

Walgreens

6300 CRAIN HWY
La Plata, MD (Washington, D.C. MSA)

OFFERED FOR SALE
\$4,774,000 | 6.40% CAP



CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Walgreens in La Plata, MD. The site is positioned at a hard-corner outside of Washington, DC. The opportunity provides a strong investment with zero landlord responsibilities and located in an affluent Washington DC suburb.



**15-YR
LEASE**



**POSITIONED IN
RETAIL NODE**



**HIGH GROWTH
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$305,550
Rent Increase	6-10	\$320,828
Rent Increase	11-15	\$336,869
1st Option Term	16-20	\$353,712
Twelve (12) Five (5) Year Options with 5% Increases		

NOI \$305,550

CAP 6.40%

PRICE \$4,774,000

ASSET SNAPSHOT

Tenant Name	Walgreens
Address	6300 Crain Hwy, La Plata, MD 20646
Building Size (GLA)	14,742 SF
Land Size	1.56 Acres
Year Built/Renovated	2008
Signatory/Guarantor	Walgreen Co. (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	11/21/2023
Lease Expiration	11/30/2038
Right of First Refusal	20 Days
Remaining Term	13 Years
Rental Increases	5% Every 5 Years and in Option Periods
Current Annual Rent	\$305,550

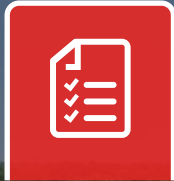


40,133 PEOPLE
IN 5 MILE RADIUS

\$134,371 AHHI
IN 5 MILE RADIUS

41,300 VPD
ON CRAIN HWY





ATTRACTIVE LEASE FUNDAMENTALS

5% Rental Increases every 5 Years | Twelve (12) 5 (5) year extensions | Abs. NNN Lease, Zero Landlord Responsibilities | Corporate Lease - Walgreens Co



WASHINGTON, DC MSA

La Plata, MD was one of the fastest-growing communities in Maryland last year with an annual growth rate of 4.74% | The Washington, DC MSA as a whole has increased by 1.4% YOY | The Washington, DC MSA is the 7th most populous MSA in the United States with over 6.3 Million people



HARD CORNER SITE SURROUNDED BY NEW DEVELOPMENT

Site is located at the busy lighted intersection of Crain Hwy (41.3K VPD) and Hawthorne Rd (4,432 VPD) with access off of both roads | More than 474 residential units under construction near the site | Per La Plata City, there are over 2,000 residential units set to begin construction surrounding the site with the final plats approved



POSITIONED IN DENSE RETAIL NODE

Within a 1-mile radius of the site is more than 1.1M SF of retail Space with a vacancy rate of 1.8% | Nearby national retailers include: Target, Safeway, Petco, Walmart Supercenter, Lowe's Home Improvement, and more

