



## Walgreens - Piedmont, SC

915 Anderson St, Piedmont, SC 29673

### PROPERTY OVERVIEW

Price: \$1,354,839

Cap Rate: 7.75%

Building Size: 10,908 SF

Tenant: Walgreens

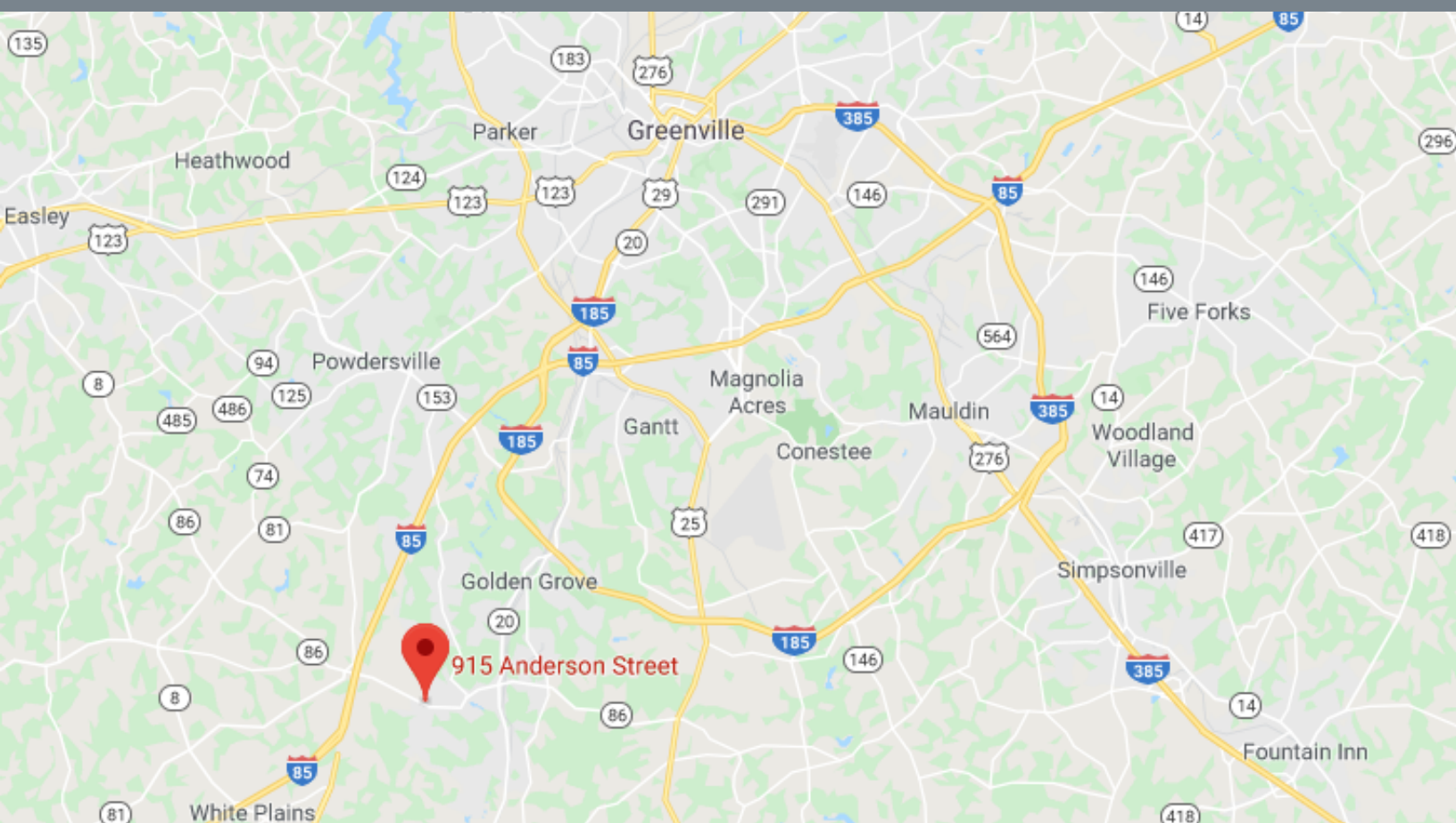
Lease Expiration: 11/1/2025

Annual Rent: \$105,000

Lease Type: NN

Renewal Options: Four 5-Year

Rental Escalations: \$110,250 - First Option  
\$115,763 - Second Option  
\$121,551 - Third Option  
\$127,628 - Fourth Option



## PROPERTY HIGHLIGHTS

- Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Walgreens is an investment grade tenant (S&P: BBB)
- Limited competition in the area
- Long operating history
- Low rent for single tenant drug store property\
- Hard corner of a signalized intersection

## DEMOGRAPHICS

	3-MILE	5-MILE
Population:	10,827	32,218
Total Households	4,123	12,274
Med. Household Income:	\$48,138	\$50,260

**Walgreens**