CONFIDENTIAL OFFERING MEMORANDUM



Walgreens PHARMACY

drive thru

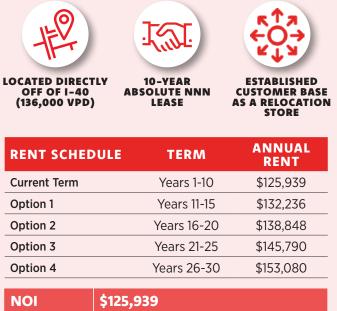
2416 Randleman Road, Greensboro, NC

OFFERED FOR SALE \$2,171,000 | 5.80% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Walgreens in Greensboro, NC. The subject is a brand new build-tosuit Walgreens pharmacy with a long-term absolute triple net lease. The Walgreens is a relocation of a nearby store providing an established customer base. The 2,505 SF building, with a drive thru, sits on 1.01 acres with full-turn ingress/egress onto Randleman Rd. The site is positioned in a strong retail node centrally located to three universities with over 36k students combined. The opportunity provides a strong investment with zero landlord responsibilities backed by a Corporate lease from a strong credit tenant.



NOI	\$125,939
САР	5.80%
Price	\$2,171,000

ASSET SNAPSHOT		
Tenant Name	Walgreens	
Address	2416 Randleman Road, Greensboro, NC 27406	
Building Size (GLA)	2,502 SF	
Land Size	1.01 Acres	
Year Built	2024	
Signatory/Guarantor	Walgreens	
Rent Type	Absolute NNN	
Landlord Responsibilities	None	
Rent Commencement Date	2/29/2024	



10 years



Remaining Term





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INVESTMENT HIGHLIGHTS



DENSELY POPULATED AREA IN HIGH GROWTH GREENSBORO

161K people live in a 5-mile radius | Greensboro is the third largest city in North Carolina | 2% population growth rate in the city of Greensboro, NC



ATTRACTIVE LEASE FUNDAMENTALS

5% Rental Increases in each renewal option | Abs. NNN Lease, Zero Landlord Responsibilities | Corporate Lease -Walgreens Co



LOCATED IN PRIME RETAIL NODE

Over 900K SF of retail space in a one mile radius | Over 4.3M SF of industrial space in a one mile radius | Over 1150 Units of multifamily in a one mile radius with over 650 Hotel rooms in a one mile radius



NEW CONSTRUCTION

Newly constructed, build-to-suit, small format Walgreens pharmacy with a drive through

NEARBY UNIVERSITIES AND COLLEGES

5 Minutes from University of North Carolina Greensboro | 7 Minutes from Greensboro College | 8 Minutes to NCA&T | Over 36k total students and 5,000 total employees from all three universities



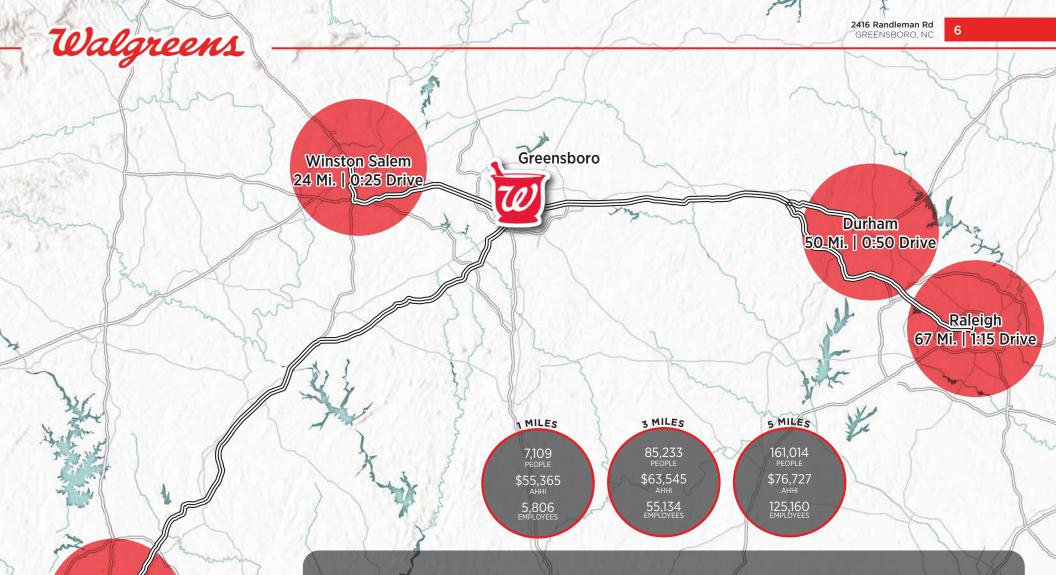
EASILY ACCESSIBLE

Fronting Randleman Road with over 21,500 VPD | Left turn lane headed north on Randleman Road and easy right off Randleman headed south | Located just off of I-40 which has a VPD of over 136,000

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Charlotte 80 Mi. | 1:20 Drive Greensboro, North Carolina, is a dynamic city located in the Piedmont region, known for its rich history, diverse economy, and vibrant cultural scene. As one of the largest cities in the state, Greensboro has a strong industrial base, particularly in textiles, tobacco, and furniture, which has evolved to include sectors like higher education, healthcare, and technology. The city is home to several notable institutions, including the University of North Carolina at Greensboro and North Carolina A&T State University, contributing to a lively academic atmosphere. The city offers a variety of cultural attractions, such as the Greensboro Science Center, the Greensboro History Museum, and the Tanger Center for the Performing Arts. Additionally, Greensboro boasts extensive parks and recreational areas, making it an attractive place for both residents and visitors.



Walgreens (www.walgreens.com) is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdag: 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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2416 Randleman Road, Greensboro, NC

PRIMARY DEAL CONTACTS

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Exclusively Offered By



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