

Walgreens

 POLO CLUB
BOCA RATON
\$1,000,000 - \$5,000,000
HOMES



LINTON BLVD 29,000 VPD

S JOG RD 35,000 VPD

OFFERED FOR SALE

\$4,480,000 | 6.25%

6458 LINTON BLVD DELRAY BEACH, FL

 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this trophy Walgreens in Delray Beach, FL. Walgreens recently renewed their lease for 10 years and has operated at this location since 1999.



**TROPHY SOUTH
FLORIDA ASSET**



**HIGH PROFILE
PUBLIX OUTPARCEL**



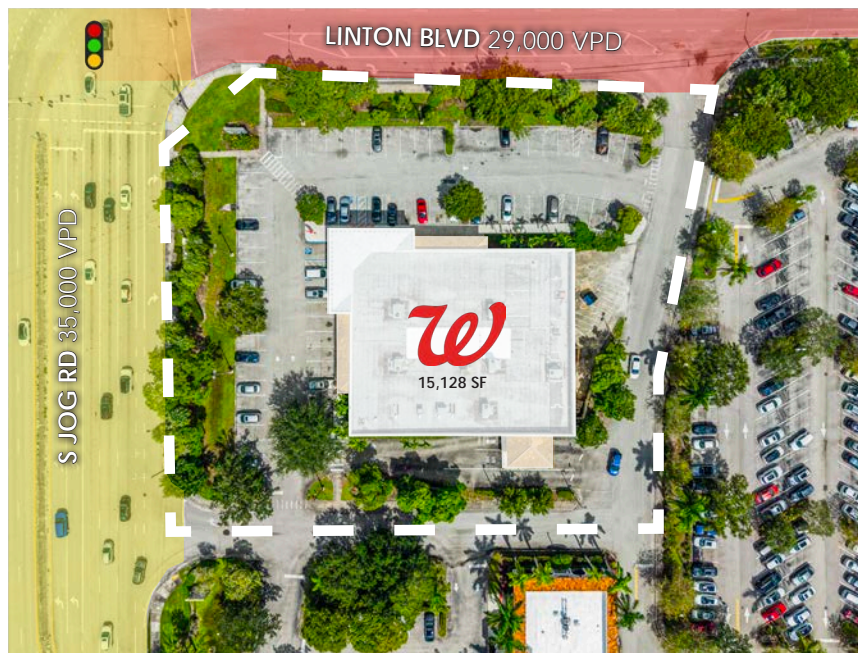
**RECENT 10-YR LEASE
EXTENSION & STRONG
SALES**

LEASE YEARS	RENT	RETURN
Years 26 -35	\$280,000	6.25%
Years 36 - 40 (Option 1)	\$296,000	6.60%
Years 41 - 45 (Option 2)	\$296,000	6.60%
Years 46 - 50 (Option 3)	\$296,000	6.60%
Years 51 - 55 (Option 4)	\$296,000	6.60%

Year 1 NOI	\$280,000
Cap Rate	6.25%
Listing Price	\$4,480,000

ASSET SNAPSHOT

Tenant Name	Walgreens
Signator/Guarantor	Walgreen Co (Corporate)
Address	6458 Linton Blvd. Delray Beach, FL 33484
Building Size (GLA)	15,128 SF
Land Size	2.03 Acres
Year Built	1999
Lease Type	NN+ (Tenant Self Maintains Parcel)
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	October 30, 1999
Lease Expiration Date	October 31, 2034
Remaining Term	9 Years
NOI	\$280,000
Rental Increases	\$16,000 in 1st Option Period
Renewal Terms	4 X 5 Years



83,538
PEOPLE IN
3 MILE RADIUS



\$138,852
AHHI IN
3 MILE RADIUS



64,000
VPD AT
INTERSECTION





INVESTMENT HIGHLIGHTS

WALGREENS DELRAY BEACH, FL

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TROPHY SOUTH FLORIDA ASSET

Rare opportunity to own a trophy asset in the Miami MSA with 64,000 VPD, 83,538 population and \$138,852 AHHI in 3 miles



HIGH PROFILE PUBLIX OUTPARCEL

High-profile signaled corner location in front of high-volume Publix



RECENT 10-YR LEASE EXTENSION & STRONG SALES

Walgreens extended their lease for 10 years in 2024 demonstrating long-term commitment to this site



SELF-MAINTAIN NN+ LEASE

Tenant is responsible for maintaining the entire parcel creating passive ownership and stable cash flow



DEPRECIATION

Fee simple ownership of the building allows for depreciation boosting after tax returns



2.03 ACRE LOT WITH EXCELLENT UNDERLYING FUNDAMENTALS

Large 2.03 Acre corner parcel with full access and excellent visibility to 64,000 VPD



BELOW MARKET RENT

\$18.50/SF rent is considered below market providing additional security and future upside potential



SUNSHINE STATE

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate



SITE PLAN

LINTON BLVD 29,000 VPD

S JOG RD 35,000 VPD



W
15,128 SF



PROPERTY PHOTOS

WALGREENS DELRAY BEACH, FL

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POLO CLUB
BOCA RATON
\$1,000,000 - \$5,000,000
HOMES

