

CONFIDENTIAL OFFERING MEMORANDUM



**Walgreens**

2590 East Hwy 50, Clermont, FL  
(Orlando MSA)

**OFFERED  
FOR SALE**  
\$5,460,000 | 6.00% CAP



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Walgreens in Clermont, FL (Orlando MSA). The Tenant has been successfully operating here since 2004 (with high reported sales). Walgreens recently proved their commitment to stay at this location by **executing and extending their lease early**. The asset is well positioned at a lighted intersection with extremely high traffic counts in Orlando, FL and is surrounded by the market's top retail corridor with tenants including Target, Publix, Chick-fil-A, & McDonald's.



**NEXT DOOR  
TO A TARGET  
ANCHORED  
CENTER**



**10-YEAR  
ABSOLUTE NNN  
LEASE**



**IN THE  
PATH OF  
GROWTH**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-10	\$327,600
Option 1	Years 11-15	\$343,980
Option 2	Years 16-20	\$361,179
Option 3	Years 21-25	\$379,238
Option 4	Years 26-30	\$398,200
Option 5	Years 31-35	\$418,110
Option 6	Years 36-40	\$439,015
Option 7	Years 41-45	\$460,966
Option 8	Years 46-50	\$484,014
Option 9	Years 51-55	\$508,215

<b>NOI</b>	<b>\$327,600</b>
<b>CAP</b>	<b>6.00%</b>
<b>Price</b>	<b>\$5,460,000</b>

## ASSET SNAPSHOT

Tenant Name	Walgreens
Address	2590 East Hwy 50, Clermont, FL
Building Size (GLA)	13,650 SF
Land Size	1.93 Acres
Year Built/Renovated	2004
Signatory/Guarantor	Walgreen Co (Corporate)
Rent Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	3/26/2004
Remaining Term	10 Years (Tenant Extended Early)
Current Annual Rent	\$327,600
Rental Increases	5% Each Option Period

### Actual Property Photo



**99,515**  
PEOPLE IN  
5 MILE RADIUS



**\$109,584**  
AHHI  
5 MILE RADIUS



**80,200**  
VPD ON  
EAST HWY 50 & HANCOCK RD





## INVESTMENT HIGHLIGHTS



### TOP PERFORMING STORE AND AN INVESTMENT GRADE TENANT

In the top 60th percentile of Walgreens in the State | Very strong sales reporting | Absolute Net Lease signed with Walgreens Corporate | Walgreen's has over 9K+ locations | Market Cap: \$21.7B and credit rating of BBB (S&P)



### ATTRACTIVE LEASE FUNDAMENTALS

Rare 5% Rental Increases from Walgreens Larger Store Format | Abs. NNN Lease, Zero Landlord Responsibilities



### LOCATED IN PRIME RETAIL NODE

Approximately 670K SF of retail space is located within a 1-mile radius | Across the Street from a top Performing Target - 184K monthly visits which ranks in the top 86th percentile of visits Nationally (Placer.ai) | Other Nearby National Tenants include: Petco, Chick-Fil-A, Carrabba's, etc



### IRREPLACEABLE REAL ESTATE - BELOW REPLACEMENT COST

Subject site is located on the corner of a lighted intersection of E. Hwy 50 (66K VPD) and Hancock Rd (14.K VPD)



### SYNERGIES WITH NEARBY MARKET DRIVERS

Approximately 1.2 Miles to Orlando Health South Lake Hospital, a 293K SF - 170 bed hospital that employs over 1,600 people | Approximately 1.4 Miles to East Ridge High School (2,600 Students)



### HIGH GROWTH ORLANDO MSA

Orlando, FL region is projected to add more than 1,500 people every week for the next 11 years | Orlando was the 2nd fastest growing metro from 2022 to 2023 | 2.1% forecasted employment growth for 2024 (1.4% National Avg.)



