



WALGREENS Co.
KILMARNOCK, VIRGINIA

OFFERED BY:

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Listed in conjunction with Virginia Broker
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All properties visits are by appointment only.

PROPERTY SUMMARY



TENANT:	Walgreens
GUARANTOR:	Walgreen Co.
LOCATION:	573 North Main Street Kilmarnock, Virginia 22482
TYPE OF OWNERSHIP:	Fee Simple
CREDIT RATING:	Investment Grade, BBB (Standard and Poor's)
LEASE TYPE:	Absolute NNN – No Landlord Responsibilities whatsoever
LIST PRICE:	\$5,110,000.
CAP RATE:	6.85%
LEASE TERM:	25 Years
BASE RENT:	\$350,000.
PERCENTAGE RENT:	The tenant pays the higher of fixed rent or percentage rent. This lease has the standard Walgreens percentage rent clause. The percentage rent calculation is 2% of general sales and 0.5% of food and prescription sales (excluding third-party prescription plans). Real estate taxes and insurance costs are then deducted from this, the net amount after this deduction being the percentage rent.
OPTIONS:	Fifty (50) One (1) year options at the previous years rent
SQUARE FOOTAGE:	14,820 SF
LAND AREA:	2.7 +/- Acres
RENT COMMENCEMENT:	March 17, 2008
LEASE EXPIRATION:	March 31, 2033
RIGHT OF FIRST REFUSAL:	21 Days
FINANCING:	Delivered Free and Clear

PROPERTY SUMMARY
WALGREENS – KILMARNOCK, VA



PROPERTY OVERVIEW:

RDO Investments is pleased to present a fee simple, single tenant, 14,820 square foot Walgreens in Kilmarnock, Virginia. The property is strategically located in the main retail thoroughfare of North Main Street in Kilmarnock, Virginia. The property was constructed in 2008 and has excellent visibility and good ingress and egress. The tenant signed an original 25 year lease in 2008 and fifty, one year options. The lease is pure NNN, with no Landlord Responsibilities whatsoever.

The property can be purchased as a portfolio sale or on a one off basis.

LOCATION OVERVIEW:

Kilmarnock is located in Virginia's Northern Neck, the peninsula between the Potomac and Rappahannock Rivers with the Chesapeake Bay on its eastern most border. Known for its numerous B&B and vast array of Waterfront Estates, Kilmarnock is a vacation destination mixed with small town charm.

Incorporated in 1930, Kilmarnock has been the region's commercial center since its early beginnings and received its name as a result of merchant connections to Kilmarnock, Scotland. Main Street is a beautifully renovated, pedestrian-friendly showcase of independently owned shops and restaurants, featuring boutique clothing, fabulous antiques stores, unique wine, jewelry and decor shops. Even a locally-owned grocery store with its own butcher shop. A slice of Americana, Kilmarnock offers events like its summer carnival and its Lighted Christmas Parade, the longest running night parade in Virginia.

Based upon the 2010 Census, the national demographics consulting firm Sites USA has estimated that for 2019 there are approximately 9,680 residents and 4,939 households with a seven-mile radius of the Property. According to Sites USA, the average household income with a one-mile radius of the Property was estimated to be \$85,710.

TENANT OVERVIEW

WALGREENS – KILMARNOCK, VA



Walgreens (NYSE: “WBA”) is one of the largest retail pharmacy, health, and drug store chains in the U.S. and Europe. The company operates 9,560 drugstores in fifty states, the District of Columbia, Puerto Rico, and the US. Virgin Islands under the brands Walgreens and Duane Reade. Approximately 400 of these locations also provide in- store healthcare clinics or other provider retail healthcare clinic services. Walgreens and its parent companies together have presence in more than 25 countries, employ more than 385,000 people, and operate more than 12,800 stores in 11 countries. Walgreens is a market leader in the U.S. retail pharmacy space, with approximately 76% of the country’s population living within five miles of a Walgreens or Duane Reade retail pharmacy.

