



Actual property

## Walgreens

416 Windsor Highway, Vails Gate (Orange County), NY

**Price: \$9,150,000 | NOI: \$578,609 | Cap: 6.32%**

- Walgreens | NYSE: WBA
- Long term, absolute triple net lease
- Rent increases in base term and options
- Very busy location near two signalized intersection and between 3 supermarkets
- Approx. 600 feet from three supermarket's: Shop Rite, Hannaford & Price Chopper
- Strong demographics – average household income in 3-miles: \$114k+
- 2023: 5-mile consumer spending was \$927 million+
- Affluent Orange County / Hudson Valley location

*Walgreens*

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## PROPERTY OVERVIEW:

HMX Realty Advisors exclusively presents for sale a long term, absolute triple net Walgreens in Vails Gate, NY. Vails Gate is located in Orange County, NY, part of the Hudson Valley. This property is ideally located on a busy road near two signalized intersection. In addition, it is less than 600 feet in each direction from 3 supermarkets, a Shop Rite, Hannaford and Price Chopper which is very rare. The property is located in a busy shopping corridor and has an average of over 18,000 cars per day at the intersection of Hwy 32 & Windsor Hwy.

Average household income within 3-miles of the property is \$114,000+ with over 75,000 people in a 5-mile radius. Total consumer spending within 3-miles was over \$472m and over \$927m in 5-miles.

## LEASE SUMMARY:

Rent Commencement:	November 2011
Lease Expiration Date:	November 2036
Base Term Rent:	\$578,609
Lease Type:	Absolute Triple Net
11/07/2011 - 11/30/2021:	\$554,256
<b>12/01/2021 - 11/30/2031:</b>	<b>\$578,609</b>
12/01/2031 - 11/30/2036:	\$601,257
<b>Option Periods</b>	
Option 1 - (5 Years):	\$625,017
Option 2 - (5 Years):	\$650,676
Option 3 - (5 Years):	\$678,384
Options 4 - (5 Years):	\$708,321
Option 5 - (5 Years):	\$740,646
Option 6 - (5 Years):	\$775,557
Option 7 - (5 Years):	\$813,261
Option 8 - (5 Years):	\$853,983
Option 9 - (5 Years):	\$897,960
Option 10 - (5 Years):	\$957,330

