT	03/31/2035	$91,999.92	Flat Rent	11.00%
Option 1-4	03/31/2035	03/31/2050	$99,999.96		12.00%



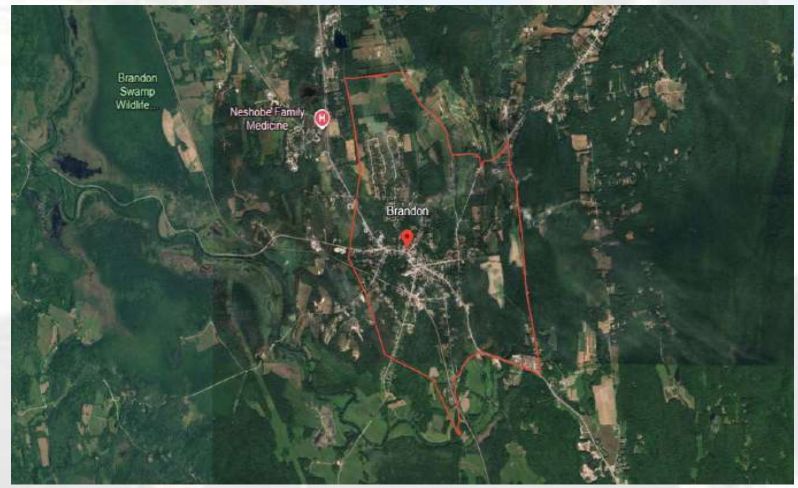
INVESTMENT HIGHLIGHTS

- National Pharmacy Leader | Part of a premier network with 8,000 locations, accessible to 78% of the U.S. population.

- Low Rental Basis | Bite-Sized Deal features a low annual base rent that provides a secure, low-basis entry point and significant long-term downside protection.

- 14-Mile Competitive Gap | Only national-brand drugstore in Brandon, with the nearest national competitors located approximately 14 miles away.

- Corporate Guarantee | Represents a primary contractual obligation of Walgreen Eastern Co., Inc., ensuring institutional-level accountability and minimal landlord responsibilities.



LOCATION OVERVIEW

Brandon, VT

Brandon, Vermont, is a classic New England town that perfectly captures the "unhurried, unspoiled, and unforgettable" spirit of the state. Located in west-central Vermont, halfway between the larger towns of Middlebury and Rutland, this community of about 4,000 people serves as a beautiful gateway to the outdoors. The town is built around the Neshobe River at the base of the Green Mountains and is only a few miles from Lake Dunmore. Brandon balances its deep history centered on an iconic Town Hall with large Greek columns with a reputation as a creative destination, often called "the art and soul of Vermont."

The town's daily life and services are managed by a local government focused on being open and easy for everyone to reach. Operating out of the Town Office on Center Street, the staff handles everything from Online Payments for bills to providing the Forms & Permits needed for building projects. For those who want to stay involved in the town's future, Virtual Meetings and regular sessions of various Town Committees make it easy for residents to see how decisions are made and share their own ideas.

The quality of life in Brandon is shaped by its active Recreation Department, which organizes many different activities for people of all ages. The town features strong local schools and a village center filled with a variety of places to stay and great spots to eat. For people thinking about relocating to the area, Brandon offers a mix of affordable housing and a lively arts scene that helps new neighbors feel like they truly belong.

Looking ahead, Brandon continues to focus on keeping the community safe and connected. The town encourages everyone to stay updated through Opt-In Emergency Text Alerts and the "Notify Me" email system. Whether you are a Visitor learning about the area's History or a longtime resident, Brandon remains a friendly and active part of the Vermont landscape, blending its proud past with a strong commitment to its people.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2025 POPULATION	3,233	4,587	13,534
2030 POPULATION EST.	3,137	4,507	13,460
AVG. HH INCOME	$90,270	$94,996	$99,607
MEDIAN HH INCOME	$63,822	$69,541	$75,540
BACHELORS DEGREE +		29%	
2025 HOUSEHOLDS	1,391	1,978	5,822
2030 HOUSEOLDS EST.	1,351	1,945	5,793

TENANT OVERVIEW

WALGREENS

Walgreen Co. is a premier provider of consumer goods and pharmacy services in the United States, dedicated to helping people lead healthier lives. Founded in 1901 by Charles R. Walgreen and headquartered in Deerfield, Illinois, the company has grown into a vital healthcare destination. Following a landmark $23.7 billion transaction in late 2025, Walgreens was acquired by Sycamore Partners and now operates as a private standalone company. This strategic move allows Walgreens to focus exclusively on its core mission as a neighborhood health destination. As of March 2026, the company operates approximately 8,000 retail locations, ensuring that nearly 80% of the U.S. population lives within five miles of a Walgreens store.

The company employs hundreds of thousands of team members and is currently executing a multi-year "Shrink-to-Core" strategy to optimize its retail footprint and enhance operational efficiency. A key strategic milestone in 2025 was the separation of the business into focused standalone entities, allowing the U.S. retail pharmacy division to prioritize its "neighborhood-first" model. Walgreens is currently modernizing its supply chain through the expansion of its micro-fulfillment center network, which now services over 6,000 stores. This advancement significantly enhances prescription accuracy and increases pharmacist availability for patient consultations, which remains a primary driver of the company's industry-leading healthcare service.

To stay competitive and meet modern consumer demands, Walgreens is prioritizing digital innovation and clinical excellence. The company's myWalgreens loyalty program, one of the largest in the nation with over 100 million members, provides personalized value and convenience. This is supported by an industry-leading e-commerce platform that offers 30-minute pickup and same-day delivery across thousands of locations. Additionally, Walgreens is expanding its private-label portfolio and clinical service offerings, including vaccinations and diagnostic testing—to solidify its position as a resilient and dominant player in the essential retail and pharmacy sector.

COMPANY OVERVIEW

DEERFIELD, IL
HEADQUARTERS

PRIVATE
COMPANY TYPE

SYCAMORE PARTNERS
PARENT COMPANY

8,000
LOCATIONS

211,000+
NO. OF EMPLOYEES

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