In 2014, the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became a subsidiary of the new company, which retains its Deerfield headquarters and trades on the Nasdaq under the symbol “WBA”.

On October 27, 2015, Walgreens announced that it would acquire its rival Rite Aid for \$17.2 billion to widen its footprint in the United States and negotiate for lower drug costs. However, following regulatory feedback, the companies terminated the merger agreement in June 2017, instead entering into a real estate purchase agreement by which Walgreens plans to acquire 1,932 existing Rite Aid stores and three distribution centers for \$4.375 billion in cash and other consideration. These store transfers are expected to be completed by spring 2018, and will allow Walgreens to expand their U.S. footprint as desired.

In March 2017, Walgreens Boots Alliance and pharmacy benefit manager Prime Therapeutics LLC closed a transaction to form a combined central specialty pharmacy and mail services company, AllianceRX Walgreens Prime. The merger was intended to promote greater efficiency, provide cost-saving opportunities for patients, and improve care coordination.

Walgreens Boots Alliance carries a credit rating of BBB by Standard and Poor’s. For the fiscal year ending August 2018, Walgreens Boots Alliance reported revenue of \$131.5 billion, net income of \$5 billion, and a Market Cap of \$48.472 billion.

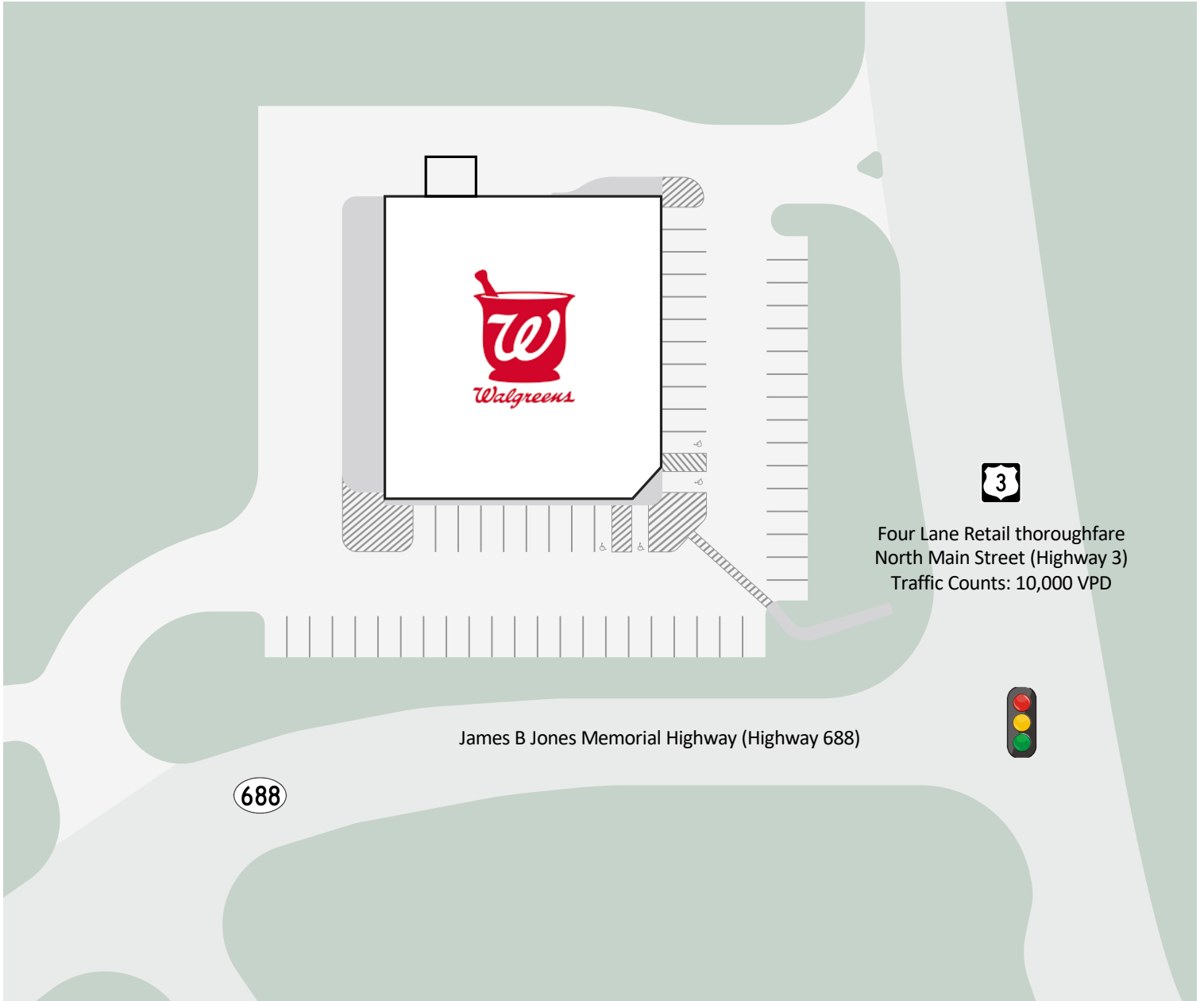
Walgreen Co (Guarantor under the Lease), also has an individual Investment Grade Standard & Poor’s Credit rating of BBB.



