

INVESTMENT SUMMARY

PRICE	\$4,896,550
CAP	7.25%
NOI	\$355,000
RENT/SF	\$23.95
RENT ADJUSTMENTS	RENT ADJUSTMENTS
YEARS 1-25:	
YEARS 1-25:	\$355,000

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	7 Years, 6 Months
RENT COMMENCEMENT	January 1, 2009
LEASE EXPIRATION	January 1, 2034
RENEWAL OPTIONS	Fifty 1-Year



LEASE NOTES:

Net, Net, Net. No landlord responsibilities. Tenant has a 21 day Right of First Refusal.

PROPERTY INFORMATION

ADDRESS	326 W Lincoln Ave Fergus Falls, MN 56537
BUILDING SIZE	14,820 SQ. FT.
LOT SIZE	1.16 Acres
COUNTY	Otter Tail
YEAR BUILT	2008

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	7,921	14,397	16,170
2031 POPULATION	7,904	14,418	16,185
2026 MEDIAN HOUSEHOLD INCOME	\$48,888	\$56,050	\$60,678
2026 AVERAGE HOUSEHOLD INCOME	\$70,871	\$77,823	\$82,728

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

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- Walgreens is operating on a corporate NNN lease with approx. 7 ½ years remaining. | www.walgreens.com | NYSE: WBA | S&P Rated BBB
- Prominent corner location with a drive-thru along Fergus Falls' primary retail corridor, positioned near the city's population center with excellent visibility and access.
- Fergus Falls serves as the county seat of Otter Tail County and is located approximately 60 miles southeast of Fargo, North Dakota and 177 miles northwest of the Twin Cities.
- The property benefits from its proximity to Lake Region Healthcare, a 108-bed regional medical center and leading healthcare provider serving west-central Minnesota and eastern North Dakota.
- Population of 16,170 and an average household income of \$82,728 within a 5-mile radius.
- Excellent regional accessibility with Interstate 94 traffic counts exceeding 17,900 vehicles per day and W. Lincoln Avenue averaging 13,394 vehicles daily.
- Area retailers include The Home Depot, Fleet Farm, ALDI, Walmart, Scooter's, Harbor Freight Tools, and many more.
- Fergus Falls is home to the Minnesota State Community and Technical College, which enrolls nearly 6,400 students each year.
- Walgreens is one of the nation's largest drugstore chains and neighborhood retailers. Walgreens operates nearly 9,000 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands.

Walgreens



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TENANT	Walgreens Co.	ULTIMATE PARENT	Walgreens Boots Alliance, Inc.
REVENUE	Private	REVENUE	\$139.1 Billion
NET WORTH	Private	NET WORTH	\$28.3 Billion
S & P RATING	Not Rated	S & P RATING	BBB-
WEBSITE	https://www.walgreens.com	WEBSITE	https://www.walgreensbootsalliance.com

Founded in 1901, Walgreens is a trusted neighborhood retailer, as well as a leader in healthcare and pharmacy. Walgreens sells prescriptions and non-prescription drugs, as well as other retail products that include health and wellness, beauty, personal care and general merchandise. With nearly 9,000 locations and more than 225,000 team members and 85,000 healthcare service providers, Walgreens is one of the largest drugstore chains in the United States. Walgreens operates in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands.

As of August 2020, approximately 78% of the entire U.S. population lives within five miles of a Walgreens store. Walgreens is proud to be a neighborhood health destination serving approximately 9 million customers each day. Walgreens Pharmacists play a critical role in the U.S. healthcare system by providing a wide range of pharmacy and healthcare services. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with fully integrated physical and digital platforms supported by the latest technology to deliver high-quality products and services in local communities nationwide.

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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