

805 HIGHWAY 278 E AMORY, MS

Walgreens

CORP ABS. NNN LEASE WITH 5% RENT BUMPS EVERY 5YRS



OFFERED FOR SALE
\$3,150,000 | 6.50% CAP

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Walgreens in Amory, Mississippi represents a stable, long-term investment opportunity backed by a corporate guaranty from one of the nation's leading pharmacy and healthcare retailers. The property features a 13,650 SF freestanding building on a 1.31-acre parcel, strategically positioned along Highway 278, the area's primary retail corridor with traffic counts exceeding 17,000 vehicles per day. The lease offers investors consistent income growth through 5% rent increases every five years, during the base term and option periods.

Walgreens continues to demonstrate resilience and strong store performance across its portfolio of over 9,000 U.S. locations. This asset benefits from its prominent corner positioning, convenient site layout with ample parking within a high-traffic trade area. With 13.3 years of term remaining and a corporate-backed lease, the property offers a secure income stream and dependable cash flow for passive investors seeking a durable, credit-anchored asset in a proven retail location.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
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Current Term	1/1/2026 - 12/31/2031	\$204,750
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Tenant has 12 x 5-Year Renewal Options

Year 1 NOI	\$204,750
CAP Rate	6.50%
Price	\$3,150,000



ASSET SNAPSHOT

Tenant Name	Walgreens
Signator/Guarantor	Corporate
Address	805 Highway 278 E, Amory, MS 38821
Building Size (GLA)	13,650 SF
Land Size	1.31 AC
Year Built/Renovated	2009
Lease Type	Abs NNN
Landlord Responsibilities	None
Lease Expiration Date	Est. 12/31/2031
Remaining Term	13+ Years
Renewal Options	12 x 5-Years
Rental Increases	5% Every 5-Years (Including Options)
NOI	\$204,750



6,428
PEOPLE IN
3 MILE RADIUS



\$56,931
AHHI IN
3 MILE RADIUS



17,000
VPD ON
US-278



ATTRACTIVE RENTAL INCREASES

5% rent increases every 5 years throughout the base term and each renewal period, providing consistent income growth and inflation protection



ESSENTIAL RETAIL TENANT

Walgreens serves as a leading healthcare and convenience retailer with over 9,000 U.S. locations, offering stable, necessity-based revenue and resilient store performance



STRATEGIC CORNER LOCATION ALONG HIGHWAY 278

Prominently positioned along Highway 278 (17,000+ VPD) in Amory's main retail corridor, offering excellent visibility and accessibility within a high-traffic trade area



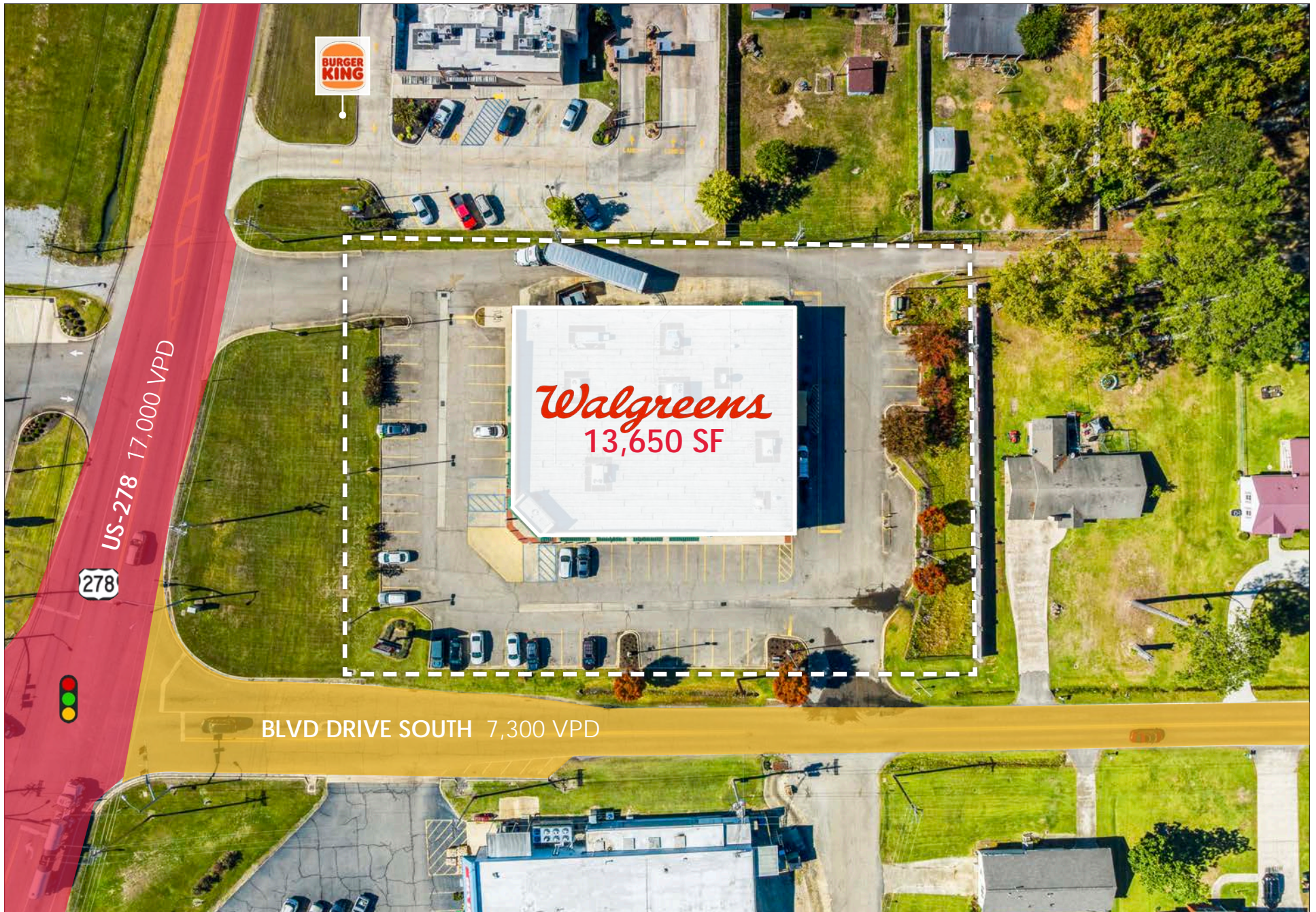
FREESTANDING BUILDING WITH AMPLE SITE AREA