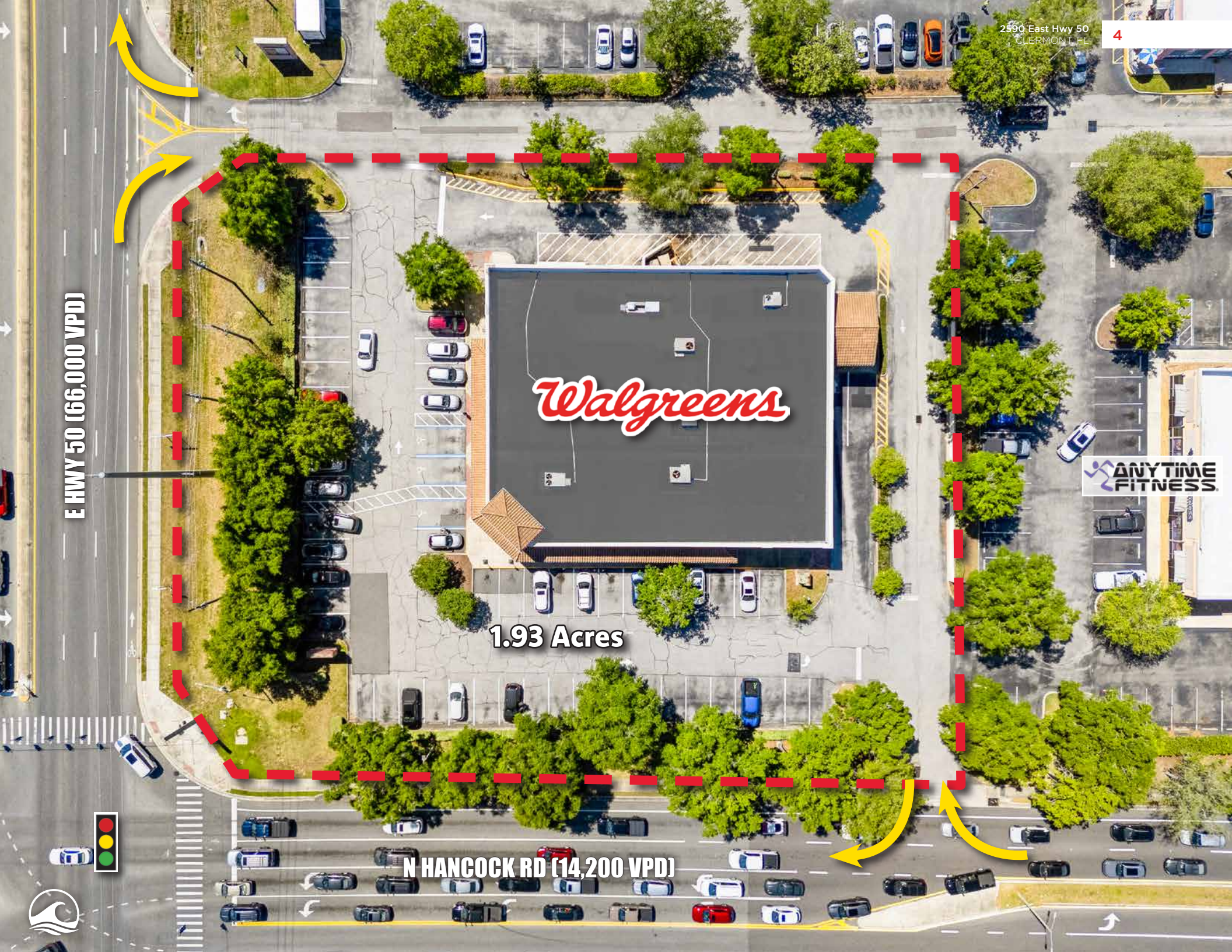
E HWY 50 (66,000 VPD)

N HANCOCK RD (14,200 VPD)

*Walgreens*

1.93 Acres

ANYTIME  
FITNESS







**COSTCO** FLOOR & DECOR  
WHOLESALE

Publix

**TARGET**

TRUIST

Christian Brothers  
AUTOMOTIVE

Advance  
Auto Parts

Ruby Tuesday

TIRE PLUS  
TOTAL CAR CARE

Marcio's  
PIZZA

McDonald's

HEARTLAND  
EQUIPMENT

REGIONS

7  
ELEVEN

N HANCOCK RD (14,200 VPD)

ANYTIME  
FITNESS

**Walgreens**

E HWY 50 (66,000 VPD)







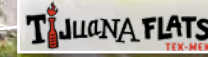
Orlando Health  
Southlake Hospital



28 Acre Development  
289 Apartments and  
Retail/Restaurants



Univ. of Central Florida  
Southlake Campus



E HWY 50 (66,000 VPD)

N HANCOCK RD (14,200 VPD)



