



Walgreens

📍 3 STORE PORTFOLIO

\$11,815,000

9.00% CAP

\$1,063,000 in NNN Income - 5.6 WALT

- Higher yielding portfolio opportunity with solid underlying real estate values
- Proven locations with long histories of strong reported sales
- Affluent areas with \$100k+ in Avg HH Incomes
- Located in larger, primary markets with 100k+ people
- True NNN leases with ZERO landlord responsibilities



**DRUGSTORE PROPERTY
ADVISORS**
Experts in Walgreens and CVS Investments

John Giordani
Founder, CEO



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PORTFOLIO SUMMARY

City	State	Annual Rent	Option Date	Firm Term	Reported Sales	5 Mile Population	Average Income	CAP Rate	Price
White Bear	MN	\$390,000	11/30/2031	6.5 Years	\$2.73M	116,312	\$120,298	9.00%	\$4,334,000
Cicero	NY	\$339,000	8/31/2032	7.2 Years	\$2.75M	50,508	\$123,775	9.00%	\$3,766,667
Houston	TX	\$334,000	4/30/2028	2.9 Years	\$2.14M	184,511	\$62,368	9.00%	\$3,712,000
TOTALS		\$1,063,000		5.6 Years					\$11,812,667



INVESTMENT SUMMARY

915 WILDWOOD ROAD | WHITE BEAR LAKE, MN 55115

WALGREENS #2769



\$4,334,000

PRICE



9.00%

CAP RATE



\$390,000

ANNUAL RENT



~6.5 Years

LEASE TERM REMAINING

This Walgreens is well positioned in the vibrant retail corridor of White Bear Lake, Minnesota. This 14,820-square-foot, single-tenant property, constructed in 2006, operates under an absolute triple-net (NNN) lease with approximately 6.5 years remaining until Walgreens first option, offering investors a stable, long-term income stream with zero landlord responsibilities. Strategically located near the signalized intersection of Wildwood Road and Geneva Avenue North, the site benefits from a combined traffic count of 26,500 vehicles per day and proximity to Interstate 694, which sees over 80,000 vehicles daily. The surrounding area boasts strong demographics, with a population of approximately 119,000 and an average household income exceeding \$106,000 within a five-mile radius. Notable neighboring tenants include CVS, ALDI, Dollar Tree, and Caribou Coffee, enhancing the property's retail synergy. Additionally, the presence of Century College, with over 16,000 students, and White Bear High School, with 2,500 students, further drives consistent foot traffic to the location.



PROPERTY DETAILS

Year Built:	2006
Building Size:	14,820 SF
Land Sq. Ft:	65,340 Sq. Ft



LEASE SUMMARY

Lease Interest:	Fee Simple
Lease Type:	NNN – Absolute Net
Landlord Responsibilities:	None
Tenant's Next Option:	11/30/2031
Renewal Options:	10 x 5 years
Rental Increases:	None

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DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
8,141	49,964	116,312



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$120,298	\$111,978	\$111,708



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REGIONAL OVERVIEW



INVESTMENT SUMMARY

6189 ROUTE 31 | CICERO, NY 13039

WALGREENS #10750



\$3,767,000

PRICE



9.00%

CAP RATE



\$339,000

ANNUAL RENT



~7.2 Years

LEASE TERM REMAINING

Well located at the busy hard corner State Route 31 and Thompson Road in Cicero, NY, Walgreens Store #10750 stands as a beacon of convenience and comprehensive service. This modern 14,748-square-foot retail space, established in 2007, offers an extensive range of health and wellness products, beauty essentials, and everyday necessities, all under one roof. The in-store pharmacy provides a full suite of services, including immunizations, durable medical equipment, and a convenient drive-thru window for effortless prescription pickups. Open daily from 8 AM to 10 PM, with pharmacy hours extending until 8 PM on weekdays, this location ensures that customers have access to essential services when they need them most. Additionally, the store features a comprehensive photo center, offering everything from passport photos to personalized gifts, catering to both personal and professional needs.



