

NNN INVESTMENT PROPERTY FOR SALE

Walgreens in Metter, GA

730 S Lewis Street, Metter, GA 30439



PROPERTY DESCRIPTION

TriCore Commercial Real Estate is pleased to present the opportunity to acquire a high-performing, single-tenant retail asset located at 730 S Lewis Street in Metter, Georgia. This \pm 11,235 square foot property is strategically positioned along a highly visible corridor just off Interstate 16, offering excellent accessibility and consistent traffic exposure in the heart of a growing South Georgia market.

The property is 100% leased to Walgreens, a nationally recognized, investment-grade credit tenant with a long-standing operating history at this location since 1995. The NNN lease structure minimizes landlord responsibilities, delivering truly passive income with stable, predictable cash flow and built-in rent increases throughout each option period.

Situated on a signalized hard corner at Highway 23 and S Lewis Street, the property benefits from strong visibility, ample parking, and prime access to Interstate 16. With the closest competing pharmacy over 20 miles away, this Walgreens serves as the dominant retail destination for the region, supporting a proven track record of sustained occupancy and consistent performance.

This offering presents a compelling opportunity to acquire a stabilized, income-producing retail asset backed by a nationally recognized tenant, a recent \$1.525M appraisal (March 2026), and a new 5-year lease commencing June 2026 – with four additional 5-year renewal options extending potential tenancy through 2046.



Ryan Ramseur & Paul Schaaf

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Investment Highlights:

- **NNN Lease:** Landlord Responsible for Roof & Structure — Tenant Pays All Taxes, Insurance & CAM
- **5 Year Lease:** Four Successive 5-Year Renewal Options Available (Original Lease Commenced 2021)
- **Proven Performance:** Walgreens / Rite Aid Has Continuously Operated at This Location Since 1995
- **Hard Signalized Corner:** Hard Corner on Hwy 23 with Heavy Traffic Signalization and Maximum Exposure
- **Location:** Prime Access to I-16; S Lewis Street Frontage for Increased Visibility
- **Ample Parking:** This Walgreens Has Ample Parking for Ease of Accessibility
- **Competition:** Closest Competitor is Over 20 Miles Away — Dominant Market Position
- **Recent Improvements:** Full Roof Replacement Installed in 2019
- **Recent Appraisal:** \$1.525M Independent Appraisal Completed March 2026



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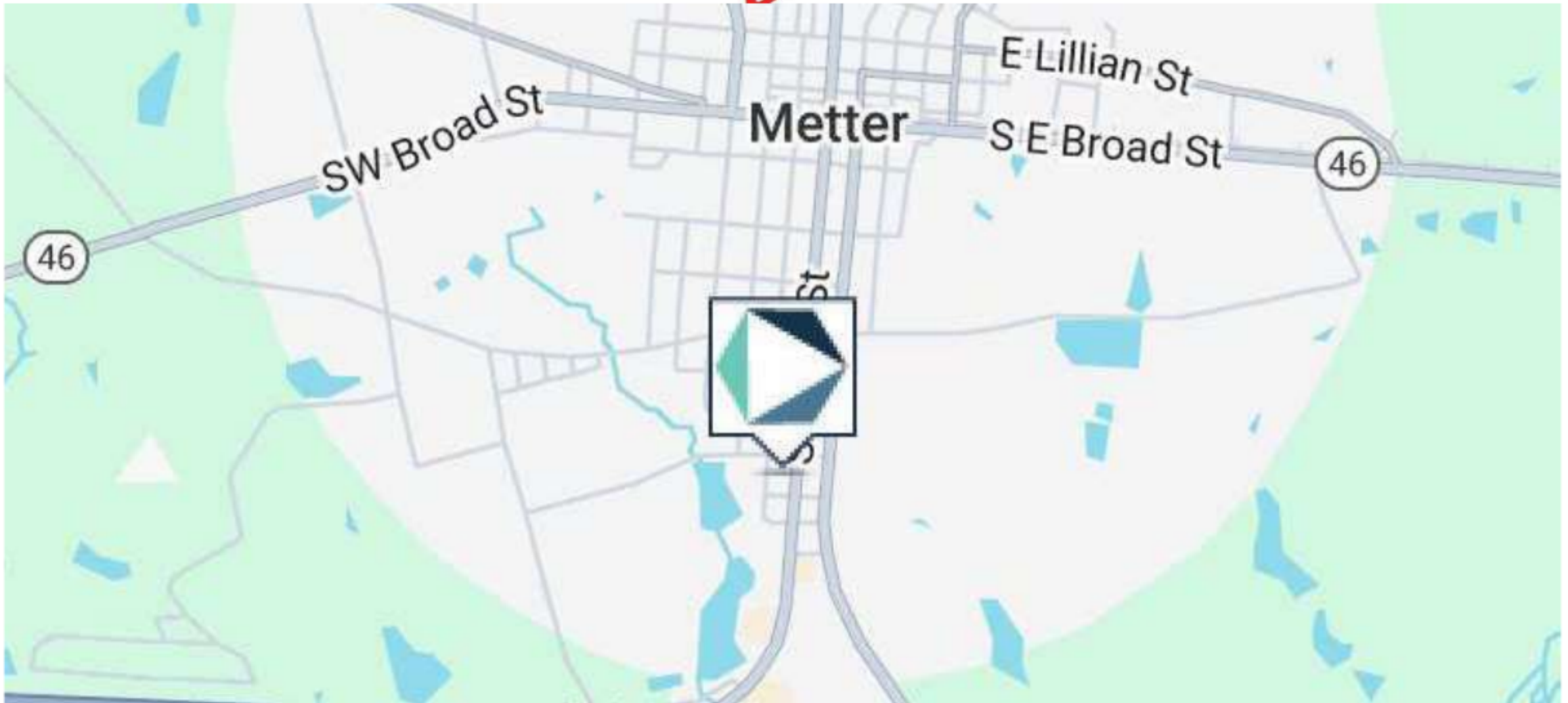
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Tenant Summary

