

WALGREENS

(Features LabCorp at Walgreens Patient Service Center)

4999 State Highway 30

Amsterdam, New York 12010



ON MARKET: WALGREENS IN AMSTERDAM, NEW YORK

INVESTMENT HIGHLIGHTS

- ▶ **Prime Location**
SITUATED ALONG A PRIMARY RETAIL CORRIDOR ANCHORED BY MAJOR RETAILERS SUCH AS WALMART, TARGET, KOHL'S, MARSHALLS, LOWE'S, AND PLANET FITNESS, AS WELL AS LEADING QSR CONCEPTS.
- ▶ **Ancillary Integral Operations**
PREMIER CORNER LOCATION WITH OUTSTANDING VISIBILITY DIRECTLY ACROSS FROM ST. MARY'S HOSPITAL AND MEMORIAL HEALTH CENTER, INCLUDING A 160-BED NURSING HOME—DRIVING CONSISTENT TRAFFIC AND REINFORCING THE PROPERTY'S POSITION WITHIN A VITAL CORRIDOR.
- ▶ **LabCorp at Walgreens**
THE PROPERTY BENEFITS FROM AN ON-SITE LABCORP PATIENT SERVICE CENTER, OFFERING DIAGNOSTIC AND SPECIMEN COLLECTION SERVICES. THIS HEALTHCARE INTEGRATION ENHANCES DAILY FOOT TRAFFIC, EXPANDS THE STORE'S SERVICE OFFERINGS, AND STRENGTHENS ITS POSITION AS A COMPREHENSIVE, COMMUNITY-FOCUSED WELLNESS DESTINATION.
- ▶ **Absolute NNN Lease**
THE LEASE IS ABSOLUTE TRIPLE-NET (NNN), MEANING THE TENANT ASSUMES ALL EXPENSES INCLUDING TAXES, INSURANCE, AND MAINTENANCE, LEAVING NO LANDLORD RESPONSIBILITY.
- ▶ **Strong Traffic and Market Position**
ACCORDING TO PLACER.AI, THIS IS THE #1 WALGREENS LOCATION WITHIN 10 MILES AND #4 (4/37) WITHIN 50 MILES, SHOWING STRONG CUSTOMER TRAFFIC AND COMPETITIVE POSITIONING IN THE MARKET.
- ▶ **Long-Term, Stable Tenant**
WALGREENS IS A WIDELY RECOGNIZED, ESTABLISHED TENANT, PROVIDING STABILITY AND PREDICTABILITY IN RENTAL INCOME.
- ▶ **Proven Location**
WALGREENS HAS OPERATED IN THIS LOCATION FOR OVER 17 YEARS, DEMONSTRATING THE STRENGTH OF THE SITE AND ITS CONTINUED SUCCESS OVER TIME.



PROPERTY OVERVIEW

SAB Capital is pleased to present the exclusive offering of a single-tenant, net-leased Walgreens located in Amsterdam, New York. This prime investment opportunity is secured by an absolute triple-net (NNN) lease with over eight years of remaining primary term and eight additional five-year renewal options, offering long-term income stability with no landlord responsibilities for taxes, insurance, or maintenance.

The property is prominently positioned at a hard corner along NY State Highway 30, a primary retail corridor with daily traffic counts exceeding 15,000 vehicles. It benefits from excellent visibility, signage, and access, and is surrounded by a strong lineup of national retailers including Walmart, Target, Kohl's, Marshalls, Lowe's, and Planet Fitness, as well as leading quick-service restaurant brands. In addition, the location features a LabCorp at Walgreens patient service center, offering convenient diagnostic and specimen collection services. This added healthcare amenity further enhances the property's foot traffic, positions it as a community healthcare hub, and supports Walgreens' broader strategy to serve as an integrated health and wellness destination.

According to Placer.ai data, this is the #1 Walgreens location within a 10-mile radius and ranks #4 out of 37 locations within a 50-mile radius, underscoring the site's high customer traffic and strong market positioning. Walgreens has successfully operated at this location for over 17 years, reflecting the strength and consistency of the real estate.