PROPERTY DETAILS

Year Built:	2007
Building Size:	14,748 SF
Land Sq. Ft:	56,192 Sq. Ft



LEASE SUMMARY

Lease Interest:	Fee Simple
Lease Type:	NNN – Absolute Net
Landlord Responsibilities:	None
Tenant's Next Option:	8/31/2032
Renewal Options:	50 x 1 year
Rental Increases:	None

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DEMOGRAPHICS



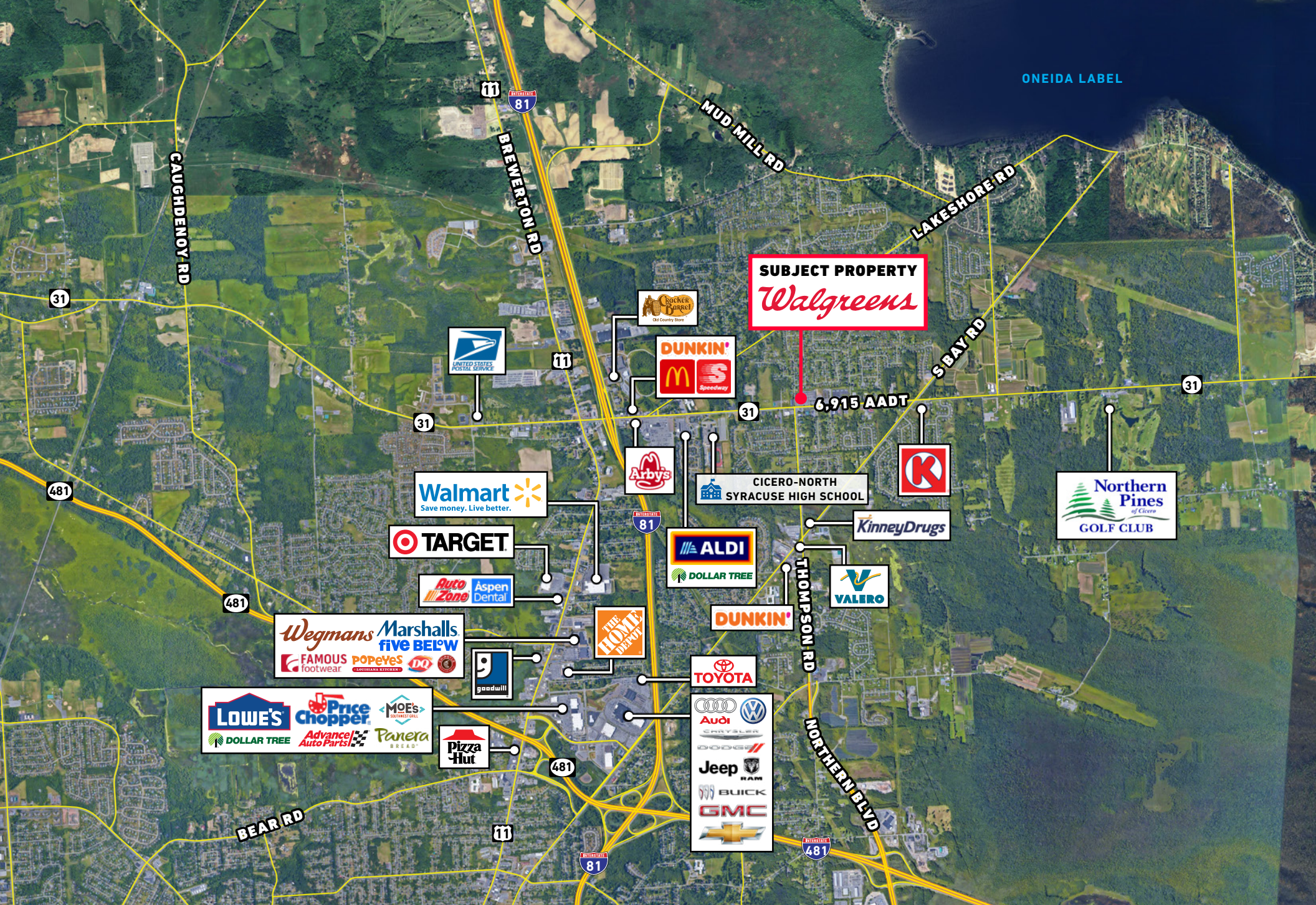
POPULATION

1 Mile	3 Miles	5 Miles
6,677	24,715	50,508



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$123,775	\$111,786	\$103,502