• Name:	Walgreens
• Type of Ownership:	Fee Simple
• Lease Type:	NNN
• Roof, Ceiling, Structure:	Landlord
• Term Remaining:	5 Years
• Lease Commencement Date:	6/9/2026
• Lease Expiration Date:	6/8/2031
• Lease Options:	Four, 5 Year Options
• GLA (SF) / Lot Size:	10,752 / 1.757 Acres

Walgreens



 **TRICORE** COMMERCIAL REAL ESTATE Ryan Ramseur & Paul Schaaf
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Annualized Operating Income

Term	Monthly Rent	Annual Rent	CAP RATE
Present - 6/8/2031	\$8,432	\$101,183	6.77%
6/9/2031 - 6/8/2036	\$8,854	\$106,242	7.10%
6/9/2036 - 6/8/2041	\$9,296	\$111,555	7.46%
6/9/2041 - 6/8/2046	\$9,761	\$117,132	7.83%

Asking Price

\$1,495,000



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RETAIL PROPERTY FOR SALE

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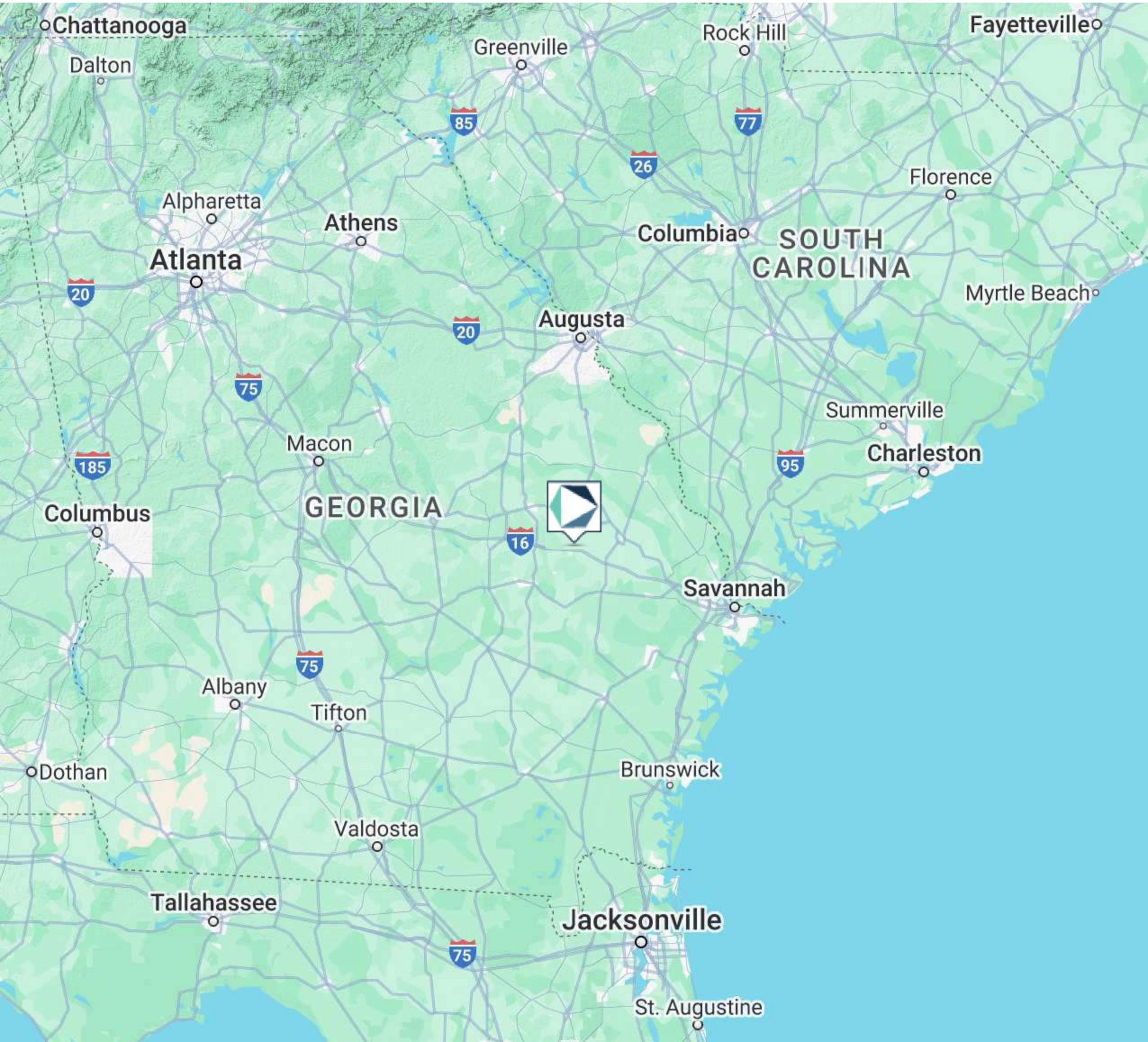
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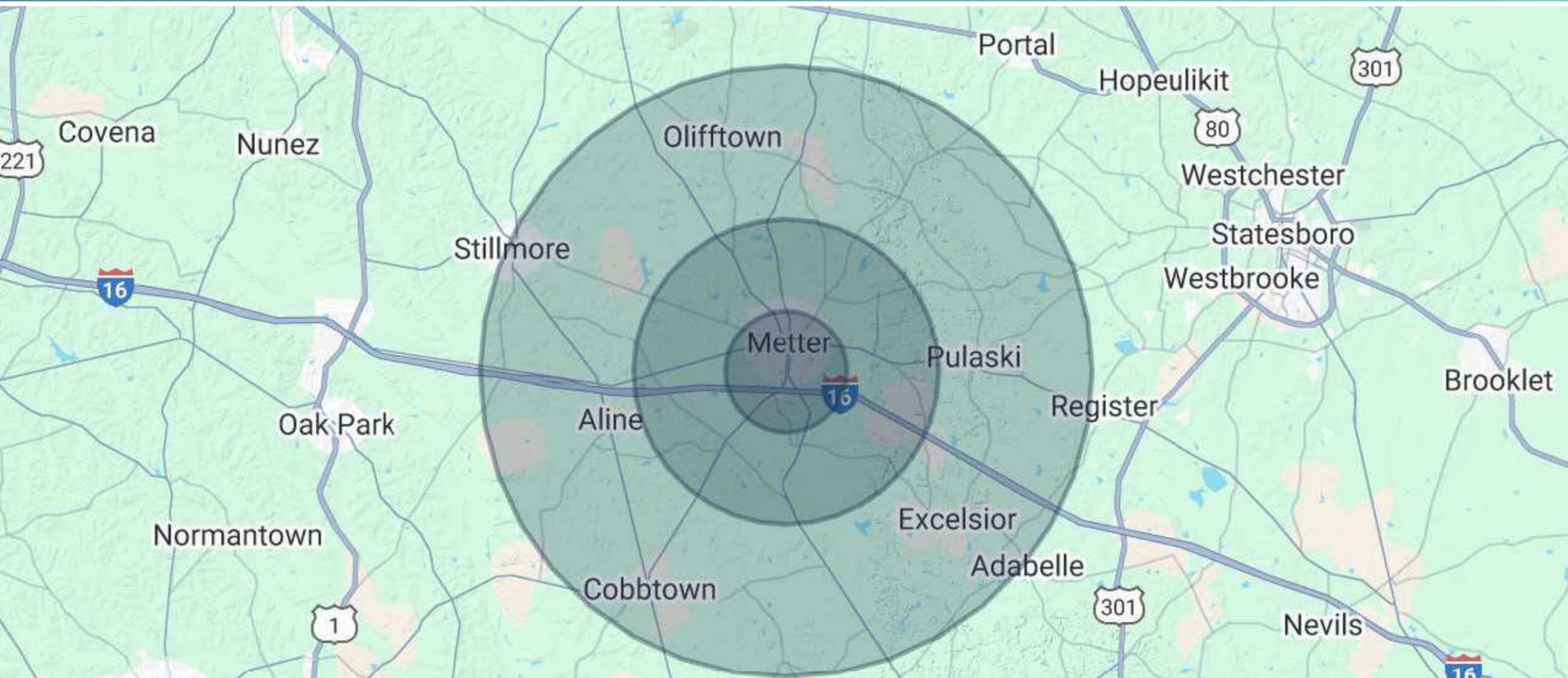
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	3,905	6,982	13,814
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,500	2,638	5,264
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$63,313	\$64,696	\$68,061
Average House Value	\$165,661	\$165,483	\$173,689

Demographics data derived from AlphaMap



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