



**OFFERING MEMORANDUM**

**Walgreens - 11 yrs remain - 11.13% CAP - Assum. loan 6 yrs  
@ 3.89% - DARK**

8815 STAGECOACH RD  
Little Rock, AR 72210

**PRICE REDUCED!!**

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**\$3.099M**

PRICE

**11.13%**

CAP RATE

**\$345K**

NOI

**Corcoran Group of California, Inc.**

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# Executive Summary

## 8815 STAGECOACH RD Little Rock, AR 72210

- This Walgreens property backed by an absolute NNN lease, providing investors with zero landlord responsibilities. Tenant pays taxes, insurance and all maintenance directly.
- The lease includes over 11 years remaining on the original term, and while the site recently closed, it continues to generate full rent. There is also potential for a substantial lease buyout by Walgreens, presenting a unique opportunity for value realization.
- The tenant is responsible for all property maintenance, taxes, insurance, and operating expenses, further reinforcing the passive nature of the investment. There is a 3.89% loan due in 6 years, which may be assumable.
- Strategically positioned at the signalized intersection of State Route 5 and State Route 338, the site benefits from excellent visibility and high traffic counts, with approximately 28,000 vehicles per day.

  
**\$3,099,000**  
ASKING PRICE

  
**\$345,000**  
NOI

  
**11.13%**  
CAP RATE

  
**2010 / 2012**  
YEAR BUILT





### PROPERTY DATA

Property Status	Vacant
Years Left	11 +/-
Lease Type	True NNN
Year Built	2010 / 2012
Lot Size (acres)	1.87
Options	10x 5 years
Est. Assumable loan	3.89%

# Investment Highlights

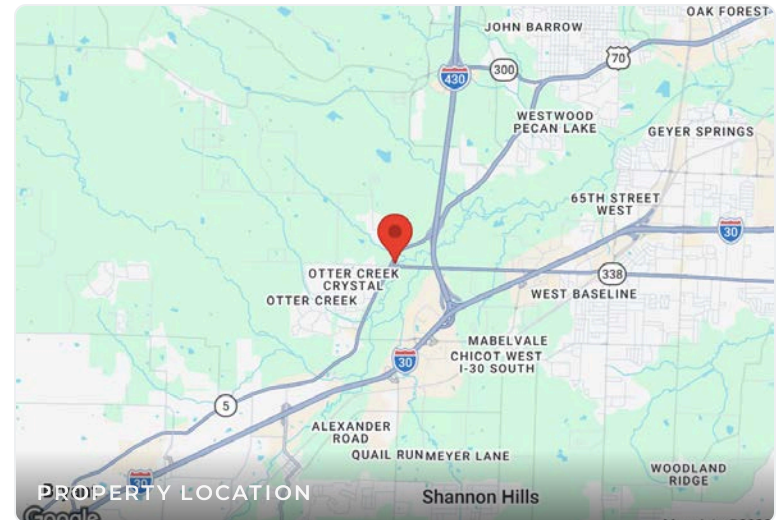
- In a significant corporate development, Walgreens is being acquired by Sycamore Partners, a well-capitalized private equity firm with plans to aggressively revitalize the company's operations, enhancing the long-term credit profile and lease security.
- The lease includes over 11 years remaining on the original term, and while the site is currently dark (recently closed), it continues to generate full rent, offering long-term, stable cash flow. There is also potential for a substantial lease buyout by Walgreens/their new owners, presenting a unique opportunity for value realization. There are no "escape" clauses in the lease so Walgreens/their new owners must continue paying the \$28,750 monthly rent.
- ABSOLUTE NNN: Tenant directly pays 100% of maintenance, real estate taxes and insurance
- Present loan with 6 years remaining at 3.89%, which may be assumable.
- Walgreens was recently acquired by Sycamore Partners, a well-capitalized private equity firm with plans to aggressively revitalize the chain's pharmacy operations.

