

Walgreens - Piedmont, SC

COMMERCIAL REAL ESTATE SERVICES

NET LEASE OPPORTUNITY



Walgreens - Piedmont, SC

915 Anderson St, Piedmont, SC 29673

PROPERTY OVERVIEW

Price:	\$1,354,839	Lease Expiration:	11/1/2025
Cap Rate:	7.75%	Annual Rent:	\$105,000
Building Size:	10,908 SF	Lease Type:	NN
Tenant:	Walgreens	Renewal Options:	Four 5-Year
		Rental Escalations:	\$110,250 - First Option

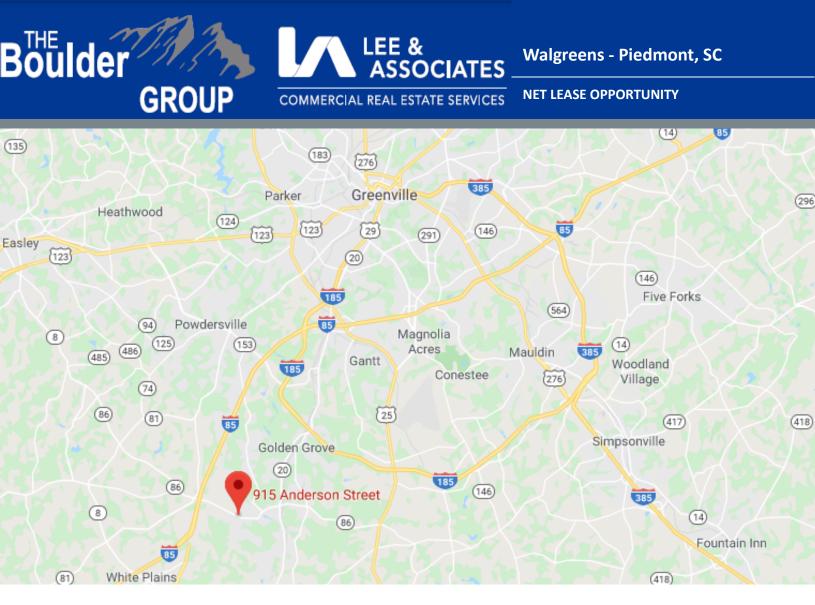
\$110,250 - First Option \$115,763 - Second Option \$121,551 - Third Option \$127,628 - Fourth Option

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In association with South Carolina Broker of Record - Flowers Capital Holdings, LLC (License: 10072)



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



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