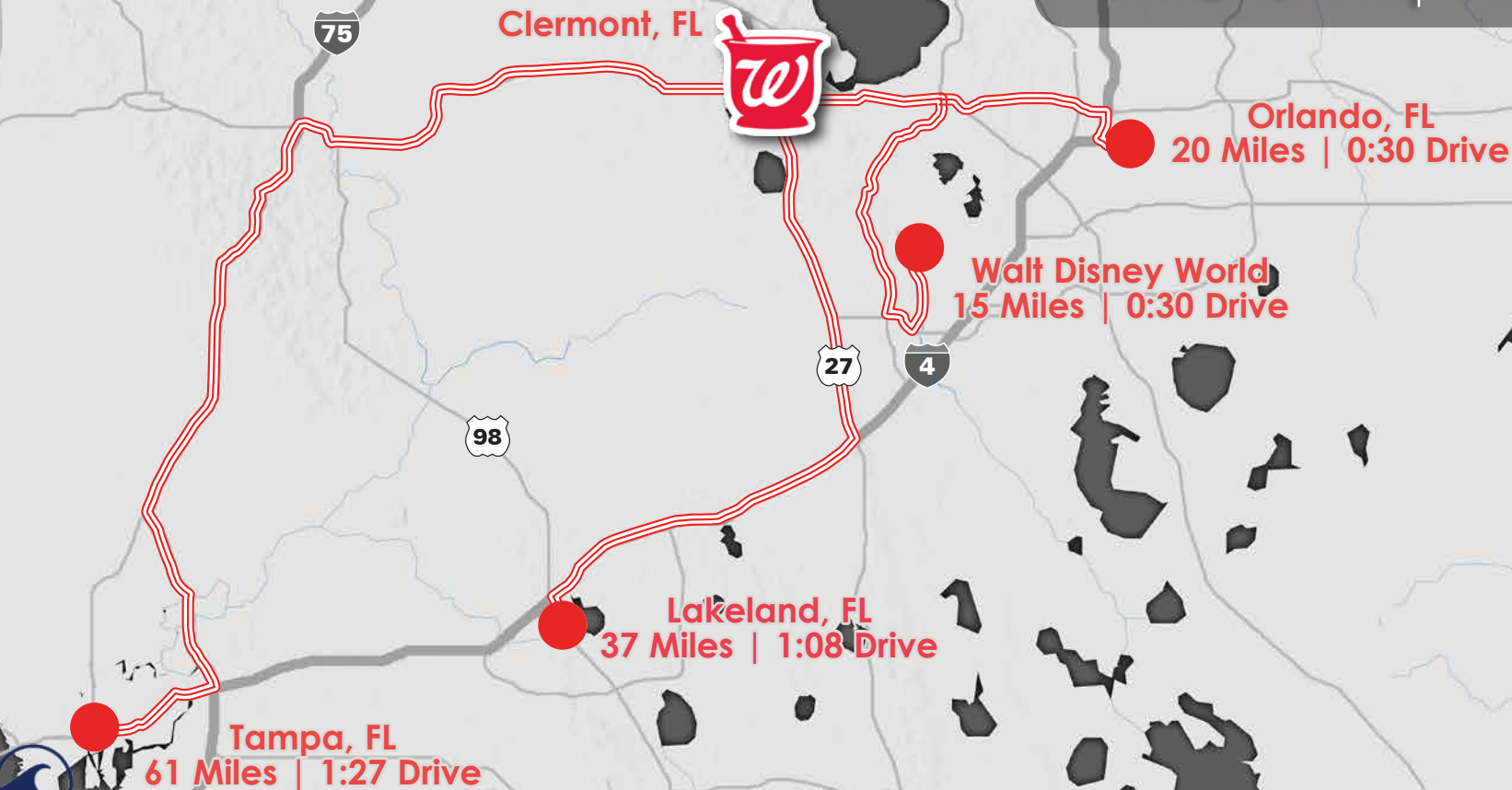


### Largest Employers

Institution	Empl.	Institution	Empl.
1. Walt Disney World Resort	74,000	6. Publix Supermarkets	15,511
2. AdventHealth	37,000	7. University of Central Florida	12,354
3. Universal Studios	21,143	8. Lockheed Martin	10,000
4. Orlando Health	19,657	9. Siemens Energy	5,541
5. Orlando Int'l Airport	15,783	10. Westgate Resorts	4,975

### Demographics

	1 Mile	3 Miles	5 Miles
Population	4,460	56,633	99,515
Households	1,764	21,945	37,291
Avg. Household Income	\$107,210	\$103,752	\$109,584
Annual Budget Expenditures	\$163M	\$1.95B	\$3.49B



## TENANT SUMMARY

Walgreens ([www.walgreens.com](http://www.walgreens.com)) 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
Number of Locations	9,000+
Headquarters	Deerfield, IL
Guaranty	Corporate





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# Walgreens

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(Orlando MSA)

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Exclusively Offered By  
 **Atlantic**  
CAPITAL PARTNERS™

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