

WALGREENS

201 HILLSBORO ST, OXFORD, NC 27565

OFFERING MEMORANDUM



WALGREENS

201 HILLSBORO ST, OXFORD, NC 27565



CLICK TO VIEW ON GOOGLE MAPS

OFFERING PRICE: \$4,800,000 CAP RATE: 8.33%

GROSS LEASABLE AREA: +/- 14,820 SF

PRICE / SF: \$323.89

NET OPERATING INCOME: \$400,000

CURRENT OCCUPANCY: 100%

YEAR BUILT / RENOVATED: 2009

LOT SIZE: +/- 2.00 AC

TYPE OF OWNERSHIP: Fee Simple

PROPOSED FINANCING: 5 YR TERM / 6.10% RATE / 25 YR AMORT / 65% LTV

CASH ON CASH RETURN: \$156,480 / 9.31%

TOTAL RETURN: \$211,193 / 12.57%





RENT SCHEDULE

YEAR	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP RATE
Current	\$33,333	\$400,000	\$26.99	8.33%
Options	\$33,333	\$400,000	\$26.99	8.33%

LEASE SUMMARY

LEASE TYPE:	Absolute-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	Yes
SALES / FINANCIAL REPORTING:	Yes
RENT COMMENCEMENT:	9/8/2009
LEASE EXPIRATION:	9/30/2034
RENT INCREASES:	None
OPTIONS:	Monthly Terminations After Initial Term

INVESTMENT HIGHLIGHTS

BUILDING OVERVIEW

- +/- 14,820 SQUARE FEET
- +/- 2.00 AC PARCEL
- BUILT-TO-SUIT IN 2009

WALGREENS

- CORPORATE GUARANTEE
- FOUNDED IN 1901
- OVER 8000 LOCATIONS
- ACQUIRED BY PRIVATE EQUITY FIRM SYCAMORE PARTNERS IN AUGUST 2025

LEASE OVERVIEW

- OVER EIGHT YEARS REMAIN
- ABSOLUTE-NET LEASE
- LEASE EXPIRES 9/30/2034
- TENANT HAS OPERATED AT THIS LOCATION SINCE SEPTEMBER 2009 (OVER 16 YEARS)

ABSOLUTE-NET LEASE

- TENANT RESPONSIBLE FOR REAL ESTATE TAXES
- TENANT RESPONSIBLE FOR CAM
- TENANT RESPONSIBLE FOR INSURANCE
- TENANT RESPONSIBLE FOR ROOF & STRUCTURE

LOCATION

- HARD CORNER LOCATION
- MULTIPLE POINTS OF INGRESS & EGRESS
- ONLY WALGREENS IN TOWN & NEAREST OVER NINE MILES AWAY
- TRAFFIC COUNTS OF 5,295 VPD ON HILLSBORO STREET
- RETAIL MARKET – 97.6% OCCUPANCY

DEMOGRAPHICS

- OVER 15,000 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$71,325 WITHIN FIVE MILES