The 13,650 SF building sits on 1.31 acres, allowing for convenient access and on-site parking for customers



CORPORATE GUARANTY

Lease is guaranteed by Walgreens on a corporate basis, offering strong credit-backed income stability






DOLLAR TREE
SHERWIN-WILLIAMS

278

TACO BELL


**NORTH MISSISSIPPI
MEDICAL CENTER**
GILMORE-AMORY
95 BEDS

AutoZone


**Amory
URGENT CARE**


O'Reilly AUTO PARTS


KFC


Hardee's

Wendy's

SUBWAY


**TRACTOR
SUPPLY CO**
FOOD GIANT


McDonald's


**BURGER
KING**

US-278 17,000 VPD

BLVD DRIVE SOUTH 7,300 VPD

w
805 HWY 278 E
AMORY, MS





IMMEDIATE TRADE AREA



BLVD DRIVE SOUTH 7,300 VPD

278

US-278 17,000 VPD



NORTH MISSISSIPPI
MEDICAL CENTER
GILMORE-AMORY
95 BEDS



w AMORY, MISSISSIPPI

Located in northeastern Mississippi near the Alabama border, Amory is a well-established community within Monroe County, positioned along the Tennessee-Tombigbee Waterway and U.S. Route 278. The city benefits from convenient access to regional markets such as Tupelo (30 miles northwest) and Columbus (40 miles south), offering strong connectivity for commerce, logistics, and workforce mobility. Originally developed as a railway town, Amory has evolved into a stable local economy supported by a skilled labor pool and affordable cost of living. The area features steady population trends, solid household incomes, and a tight-knit business community that supports a wide range of retail and service uses.

Amory's economy is anchored by manufacturing, healthcare, and logistics employers such as Tronox, True Temper Sports, and NauticStar Boats, complemented by a growing presence in small business and regional healthcare services. Monroe County's central location and infrastructure network continue to attract industrial and service-based investment, with access to the nearby Golden Triangle Regional Airport and multiple interstate corridors. With a balanced employment base, moderate household incomes, and a reliable consumer demographic, Amory offers a strong foundation for essential retail, daily-needs shopping, and long-term commercial real estate stability.

DISTANCE TO ASSET

TUPELO MS 27 miles

COLUMBUS MS 36 miles

TUSCALOOSA AL 92 miles

HUNTSVILLE AL 139 miles

MEMPHIS TN 145 miles

BIRMINGHAM AL 116 miles





TENANT SUMMARY

Walgreens is a major American pharmacy retail chain headquartered in Deerfield, Illinois. Founded in 1901 in Chicago by Charles R. Walgreen, it has grown to become one of the largest pharmacy chains in the United States with over 9,000 locations. Walgreens offers a wide range of products, including prescription medications, health and wellness items, beauty products, and general merchandise. Known for its convenient locations and 24-hour stores, Walgreens aims to provide easy access to healthcare services and everyday needs. The company has integrated pharmacy services with retail, offering immunizations, health screenings, and medication consultations. Walgreens has also embraced digital innovation with online prescription refills and a mobile app for managing health and wellness. In recent years, Walgreens has expanded its healthcare reach through partnerships and acquisitions, further solidifying its position in the healthcare and retail market.

WALGREENS QUICK FACTS

Founded	1901
Headquarters	Deerfield, IL
Revenue (2024)	\$147.7B
Locations	9,000+
Stock Symbol	NASDAQ: WBA



Walgreens

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Exclusively Offered By



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