## KEY METRICS

 Asking Price	<b>\$3,099,000</b>
 NOI	<b>\$345,000</b>
 Cap Rate	<b>11.13%</b>
 Year Built	<b>2010 / 2012</b>

# Location Highlights

- With great exposure and visibility this property is strategically located at the corner of State Route 5 and State Route 338, with approximately 28,000 vehicles per day.
- Within 4 minute drive is a new Outlet Center with 70+ stores
- Close to the only Bass Pro Shop in Arkansas that draws patrons for all over the state.
- West of the University of Arkansas at Little Rock with approximately 27,000 students.
- There are about 13,000 people living in the immediate area, which is a benefit to any retail store.



## LOCATION

Address	8815 STAGECOACH RD
City	Little Rock
State	Arkansas
Zip Code	72210
Coordinates	34.671796, -92.417068

## TRANSIT

Baseline	0.1 mi
Baseline	0.1 mi
9201 Stagecoach Rd	0.3 mi

## AIRPORTS

Bill and Hillary Clinton National Airport	11.8 mi
Henry Field	28.5 mi
Goacher Airport	28.4 mi

## HIGHWAYS

I 430; US 70	0.6 mi
US 70	0.6 mi
I 430: US 70	0.6 mi
I 430	0.7 mi







# Gallery Page 1





## Overview of Walgreens

Walgreens is one of the largest pharmacy-retail chains in the United States. Founded in Chicago in 1901, it operates over 8,700 locations nationwide. Walgreens offers prescription services, health and wellness products, photo processing, groceries, and a wide range of convenience items. It is known for its strong brand recognition and widespread footprint in both urban and suburban communities.

The company is part of Walgreens Boots Alliance (WBA), a global healthcare and retail group formed in 2014 through the merger of Walgreens and Alliance Boots. Headquartered in Deerfield, Illinois, WBA has historically generated over \$130 billion in annual revenue and employs hundreds of thousands of team members worldwide.

## Recent Acquisition by Sycamore Partners

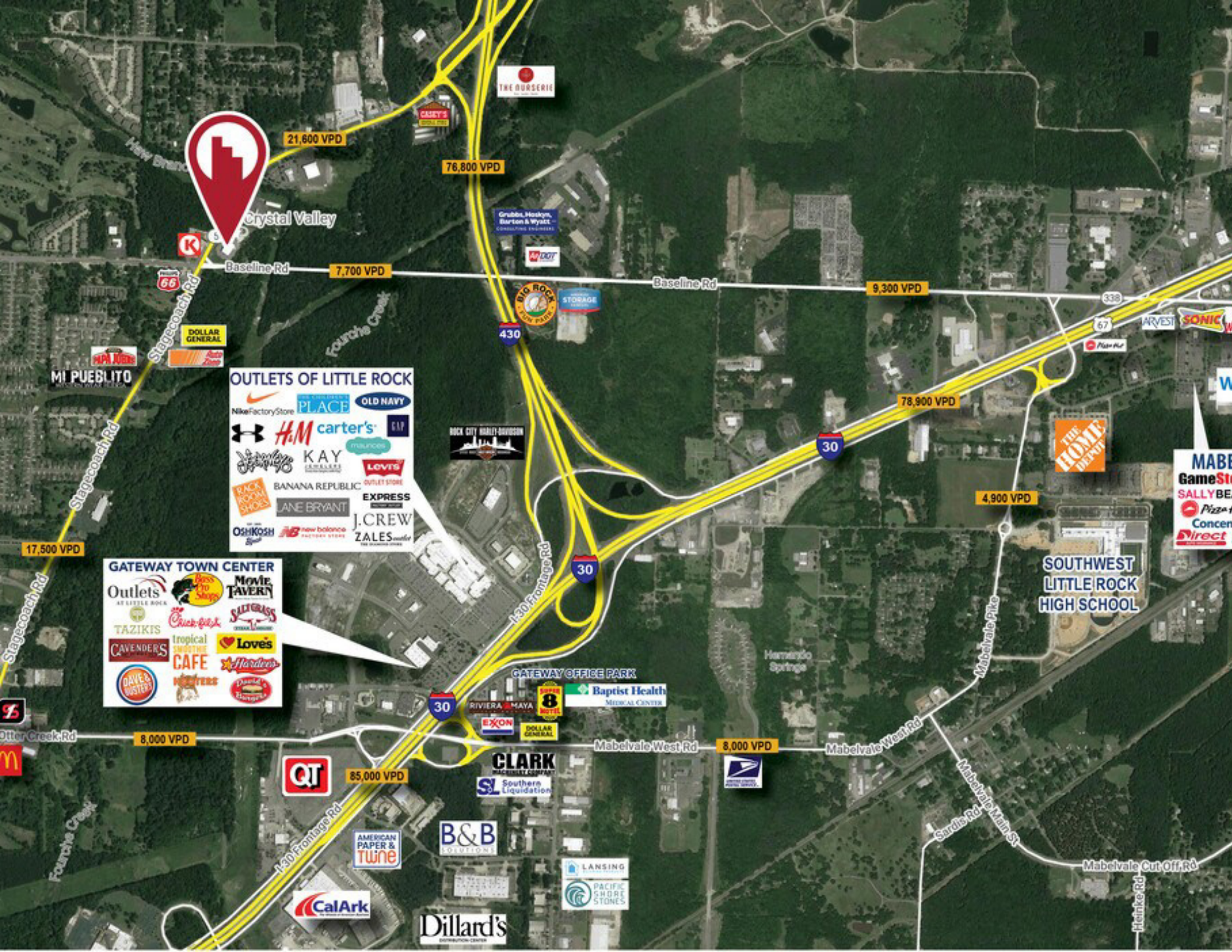
In March 2025, Walgreens entered into a definitive agreement to be acquired by private equity firm Sycamore Partners. The offer will result in Walgreens becoming a privately held company. The deal includes a significant portion of debt financing, making it one of the largest leveraged buyouts in recent retail history.

