

# ATLANTA MSA INVESTMENT OFFERING

## Walgreens

5320 MEMORIAL DRIVE | STONE MOUNTAIN, GA 30083



PRESENTED BY:

**JASON STUART PONGSRIKUL**

Managing Principal  
Direct: 619.297.0055 x302  
jp@pharmapropertygroup.com  
CA DRE Lic. 01918332

**ANDREW KNIGHT**

Broker of Record  
Direct: 860.648.1600  
necbinc@gmail.com  
GA DRE Broker Lic. 365226

PHARMA PROPERTY GROUP | 5328 Banks Street, Suite B | San Diego, CA 92110 | 619.297.0055 | [www.pharmapropertygroup.com](http://www.pharmapropertygroup.com)

## CONFIDENTIALITY AGREEMENT

This marketing material is meant only for your use in deciding if the Property fits your preliminary purchase requirements. The limited information within this marketing material regarding the Property may not be as complete as necessary for a prospective Purchaser's evaluation and neither the Owner nor Pharma Property Group, Inc. make any representation or warranty as to its accuracy. All financial and lease information, along with property measurements and specifications are summaries or estimations. Qualified Buyers are encouraged to schedule inspections of the property by third parties. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase.

By receiving this marketing material you agree that it is of a confidential nature and will not be disclosed to any party without written permission of the Owner or Pharma Property Group, Inc. or be used in any way to negatively affect the Owner's or Pharma Property Group's interests. The marketing material and/or offers to purchase this Property are non-binding. Purchase contracts must be done in writing, approved by the Seller and fully executed by all parties to be binding. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Please return this marketing material should there be no further interest in purchasing the Property.





## Investment Highlights

### STABLE INCOME

Income guaranteed by Walgreens parent corporate (S&P BBB) investment grade Fortune 500 Company with approximately 9,500 locations.

### ABSOLUTE NET LEASE

The lease has over seven and a half years of primary term remaining with ten (5-year) options to follow. This is an absolute net lease with no landlord responsibilities whatsoever.

### TOP TEN ATLANTA MSA LOCATION

The subject property is located in a suburb fourteen miles northeast of downtown Atlanta and is part of the Atlanta Metropolitan Statistical Area. This MSA is the largest in the State of Georgia and the ninth largest in the United States, with over 6.5 million residents.

### MAIN & MAIN CORRIDOR WITH OVER 199,000 SQUARE FEET OF RETAIL SPACE

The subject property is located adjacent to approximately 199,000 square feet of retail space on the main retail corridor through Stone Mountain. It is surrounded by numerous residential neighborhoods and national retail tenants nearby including Walmart Supercenter, Office Depot, Planet Fitness, Ross Dress for Less, Dollar Tree and Chick-fil-A.

### LIMITED DRUGSTORE COMPETITION & OPEN UNTIL MIDNIGHT

This Walgreens is one of two drugstores within a 2-mile radius. The nearest drugstore is a CVS located approximately 1.32 miles to the southwest.

### HEAVILY TRAVELED ARTERIAL WITH NEARLY 50,000 VEHICLES PER DAY

The property is located at the signalized corner of Memorial Drive and Rays Road with a combined traffic count of 47,430 vehicles per day. Interstate 285 is located approximately two miles southwest of the subject property with approximately 199,000 vehicles per day.

### ABOVE AVERAGE INCOME AND DENSELY POPULATED AREA

The average household income is \$73,751 and total population is 240,352 in a five-mile radius.

## Offering Summary

<b>LIST PRICE</b>	\$4,805,840
<b>CAP RATE</b>	7.50%
<b>PRICE PER SF</b>	\$369.11
<b>LEASE TERM REMAINING</b>	7.5 Years
<b>OPTIONS</b>	Ten (5-year) Options
<b>LEASE TYPE</b>	Absolute Net, No Landlord Responsibilities
<b>ANNUAL RENT (NOI)</b>	\$360,438
<b>MONTHLY RENT</b>	\$30,036.58
<b>BUILDING SIZE (SF)</b>	±13,020
<b>LOT SIZE (SF)</b>	±75,359
<b>YEAR BUILT</b>	2002
<b>PARCEL NUMBER</b>	18-069-01-034