The lease structure, combined with tenant performance and the property's proven retail and healthcare fundamentals, offers investors a secure, predictable income stream in a location with lasting appeal.



ACTUAL PROPERTY



ACTUAL PROPERTY

4999 STATE HIGHWAY 30
AMSTERDAM, NEW YORK 12010

FINANCIAL OVERVIEW

4999 STATE HIGHWAY 30
AMSTERDAM, NEW YORK 12010

ASKING PRICE	\$4,700,000
ASKING CAP RATE	7.35%
BUILDING SIZE	14,550 SF
LOT SIZE	104,544 SF
YEAR BUILT / RENOVATED	2008
PARKING	50 Spaces
DRIVE THRU	1; Lane
CORNER	W Effie Mae St.
ACCESS	Interchangeable
OWNERSHIP INTEREST	Fee Simple



RENT SCHEDULE

Years	From	To	Annual Rent	Monthly Rent	Rent PSF	Increase
Current		9/30/2033	\$345,000.00	\$28,750.00	\$23.71	-
Option 1	10/1/2033	9/30/2038	\$345,000.00	\$28,750.00	\$23.71	0.00%
Option 2	10/1/2038	9/30/2043	\$345,000.00	\$28,750.00	\$23.71	0.00%
Option 3	10/1/2043	9/30/2048	\$345,000.00	\$28,750.00	\$23.71	0.00%
Option 4	10/1/2048	9/30/2053	\$345,000.00	\$28,750.00	\$23.71	0.00%
Option 5	10/1/2053	9/30/2058	\$345,000.00	\$28,750.00	\$23.71	0.00%
Option 6	10/1/2058	9/30/2063	\$345,000.00	\$28,750.00	\$23.71	0.00%
Option 7	10/1/2063	9/30/2068	\$345,000.00	\$28,750.00	\$23.71	0.00%
Option 8	10/1/2068	9/30/2073	\$345,000.00	\$28,750.00	\$23.71	0.00%

LEASE SUMMARY

TENANT	Walgreens
GUARANTOR	Corporate
RENT COMMENCEMENT	Wednesday, October 1, 2008
LEASE EXPIRATION	Friday, September 30, 2033
REMAINING LEASE TERM	8+ Years
RENEWAL OPTIONS	8; 5-Year Options
ANNUAL RENT	\$345,000
MONTHLY RENT	\$28,750/Month
RENT/SF	\$23.71/SF
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None



ACTUAL PROPERTY

TENANT OVERVIEW

Walgreens Boots Alliance (Nasdaq: WBA) is one of the largest retail pharmacy chains in the United States, operating approximately 8,173 locations across all 50 states, Puerto Rico, and select U.S. territories as of mid-2025. Its largest state presence includes Florida (789 stores), Texas (729), and Illinois (536) with its corporate headquarters in Deerfield, IL.

The company is undergoing a strategic transformation to streamline operations and improve profitability. As part of this effort, Walgreens has announced plans to close approximately 1,200 under performing locations over the next three years, representing roughly 25% of its retail footprint. Despite these closures, Walgreens remains the second-largest pharmacy chain in the U.S., following CVS.

In fiscal year 2024, Walgreens generated \$147.7 billion in revenue, with approximately \$115.8 billion coming from its U.S. Retail Pharmacy segment. Additional revenues were driven by its growing U.S. Healthcare segment (~\$8.3 billion) and international operations (~\$23.6 billion). The company continues to invest in healthcare services through acquisitions and joint ventures like VillageMD, aiming to position itself as a leader in value-based, community-centered care.

Walgreens leases are typically backed by a corporate guaranty from Walgreen Co., a wholly owned operating subsidiary of Walgreens Boots Alliance, Inc. Walgreens serves millions of customers each day through a combination of prescription services, health and wellness products, and general retail offerings. Walgreens remains a key tenant in many retail centers and freestanding net lease properties. Its combination of national scale, essential healthcare services, and strategic real estate positioning makes it a highly recognized and enduring retail brand.



