



CONFIDENTIAL OFFERING MEMORANDUM



Walgreens

1011 Highway 411 North,
Etowah, TN

**OFFERED
FOR SALE**
\$2,033,000 | 6.15% CAP

EXECUTIVE SUMMARY

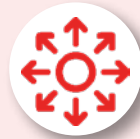
Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Walgreens in Etowah, TN. The site is strategically positioned next to the Starr Regional Medical Center, driving pharmaceutical sales. The opportunity provides a long-term investment with zero landlord responsibilities backed by a Corporate lease from Walgreens.



**FRONTING HWY 411
N (12,900 VPD)**



**10-YEAR
ABSOLUTE NNN
LEASE**



**STRATEGICALLY
LOCATED NEAR
REGIONAL
HOSPITAL**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-10	\$125,000
Option 1	Years 11-15	\$125,000
Option 2	Years 16-20	\$125,000
Option 3	Years 21-25	\$131,250
Option 4	Years 26-30	\$137,813

NOI	\$125,000
CAP	6.15%
Price	\$2,033,000

ASSET SNAPSHOT

Tenant Name	Walgreens
Address	1011 Highway 411 North, Etowah, TN
Building Size (GLA)	2,502 SF
Land Size	0.94 Acres
Year Built	2023
Signatory/Guarantor	Walgreens Co. (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	10/1/2023
Lease Expiration Date	9/30/2033
Remaining Term	9 Years
Current Annual Rent	\$125,000



11,066
PEOPLE IN
5 MILE RADIUS



\$90,623
AHHI
5 MILE RADIUS



12,900
VPD ON
HWY 411 N



INVESTMENT HIGHLIGHTS



STRATEGICALLY POSITIONED TO NEARBY HOSPITAL

Across the street from Starr Regional Medical Center, a 116K SF, 88-bed Medical Center | Close proximity to Starr Regional drives pharmaceutical sales at this location | Subject site out-positions other nearby pharmacies



ATTRACTIVE LEASE FUNDAMENTALS

Abs. NNN Lease providing Zero Landlord Responsibilities | New 10 year lease with 4 - 5 year option periods



STRATEGIC RELOCATION STORE

This site and location was chosen by Walgreens real estate team | Fronting Highway 411 N (12.9K VPD) | Full access with dedicated left turn lane into the site



NEW CONSTRUCTION DRIVE THROUGH PROTOTYPE

Newly constructed build-to-suit Walgreens with drive through prototype, allowing for lower unit over-head increasing store profitability | Transferable warranties in place