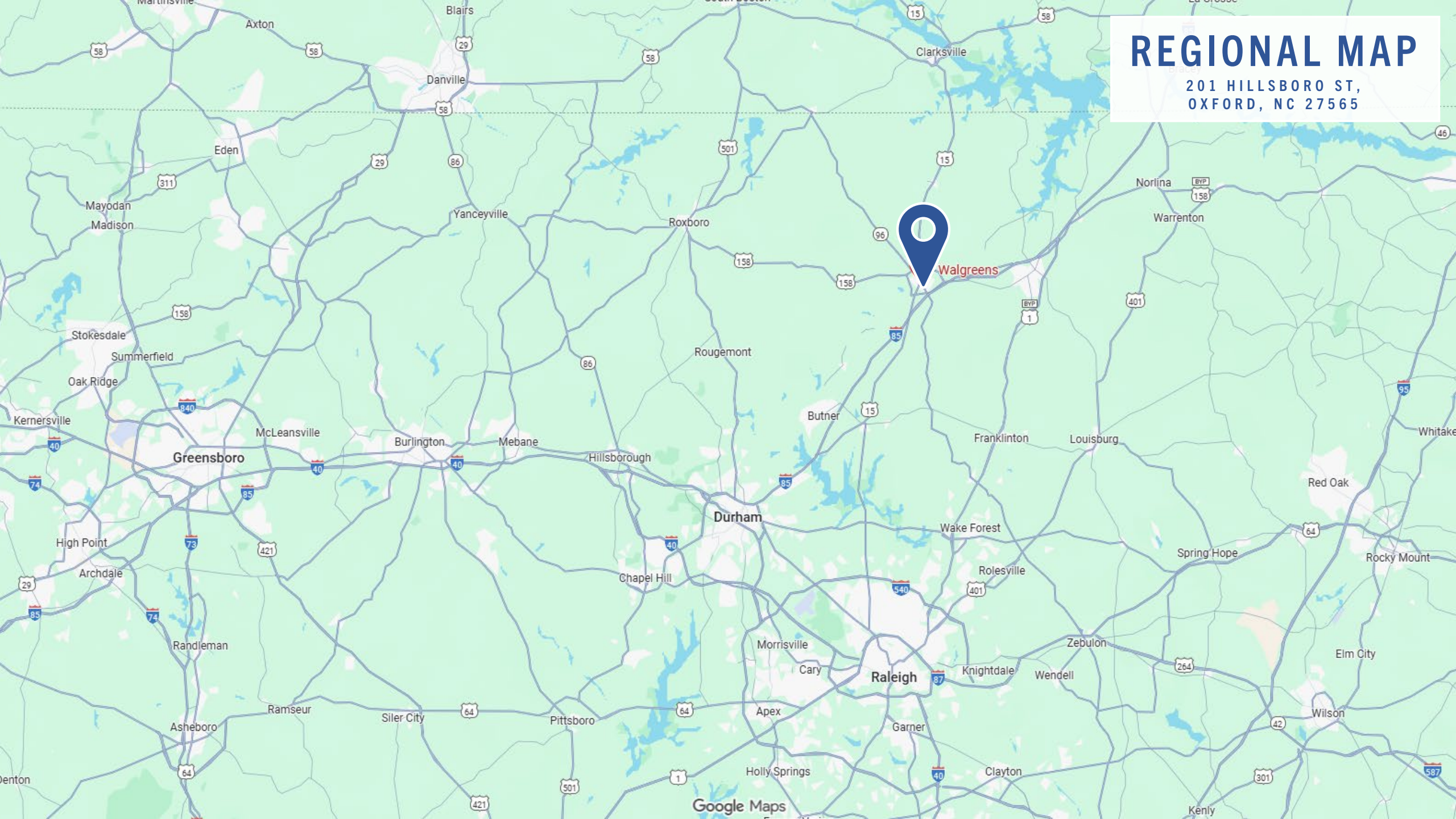
WALGREENS

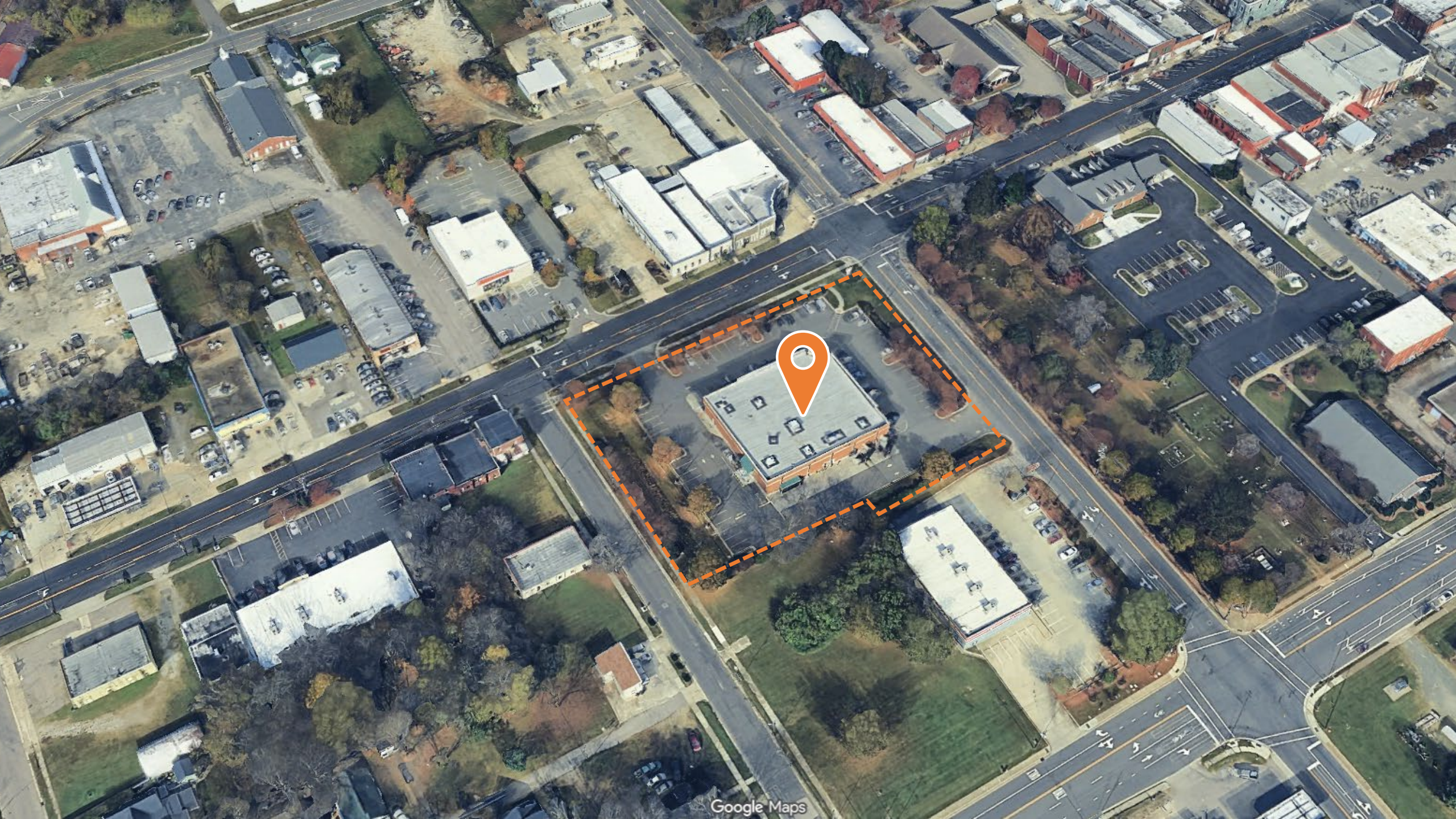
CLICK HERE FOR MORE WALGREENS
CORPORATE INFORMATION



REGIONAL MAP

201 HILLSBORO ST,
OXFORD, NC 27565





DEMOGRAPHICS SUMMARY

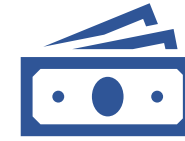
POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	12,181	15,965	38,868
2024 Population	11,540	15,133	37,713
2020 Population	10,906	14,337	37,238
Median Age	43.4	43.8	44

INCOME	3 Miles	5 Miles	10 Miles
Average	\$67,744	\$71,325	\$72,256
Median	\$45,520	\$49,987	\$50,732

TRAFFIC COUNTS	
Hillsboro Street	5,295+ VPD

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	4,960	6,426	15,673
2024 Households	4,705	6,100	15,235
2020 Households	4,435	5,770	15,057