## Lease Summary

**ADDRESS** 5320 Memorial Drive  
Stone Mountain, GA 30083

**TENANT** Walgreens

**LEASE COMMENCEMENT** July 30, 2002

**LEASE EXPIRATION** July 31, 2027

**TERM REMAINING** 7.5 Years

**LEASE TYPE** Absolute Net Lease

**ANNUAL RENT** \$360,402.96

**MONTHLY RENT** \$30,033.58

**RENT PER SQUARE FOOT** \$27.68

**OPTIONS** Ten (5-year) Options

**LANDLORD RESPONSIBILITIES** None



Building Photos



Building Photos



Building Photos



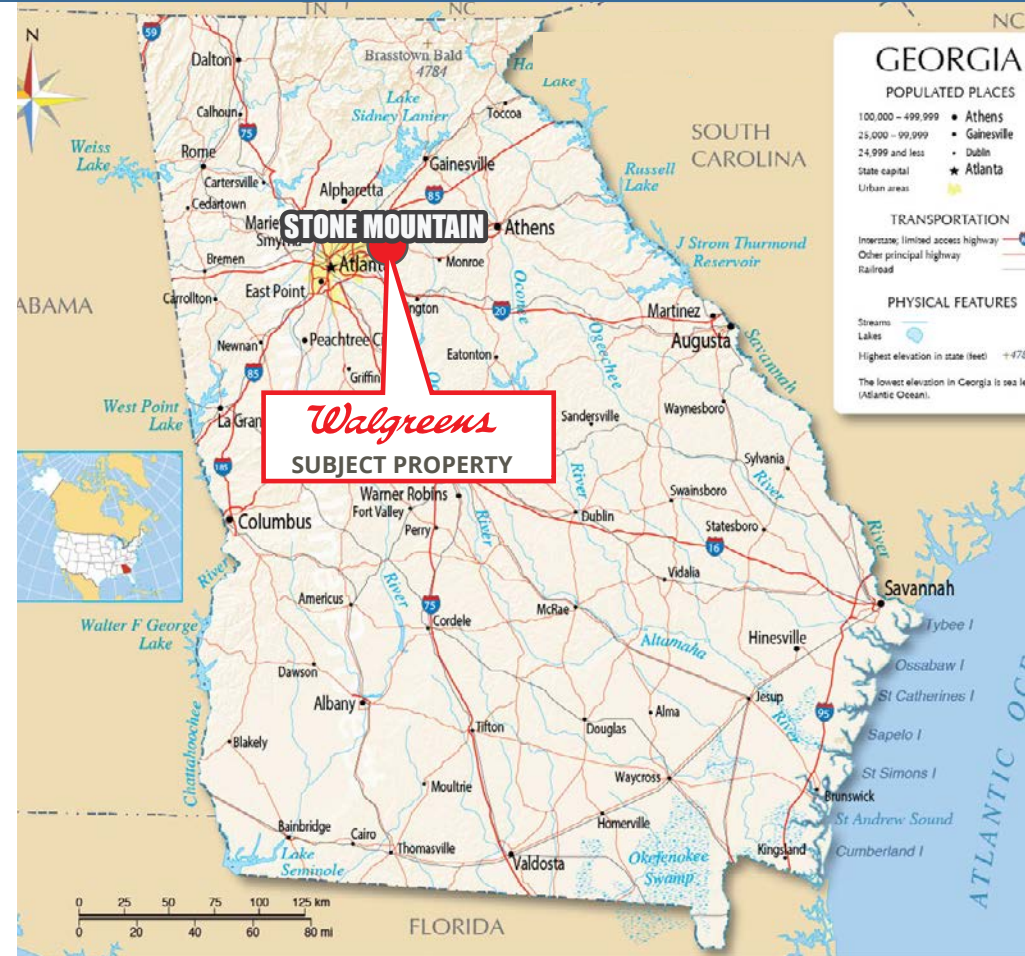
Location Aerial





## Location Overview and Demographics

Stone Mountain is a city in DeKalb County. It is located approximately 14 miles northeast of Atlanta, Georgia and is part of the Atlanta Metropolitan Statistical Area, the largest MSA in the state of Georgia and the ninth largest in the United States with over 6.5 million residents. This area has an approximately GDP of \$304 billion, the eighth-largest economy in the Country.



- ATLANTA VA MEDICAL CENTER** - This 466-bed veteran healthcare campus sits on 26 acres, provides services to more than 130,000 veterans in the region and partners with Emory University as one of their learning facilities.
- EMORY DECATUR HOSPITAL** - This 451-bed full-service hospital is part of a network of non-profit hospitals. These include the Emory Hillandale Hospital and the Emory Long-Term Acute Care Center. With over 3,900 employees and 820 affiliated doctors, they care for approximately 600,000 patients annually.
- EMORY UNIVERSITY** - This top-ranked private university enrolls approximately 16,000 students and employs 33,026 throughout the university and in the supporting medical learning hospitals.
- HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT** - This airport is the world's busiest airport offering service to over 150 destinations in the U.S. and approximately 75 international destinations to more than 1 million passengers annually.



### Total Population

1 MILE	17,255
3 MILES	114,676
5 MILES	240,352



### Average Household Income

1 MILE	\$48,658
3 MILES	\$54,004
5 MILES	\$73,751



### Total Households

1 MILE	6,373
3 MILES	42,690
5 MILES	94,582



### Average Age

1 MILE	34.40
3 MILES	35.00
5 MILES	37.30



### Traffic Counts Vehicles/Day

MEMORIAL DR	39,200
RAYS ROAD	8,230
I-285	199,000

*Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.*

## ATLANTA MSA INVESTMENT OFFERING



# Walgreens

5320 MEMORIAL DRIVE | STONE MOUNTAIN, GA 30083

FOR MORE INFORMATION PLEASE CONTACT:

**JASON STUART PONGSRIKUL**

Managing Principal

Direct: 619.297.0055 x302

jp@pharmapropertygroup.com

CA DRE Lic. 01918332

**ANDREW KNIGHT**

Broker of Record

Direct: 860.648.1600

necbinc@gmail.com

GA DRE Broker Lic. 365226