OPPORTUNITY TO PURCHASE EXCESS HALF ACRE

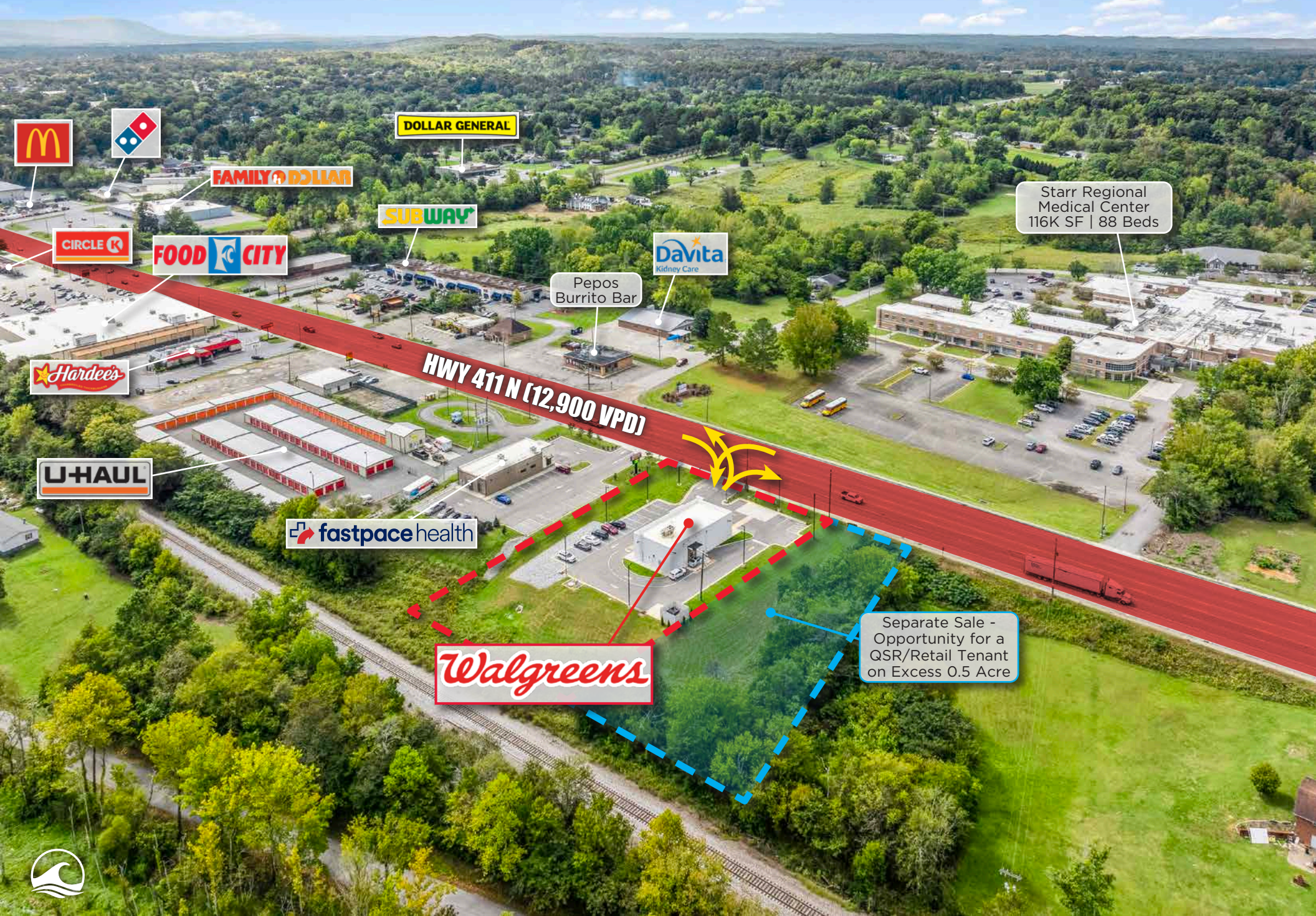
An additional 0.5 acre parcel is available for sale next to the site | Inquire with broker for more details

Separate Sale -
Opportunity for a
QSR/Retail Tenant
on Excess 0.5 Acre



HWY 411 N (12,900 VPD)





