

Walgreens - Norwich, NY

COMMERCIAL REAL ESTATE SERVICES

NET LEASE OPPORTUNITY



Walgreens - Norwich, NY

82 N Broad St, Norwich, NY 13815

PROPERTY OVERVIEW

Price:	\$3,365,900	Lease Expiration:	12/7/2028	
Cap Rate:	7.00%	Annual Rent:	\$235,613	
Building Size:	10,908 SF	Lease Type:	NN	
Tenant:	Walgreens	Renewal Options:	Two 5-Year Remaining	
		Rental Escalations:	12/8/2023: \$241,069 Option 1: \$246,521	

Daniel Barnes Principal 314.400.4004 dbarnes@lee-associates.com

www.bouldergroup.com

Option 2: \$251,975

John Feeney Senior Vice President 847.562.9280 john@bouldergroup.com

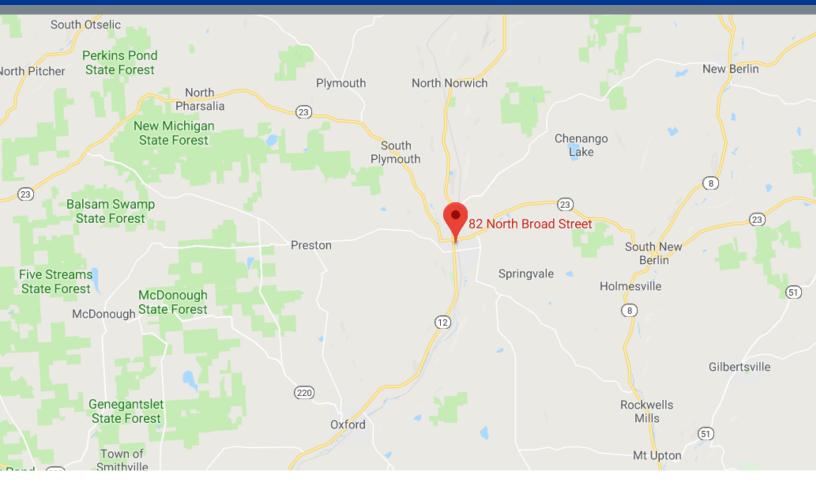
Boulder

Walgreens - Norwich, NY

GROUP

COMMERCIAL REAL ESTATE SERVICES

NET LEASE OPPORTUNITY



PROPERTY HIGHLIGHTS

- Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Walgreens is an investment grade tenant (S&P: BBB)
- Rare rental escalation in primary term of lease
- Positioned at the corner of a signalized intersection
- Limited competition in the area
- Long operating history
- Well above average sales at this location with a very low rent to sales ratio

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	6,486	9,348	12,526
Total Households	2,815	3,955	5,160
Med. Household Income:	\$43,284	\$46,565	\$47,172



The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained herein 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.