PHOTOS - WALGREENS - KILMARNOCK, VA



SITE PLAN
WALGREENS – KILMARNOCK, VA



SITE AERIAL
WALGREENS – KILMARNOCK, VA

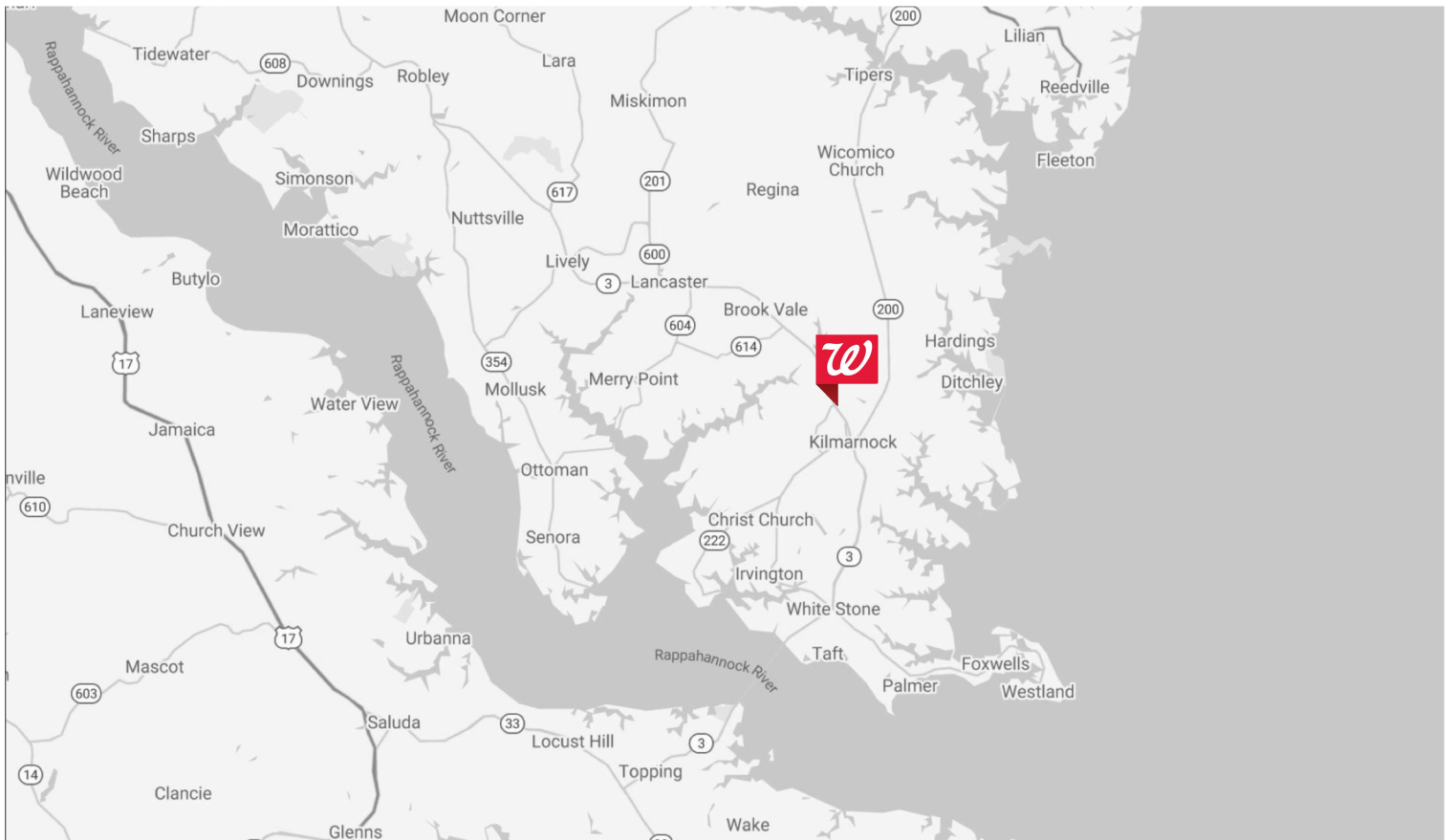


RETAILER MAP
WALGREENS – KILMARNOCK, VA



LOCATION MAP

WALGREENS – KILMARNOCK, VA



DEMOGRAPHICS
WALGREENS – KILMARNOCK, VA



Lat/Lon: 37.7244/-76.3893

RS1

573 N Main St		5 mi radius	7 mi radius	10 mi radius
Kilmarnock, VA 22482				
POPULATION	2019 Estimated Population	6,380	9,680	14,329
	2024 Projected Population	6,318	9,676	14,395
	2010 Census Population	6,761	10,274	15,082
	2000 Census Population	6,688	10,319	15,049
	Projected Annual Growth 2019 to 2024	-0.2%	-	-
	Historical Annual Growth 2000 to 2019	-0.2%	-0.3%	-0.3%
	2019 Median Age	57.5	57.1	56.3
HOUSEHOLDS	2019 Estimated Households	3,279	4,939	7,223
	2024 Projected Households	3,209	4,876	7,173
	2010 Census Households	3,175	4,789	6,961
	2000 Census Households	2,835	4,464	6,579
	Projected Annual Growth 2019 to 2024	-0.4%	-0.3%	-0.1%
	Historical Annual Growth 2000 to 2019	0.8%	0.6%	0.5%
RACE AND ETHNICITY	2019 Estimated White	67.9%	70.2%	70.3%
	2019 Estimated Black or African American	29.1%	26.7%	26.4%