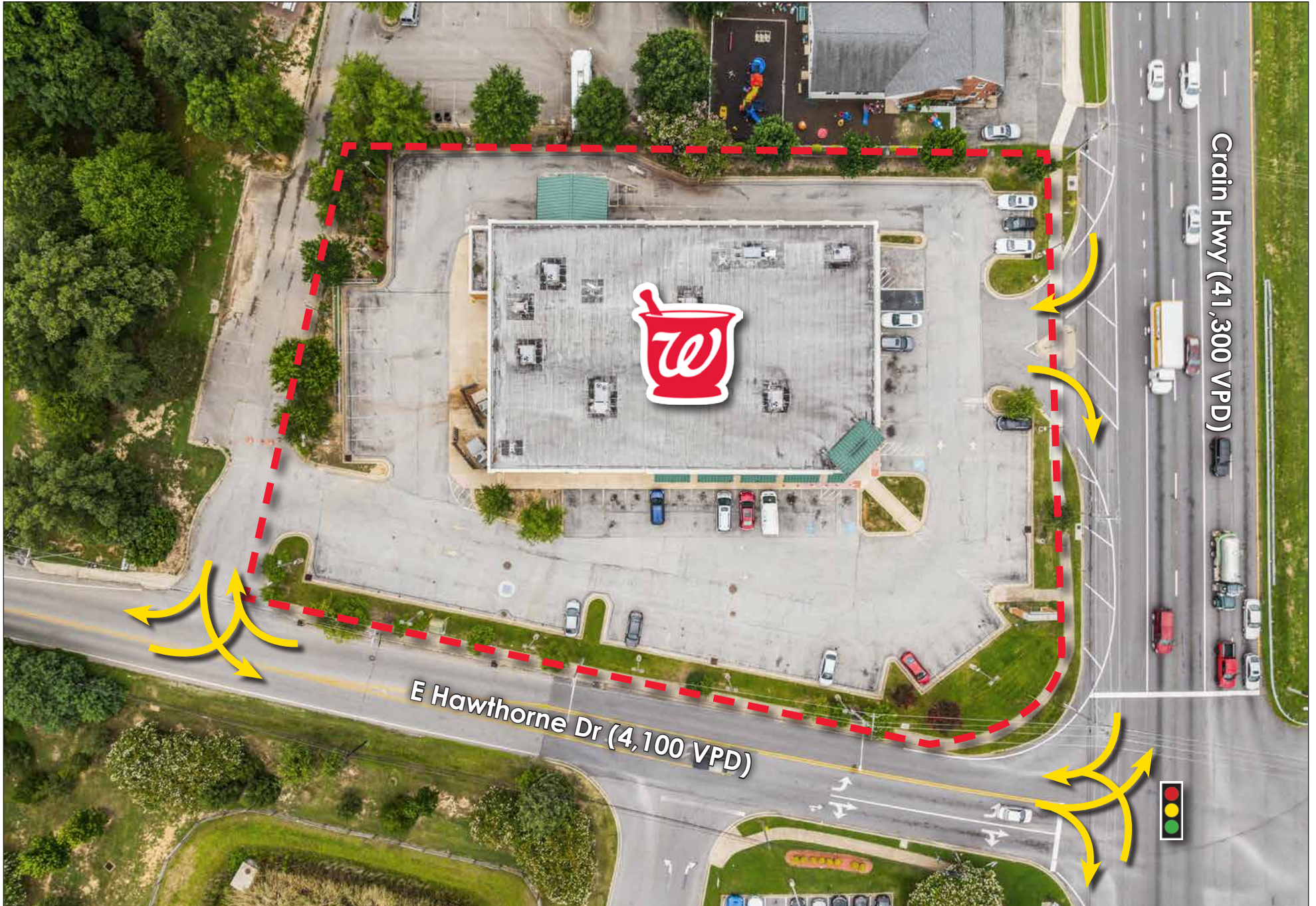


AFFLUENT SURROUNDING DEMOGRAPHICS

AHHI exceeds \$115K in a 1-mile radius, \$28K in 3-mile radius, and \$134K in a 5-mile radius | La Plata is a very densely populated and wealthy community with high discretionary income



SITE PLAN





Wawa TACO BELL

ALDI

LOWE'S Giant

Walmart

weis markets Auto Zone Jersey Mike's
FAMILY DOLLAR CHIPOTLE
TEXAS ROADHOUSE Chick-fil-A MCDONALD'S

FIVE GUYS

petco verizon

ups MATTRESS Warehouse

Panera BREAD

SAFeway

Applebee's GRILL + BAR

DQ

TARGET

Wendy's

CVS

E Hawthorne Dr (4,100 VPD)

Shell

Walgreens

Crain Hwy (41,300 VPD)

PNC BANK

Downtown
La Plata



Crain Hwy (41,300 VPD)