DOLLAR GENERAL

FAMILY DOLLAR

SUBWAY

Davita
Kidney Care

Pepos
Burrito Bar

Starr Regional
Medical Center
116K SF | 88 Beds

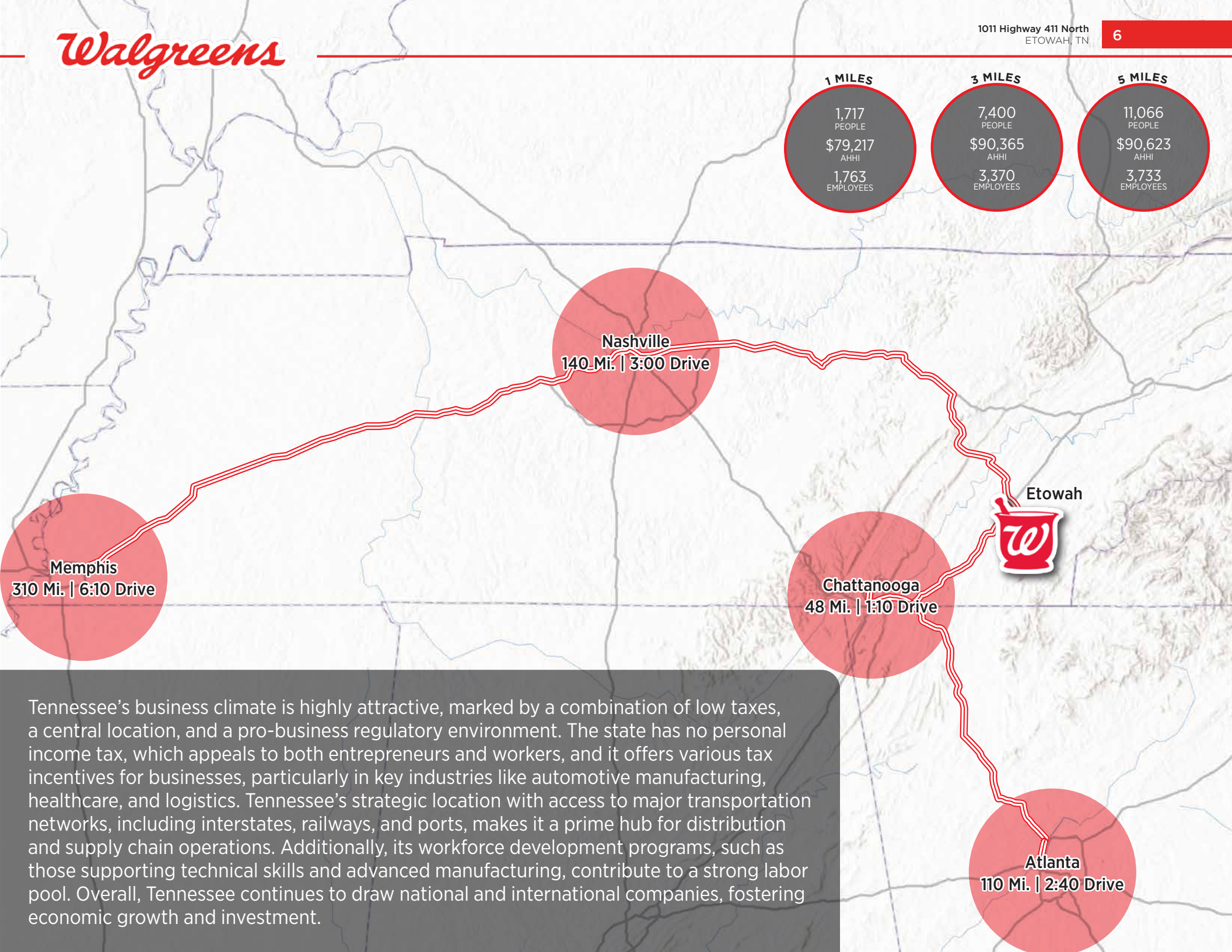
HWY 411 N (12,900 VPD)

fastpace health

Separate Sale -
Opportunity for a
QSR/Retail Tenant
on Excess 0.5 Acre

Walgreens





Tennessee's business climate is highly attractive, marked by a combination of low taxes, a central location, and a pro-business regulatory environment. The state has no personal income tax, which appeals to both entrepreneurs and workers, and it offers various tax incentives for businesses, particularly in key industries like automotive manufacturing, healthcare, and logistics. Tennessee's strategic location with access to major transportation networks, including interstates, railways, and ports, makes it a prime hub for distribution and supply chain operations. Additionally, its workforce development programs, such as those supporting technical skills and advanced manufacturing, contribute to a strong labor pool. Overall, Tennessee continues to draw national and international companies, fostering economic growth and investment.

TENANT SUMMARY

Walgreens (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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Etowah, TN

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Exclusively Offered By

 **Atlantic**
CAPITAL PARTNERS™

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