ACTUAL PROPERTY



OVERVIEW

TENANT	Walgreens
LEASE GUARANTOR	Walgreen Co. (Walgreens Boots Alliance, Inc)
SYSTEMWIDE LOCATION COUNT	8,100+/- Locations
HEADQUARTERS	108 Wilmot Road, Deerfield, IL 60015
WEBSITE	www.walgreens.com/
SALES REVENUE (2024)	\$147.7 billion
CREDIT RATING	BB- (Standard & Poors) and Ba2 (Moody's)



ACTUAL PROPERTY

ABOUT AMSTERDAM

Amsterdam, New York — a city nestled along the Mohawk River in Montgomery County—spans about 5.9 square miles and is home to roughly 18,200 residents as of 2025, with a population density near 3,100 people per square mile.

The city is ethnically diverse: about 69.5% White, 6.4% Black, 1.8% Asian, and 30.6% Hispanic or Latino. The median age hovers around 38–39 years, and average household size is approximately 2.3 people, spread across around 7,600 households.

The city has a median home value between \$93,000 to \$125,000, and a housing mix of roughly 38–52% owner-occupied homes and 45–48% rentals. Commutes average about 20–24 minutes, and public transport options are moderate with good walkability. There is an Amtrack Station in Amsterdam, with service to Toronto and New York City along with the Albany International Airport being less than 50 minutes away.

Historically, Amsterdam flourished in the 19th and early 20th centuries as a manufacturing and mill town, powered by the canal, river, and railways, producing carpets, textiles, buttons, brooms, and linseed oil. Though manufacturing declined later, the city has recently seen revitalization efforts led by community investments—such as a local business leader revitalizing downtown buildings and generating jobs and community spaces.

Culturally, Amsterdam combines historical charm with small-city convenience. Parks and green spaces support an active outdoors lifestyle, while its excellent cultural diversity and walkable neighborhoods support a vibrant community feel. Public schools are rated fair to average, with a median age of 38–39, influenced by a mix of families, older adults, and working professionals.

In summary, Amsterdam, NY is a small, riverfront city balancing historical identity with modern renewal. Its diverse population, legacy of industry, affordable housing, and ongoing revitalization efforts make it a promising locale for residents and businesses seeking a connected, community-driven environment.



ACTUAL PROPERTY

WALGREENS - Amsterdam, New York



AREA DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
POPULATION			
2020 Population	23,293	28,214	58,872
2024 Population	23,214	28,015	57,967
2029 Population Projection	23,192	27,935	57,809
Annual Growth 2020-2024	-0.1%	-0.2%	-0.4%
Annual Growth 2024-2029	0.0%	-0.1%	-0.1%
Median Age	40.2 Yrs	41.6 Yrs	43.7 Yrs
Bachelor's Degree or Higher	19%	21%	23%
U.S. Armed Forces	33	36	99
HOUSEHOLDS			
2020 Households	9,701	11,726	24,284
2024 Households	9,691	11,670	23,990
2029 Household Projection	9,685	11,640	23,938
Annual Growth 2020-2024	-0.2%	0.0%	0.1%
Annual Growth 2024-2029	0.0%	-0.1%	0.0%
Owner Occupied Households	5,172	6,838	16,498
Renter Occupied Households	4,514	4,802	7,440
Avg Household Size	2.3	2.3	2.3
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$239M	\$304.9M	\$687.8M
INCOME			
Avg Household Income	\$65,236	\$70,454	\$78,253
Median Household Income	\$47,170	\$50,954	\$57,066
< \$25,000	2,629	2,935	5,315
\$25,000 - 50,000	2,461	2,810	5,312
\$50,000 - 75,000	1,704	2,042	4,101
\$75,000 - 100,000	928	1,157	2,750
\$100,000 - 125,000	875	1,149	2,507
\$125,000 - 150,000	392	543	1,317
\$150,000 - 200,000	382	545	1,367
\$200,000+	319	488	1,320



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