Source: © COSTAR 2024



AVERAGE HOUSEHOLD INCOME
FIVE MILE RADIUS

\$71,325



HOUSEHOLDS WITHIN FIVE MILE
RADIUS

6,100



POPULATION WITHIN FIVE MILE
RADIUS

15,133

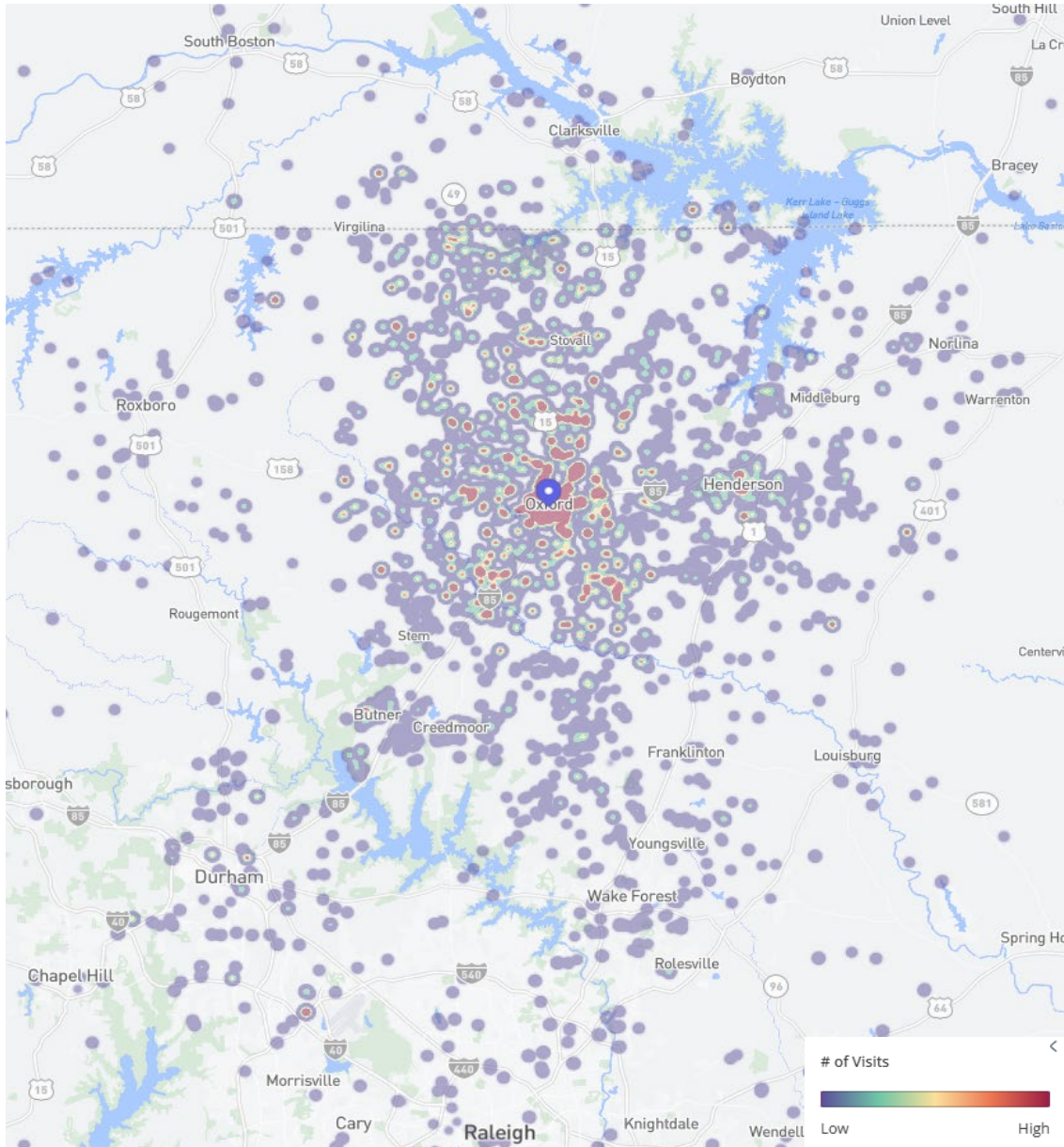


DAILY TRAFFIC COUNTS

5,295

INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS

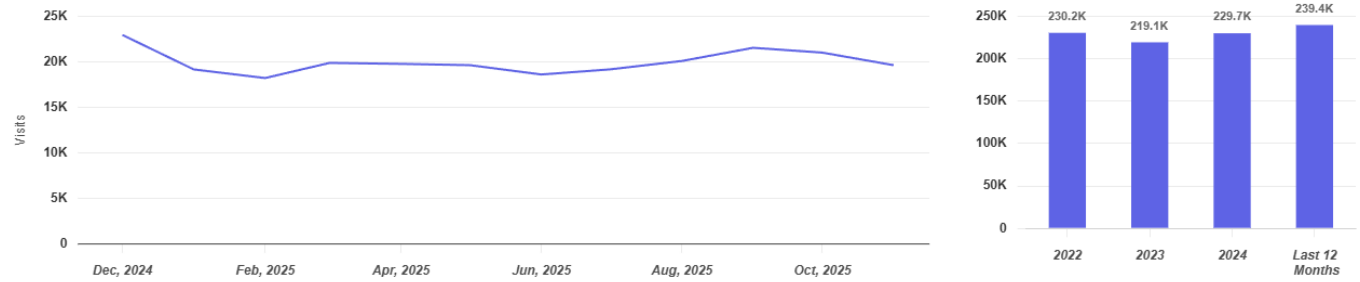
TRUE TRADE AREA



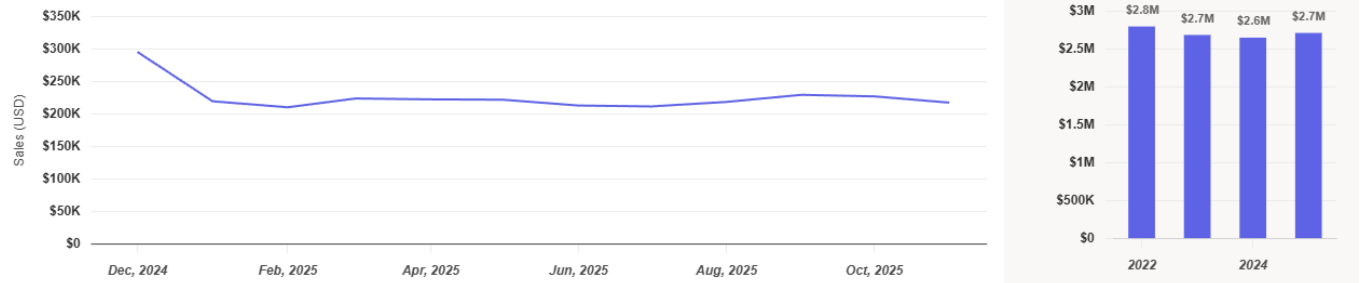
VISITS DATA

Visits	239.4K	Visit Frequency	5.71
Visits / sq ft	16.33	Avg. Dwell Time	15 Min
Visitors	42K		

VISITS VARIANCE



ESTIMATED SALES



TENANT RANKINGS

Nationwide

4,601 / 6,741

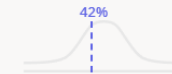
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North Carolina

170 / 295

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Local: 15mi

2 / 4

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ACTIVITY ID: XXXX

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