Shareholders approved the transaction in July 2025, with an overwhelming majority voting in favor. The transaction is expected to close in the second half of 2025.

## Strategic Rationale & Forward Outlook

Under Sycamore Partners' ownership, Walgreens is expected to benefit from greater operational flexibility, accelerated cost-cutting measures, and a sharper focus on Walgreen's core pharmacy business.

The leadership team, led by CEO Tim Wentworth, has committed to positioning Walgreens as a leader in patient care, pharmacy access, and community-based healthcare services.



# Market Overview

## Little Rock Arkansas

Little Rock is the capital and largest city in Arkansas, serving as the state's political, economic, and cultural center. The city has a population of approximately 202,591, while the Little Rock–North Little Rock–Conway MSA totals roughly 770,000 residents, making it the primary population and employment hub for central Arkansas. Located along the south bank of the Arkansas River near the state's geographic center, Little Rock offers a strategic position within the region.

The city benefits from strong connectivity via Interstates 30 and 40, supporting regional commerce and distribution. Its economy is anchored by government, healthcare, education, and corporate employers, including UAMS, Baptist Health, Dillard's, and Windstream. Combined with a low cost of living and business-friendly environment, Little Rock provides stable fundamentals that support long-term investment demand across multiple asset classes.



### KEY FACTS

Population	193,524
Area	121.3 sq mi
Elevation	335 ft
Time Zone	Central Time Zone
County	Pulaski County
Incorporated	June 1, 1821
State	Arkansas