Publix

S JOG RD 35,000 VPD



LINTON BLVD 29,000 VPD





Publix



S JOG RD 35,000 VPD

LINTON BLVD 29,000 VPD





MARKET AERIAL

WALGREENS DELRAY BEACH, FL

8

KINGS POINT
7,200 HOMES

LAS VERDES CIRCLE
1,232 HOMES

CHASE

ALDI

LINTON BLVD 29,000 VPD

MILITARY TRAIL 40,500 VPD

Publix

AMERICAN HERITAGE
SCHOOLS
RANKED #1 PRIVATE SCHOOL
IN PALM BEACH COUNTY
AND #2 IN FLORIDA

DELRAY MEDICAL CENTER
536 BEDS

Walmart

S JOG RD 35,000 VPD

MIZNER'S PRESERVE
\$1,300,000 - \$3,000,000
HOMES



\$1,000,000 - \$5,000,000
HOMES

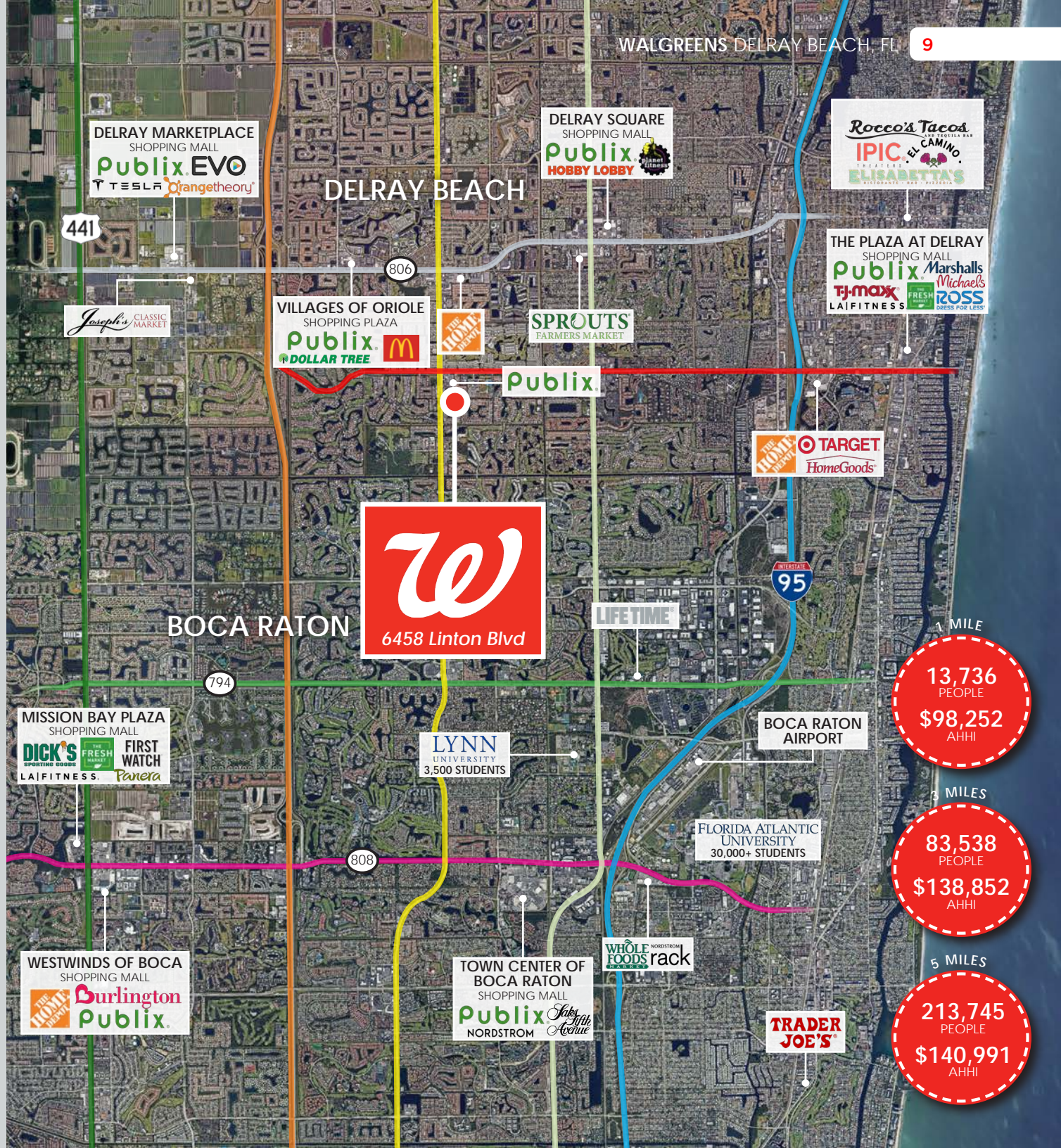


WEST PALM BEACH
15 MILES

DELRAY BEACH

BOCA RATON
3 MILES

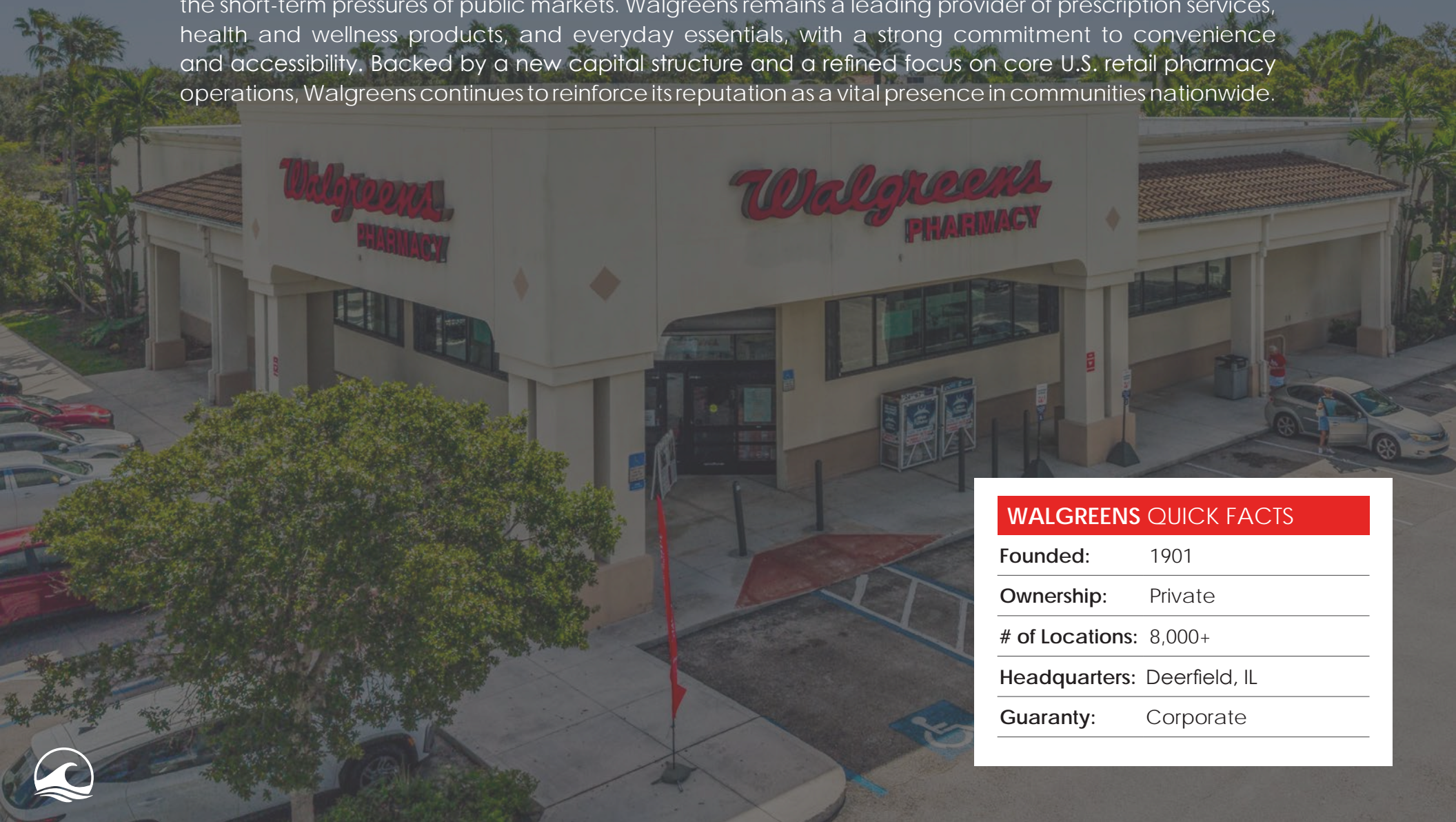
MIAMI
35 MILES





TENANT SUMMARY

Walgreens, one of America's most recognized and trusted retail pharmacy brands, operates over 8,000 locations nationwide. Headquartered in Deerfield, Illinois, the company was acquired by Sycamore Partners in August 2025, marking a new chapter as a privately held business positioned for long-term stability and strategic growth. The transition to private ownership allows Walgreens greater flexibility to modernize its operations, streamline costs, and invest in technology and healthcare partnerships without the short-term pressures of public markets. Walgreens remains a leading provider of prescription services, health and wellness products, and everyday essentials, with a strong commitment to convenience and accessibility. Backed by a new capital structure and a refined focus on core U.S. retail pharmacy operations, Walgreens continues to reinforce its reputation as a vital presence in communities nationwide.



WALGREENS QUICK FACTS

Founded: 1901

Ownership: Private

of Locations: 8,000+

Headquarters: Deerfield, IL

Guaranty: Corporate



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HOMES

Publix

Exclusively Offered By



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