ONEIDA LABEL

SUBJECT PROPERTY
Walgreens

6,915 AADT

CICERO-NORTH SYRACUSE HIGH SCHOOL

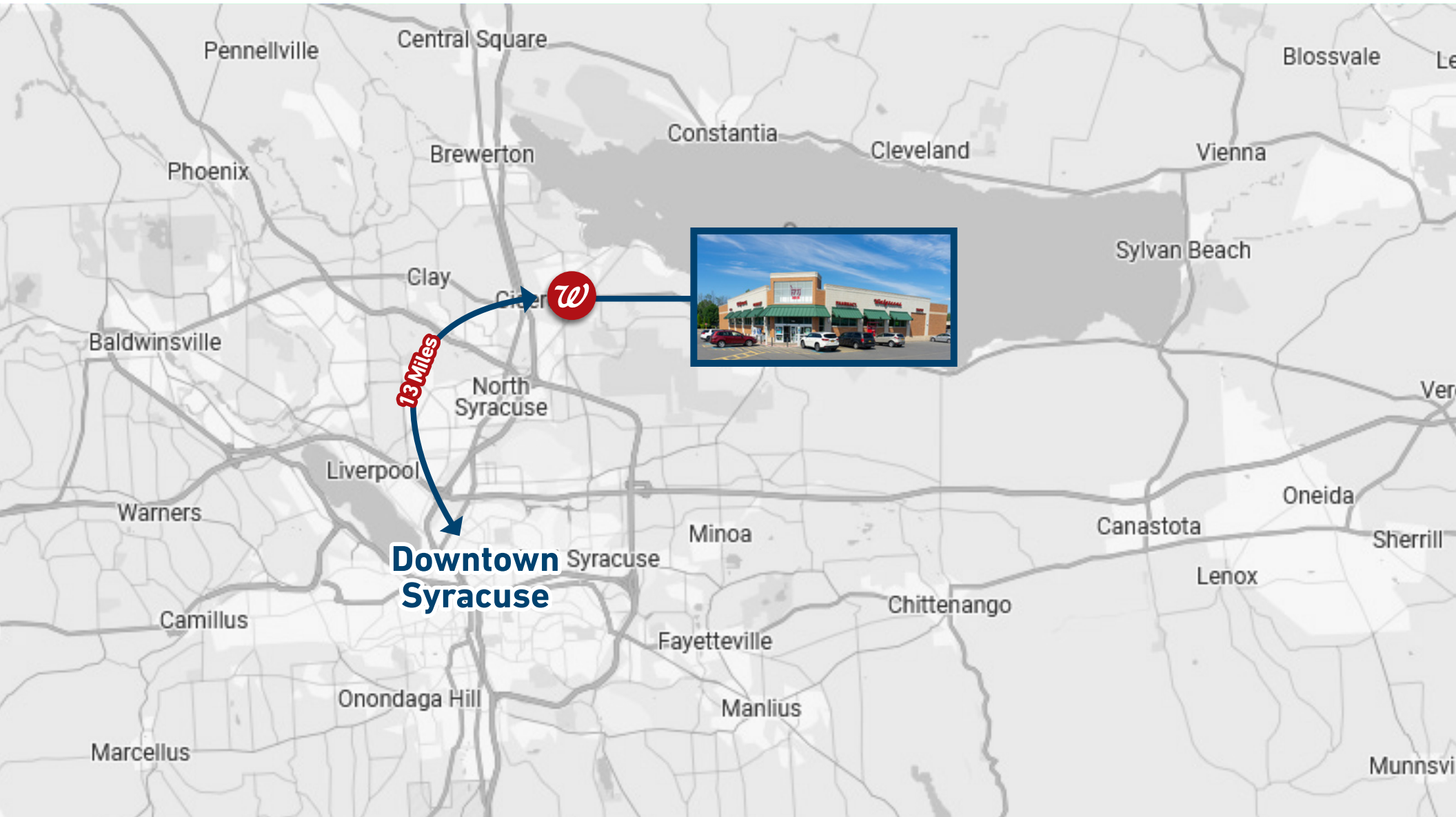
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REGIONAL OVERVIEW



INVESTMENT SUMMARY

500 MAXEY ROAD | HOUSTON, TX 77013

WALGREENS #7289



\$3,712,000

PRICE



9.00%

CAP RATE



\$334,000

ANNUAL RENT



~2.9 Years

LEASE TERM REMAINING

This freestanding Walgreens with double drive-thru is well positioned on the true hard corner of Maxey Road and Woodforrest Blvd, just 11 miles east of downtown Houston. The neighborhood is densely populated, but under-served by retail, which results in Walgreens serving as “the corner store” as much as a pharmacy. Texas has no state income tax. Houston is pro-business and pro-growth and growing faster than the rest of the nation.