	2019 Estimated Asian or Pacific Islander	1.2%	1.0%	0.9%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2019 Estimated Other Races	1.7%	1.8%	2.1%
	2019 Estimated Hispanic	1.7%	1.9%	2.1%
INCOME	2019 Estimated Average Household Income	\$85,710	\$83,022	\$78,111
	2019 Estimated Median Household Income	\$63,314	\$60,957	\$60,464
	2019 Estimated Per Capita Income	\$44,210	\$42,494	\$39,480
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.9%	3.3%	2.9%
	2019 Estimated Some High School (Grade Level 9 to 11)	7.6%	7.4%	6.9%
	2019 Estimated High School Graduate	31.1%	29.7%	30.4%
	2019 Estimated Some College	17.9%	18.8%	20.6%
	2019 Estimated Associates Degree Only	6.5%	7.4%	7.3%
	2019 Estimated Bachelors Degree Only	15.6%	16.2%	16.3%
	2019 Estimated Graduate Degree	17.4%	17.2%	15.6%
BUSINESS	2019 Estimated Total Businesses	579	743	860
	2019 Estimated Total Employees	4,628	5,514	6,094
	2019 Estimated Employee Population per Business	8.0	7.4	7.1
	2019 Estimated Residential Population per Business	11.0	13.0	16.7

CONTACT

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