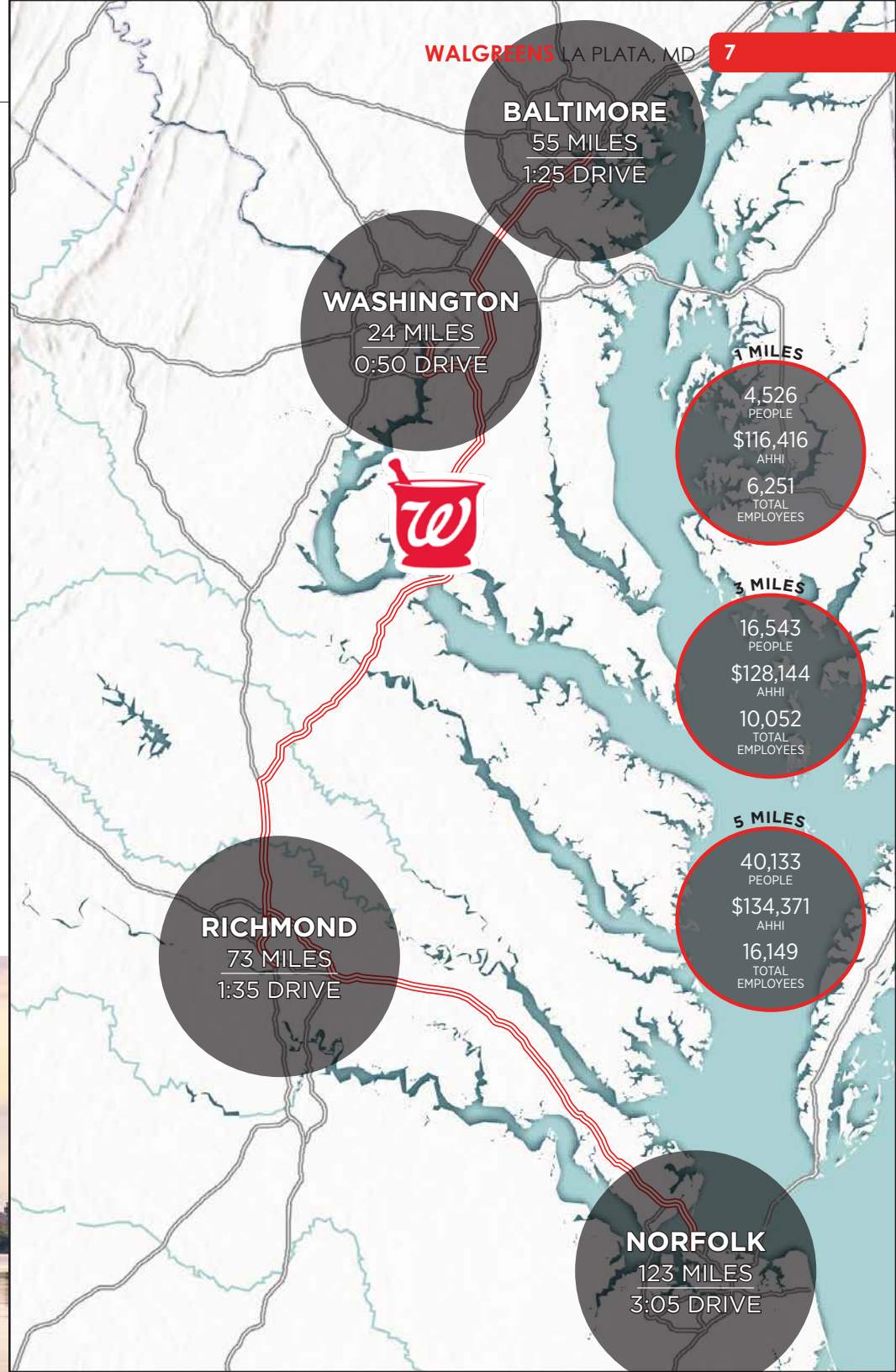
E Hawthorne Dr (4,100 VPD)





LOCATION OVERVIEW

The **Washington, D.C. MSA** offers a vibrant and resilient business climate, driven by a highly educated population—over two-thirds of residents hold a bachelor’s degree or higher—and a diverse economy anchored in government, technology, professional services, and innovation. The city is a national hub for cybersecurity, policy consulting, and venture-backed startups, consistently attracting top talent and early-stage investment. While federal downsizing has created some economic headwinds, local leadership is responding with pro-growth strategies, including tax incentives, streamlined permitting, and major redevelopment initiatives like the RFK Stadium site, expected to generate jobs and long-term revenue. Small businesses, particularly minority- and women-owned firms, play a key role in the city’s economic fabric, supported by inclusive policies and access to capital. Regional partnerships are also expanding workforce development in digital and STEM fields. With strong infrastructure, deep institutional networks, and a forward-thinking approach to economic diversification, D.C. remains a compelling environment for innovation and long-term business success.





TENANT OVERVIEW

Walgreens is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), a global leader in retail pharmacy. As America's most loved pharmacy, health and beauty company, Walgreens purpose is to champion the health and wellbeing of every community in America. Operating more than 9,000 retail locations across America, Puerto Rico and the U.S. Virgin Islands, Walgreens is proud to be a neighborhood health destination serving approximately 8 million customers each day. Walgreens pharmacists play a critical role in the U.S. healthcare system by providing a wide range of pharmacy and healthcare services. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with platforms bringing together physical and digital, supported by the latest technology to deliver high-quality products and services in local communities nationwide.



WALGREENS QUICK FACTS

Founded:	1901
Ownership:	Public (Nasdaq: WBA)
Market Cap:	\$10.11B
# of Locations:	9,000+
Headquarters:	Deerfield, IL
Guaranty:	Corporate

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Exclusively Offered By



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