PROPERTY DETAILS

Year Built:	2002
Building Size:	13,682 SF
Land Sq. Ft:	2.31 Acres



LEASE SUMMARY

Lease Interest:	Fee Simple
Lease Type:	NNN – Absolute Net
Landlord Responsibilities:	None
Tenant's Next Option:	4/30/2028
Renewal Options:	10 x 5 years
Rental Increases:	None



DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
15,387	79,868	184,511



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$52,647	\$61,020	\$62,368



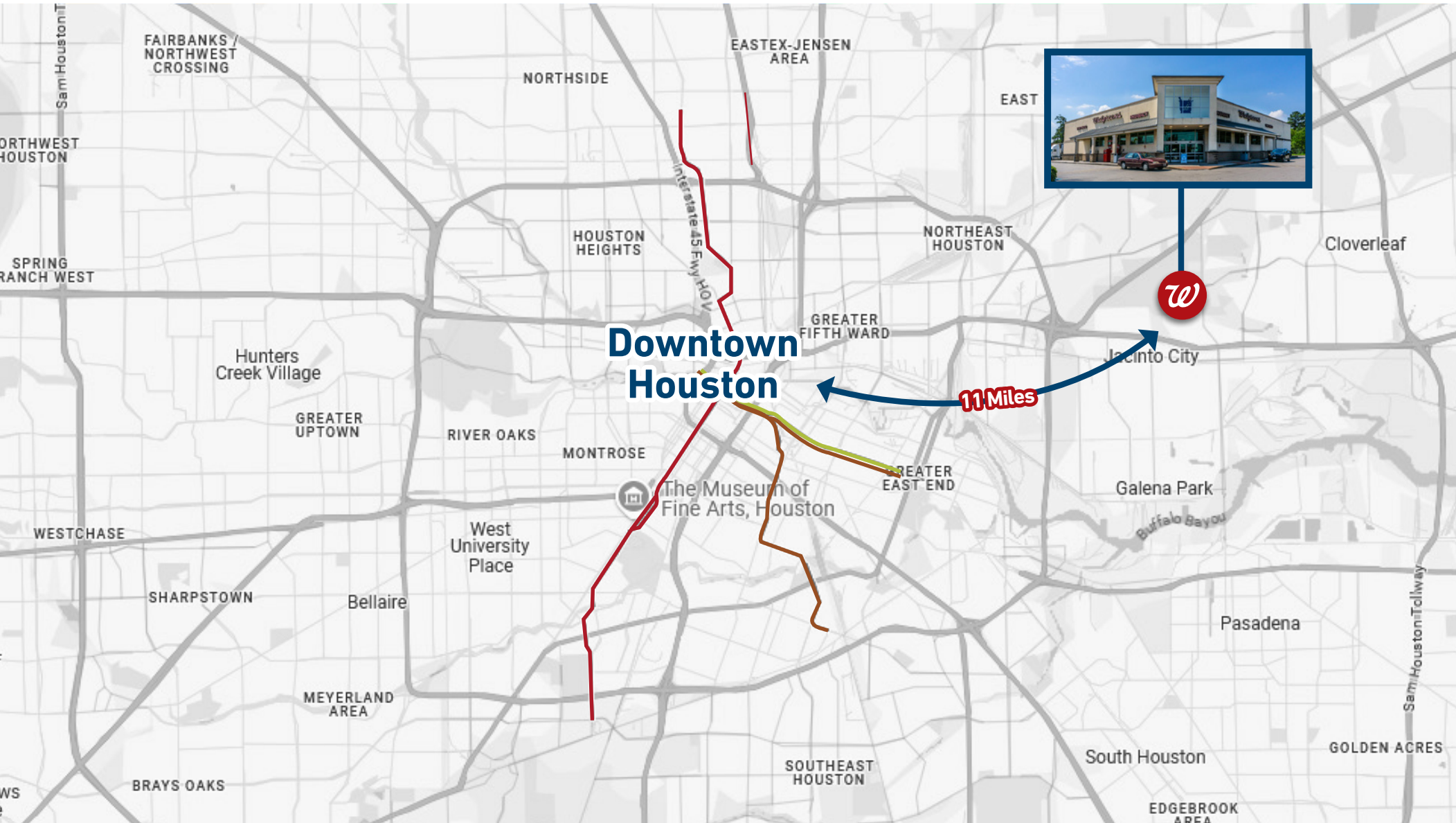
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REGIONAL OVERVIEW



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