### DEMOGRAPHIC SNAPSHOT

#### 1-MILE RADIUS

Population	5,208
Median HH Income	\$61,279
Households	2,516

#### 3-MILE RADIUS

Population	22,481
Median HH Income	\$59,307
Households	9,610

#### 5-MILE RADIUS

Population	84,217
Median HH Income	\$62,063
Households	34,588

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

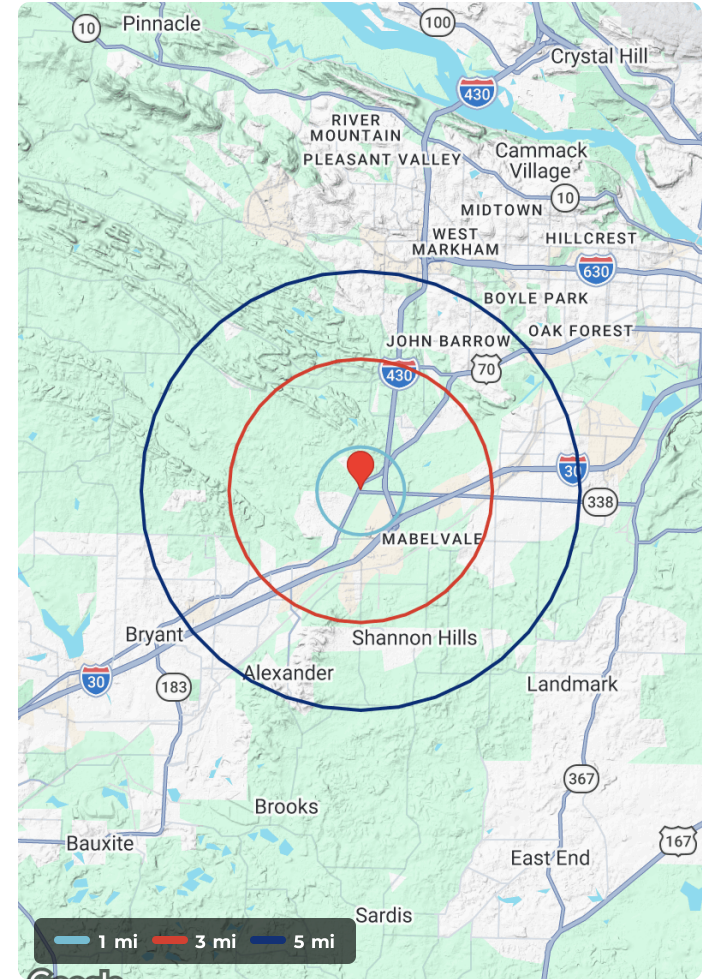
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,109	14,340	64,780
2010 Population	4,517	18,962	75,392
2025 Population	5,208	22,481	84,217
2030 Population	5,207	23,350	86,062
2025-2030 Growth Rate	0.00 %	0.76 %	0.43 %
2025 Daytime Population	4,460	22,544	69,319

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	978	5,847	25,117
2010 Total Households	2,005	7,656	28,788
2025 Total Households	2,516	9,610	34,588
2030 Total Households	2,573	10,182	36,073
2025 Avg. Household Size	2.07	2.34	2.42
2025 Owner Occupied Housing	1,256	5,470	20,815
2030 Owner Occupied Housing	1,284	5,653	21,658
2025 Renter Occupied Housing	1,260	4,140	13,773
2030 Renter Occupied Housing	1,289	4,529	14,415
2025 Vacant Housing	112	831	3,374
2025 Total Housing	2,628	10,441	37,962

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	153	768	3,243
\$15,000-\$24,999	156	617	2,371
\$25,000-\$34,999	296	1,173	3,609
\$35,000-\$49,999	332	1,317	4,494
\$50,000-\$74,999	636	2,218	6,732
\$75,000-\$99,999	384	1,403	4,872
\$100,000-\$149,999	337	1,228	4,788
\$150,000-\$199,999	153	515	2,231
\$200,000 or greater	69	371	2,247
<b>Median HH Income</b>	<b>\$61,279</b>	<b>\$59,307</b>	<b>\$62,063</b>
<b>Average HH Income</b>	<b>\$74,746</b>	<b>\$74,769</b>	<b>\$84,288</b>

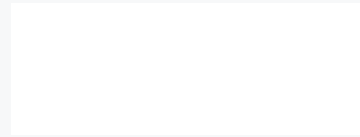


<b>\$61,279</b> MEDIAN HH INCOME (1-MI)	<b>\$74,746</b> AVG HH INCOME (1-MI)
<b>49.9%</b> OWNER OCCUPIED (1-MI)	<b>50.1%</b> RENTER OCCUPIED (1-MI)
<b>4.3%</b> VACANCY RATE (1-MI)	<b>0.00 %</b> 2025-2030 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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DISCLAIMER