## INVESTMENT SUMMARY

Price: \$9,150,000

Cap Rate: 6.32%

NOI: \$578,609

Total Building Area: 14,550 sf

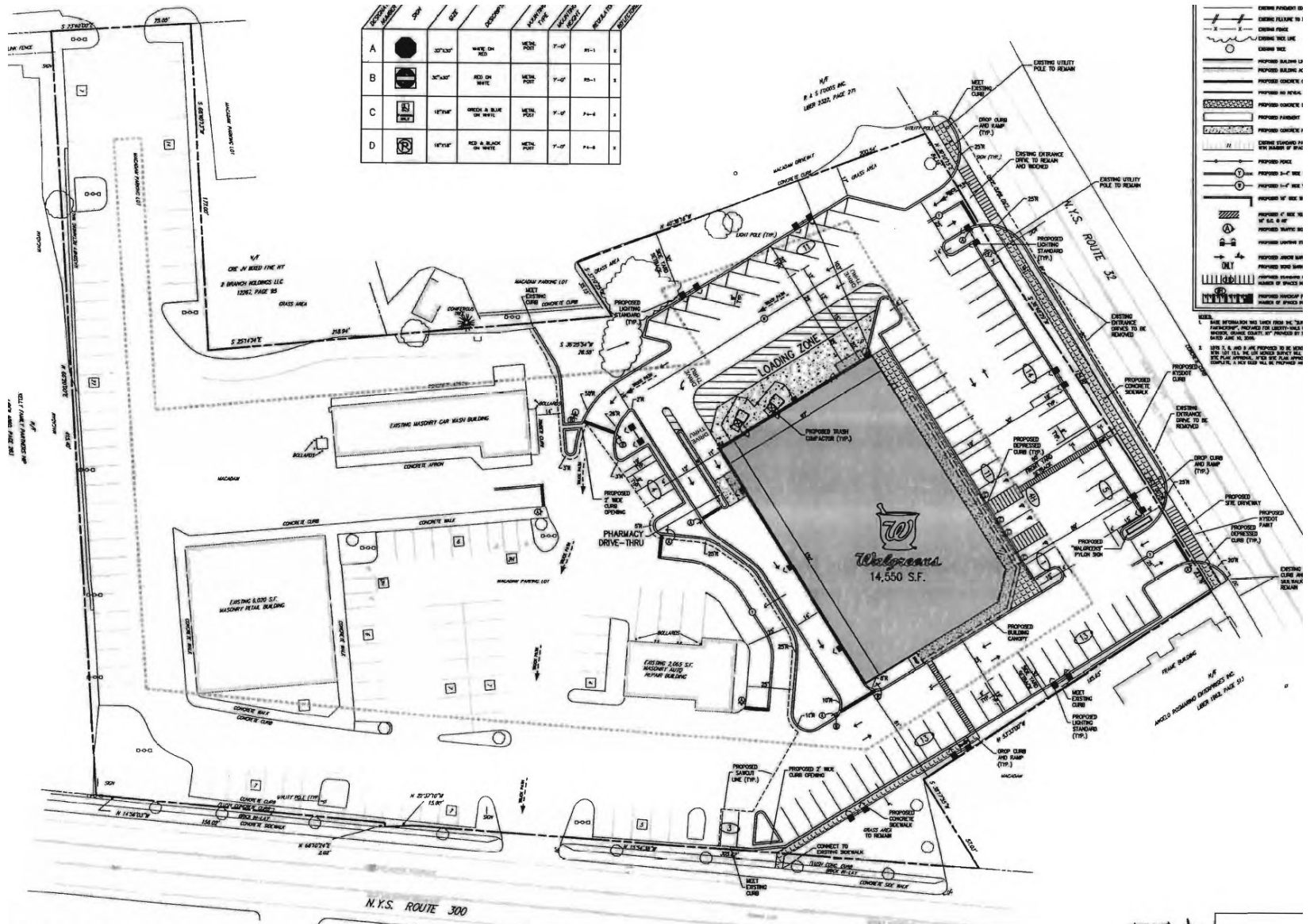
Total Land Area: 1.75 acre

Store Sales: Strong, call for specifics

## TENANT OVERVIEW: Walgreens | NYSE: WBA

Consumer Spending Details	3 mile			5 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$24,812,811	\$1,868	\$711	\$52,629,479	\$1,861	\$652
Entertainment, Hobbies & Pets	\$64,258,407	\$4,838	\$1,840	\$124,104,933	\$4,388	\$1,538
Food & Alcohol	\$129,528,714	\$9,753	\$3,709	\$263,046,251	\$9,301	\$3,261
Household	\$79,304,793	\$5,971	\$2,271	\$150,912,547	\$5,336	\$1,871
Transportation & Maintenance	\$120,008,288	\$9,036	\$3,437	\$232,580,325	\$8,224	\$2,883
Health Care	\$22,333,696	\$1,682	\$640	\$42,547,806	\$1,505	\$527
Education & Daycare	\$32,219,018	\$2,426	\$923	\$61,618,181	\$2,179	\$764
<b>Total Specified Consumer Spending</b>	<b>\$472,465,727</b>	<b>\$35,575</b>	<b>\$13,530</b>	<b>\$927,439,522</b>	<b>\$32,795</b>	<b>\$11,496</b>





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Ideally located between three Supermarkets



Walgreens



18,125 cars per day

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# Walgreens - Vails Gate, NY



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*Situated between 3  
supermarkets and near  
two signalized  
intersections*



**Hannaford**

**Price Chopper**



*Walgreens*

# Walgreens - Vails Gate, NY Demographic Data



	3 mile	5 mile	10 mile
2010 Population	31,874	75,461	204,199
2023 Population	34,919	80,673	227,673
2028 Population Projection	36,711	84,468	238,939
Annual Growth 2010-2023	0.7%	0.5%	0.9%
Annual Growth 2023-2028	1.0%	0.9%	1.0%
Median Age	41.5	37.5	36.4
Bachelor's Degree or Higher	34%	28%	30%
U.S. Armed Forces	299	534	4,203
	3 mile	5 mile	10 mile
Avg Household Income	\$114,064	\$101,034	\$109,710
Median Household Income	\$92,553	\$82,551	\$88,692
< \$25,000	1,576	4,758	11,747
\$25,000 - 50,000	1,726	4,455	11,151
\$50,000 - 75,000	1,937	3,705	9,974
\$75,000 - 100,000	1,996	4,044	9,966
\$100,000 - 125,000	1,530	3,291	9,862
\$125,000 - 150,000	1,069	2,205	6,174
\$150,000 - 200,000	1,919	3,284	8,569
\$200,000+	1,528	2,537	9,218

**Contact Us**

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