Offering Memorandum

4397 Sudderth Rd
Sugar Hill, GA 30518

Walgreens

Marcus & Millichap

INVESTMENT OVERVIEW

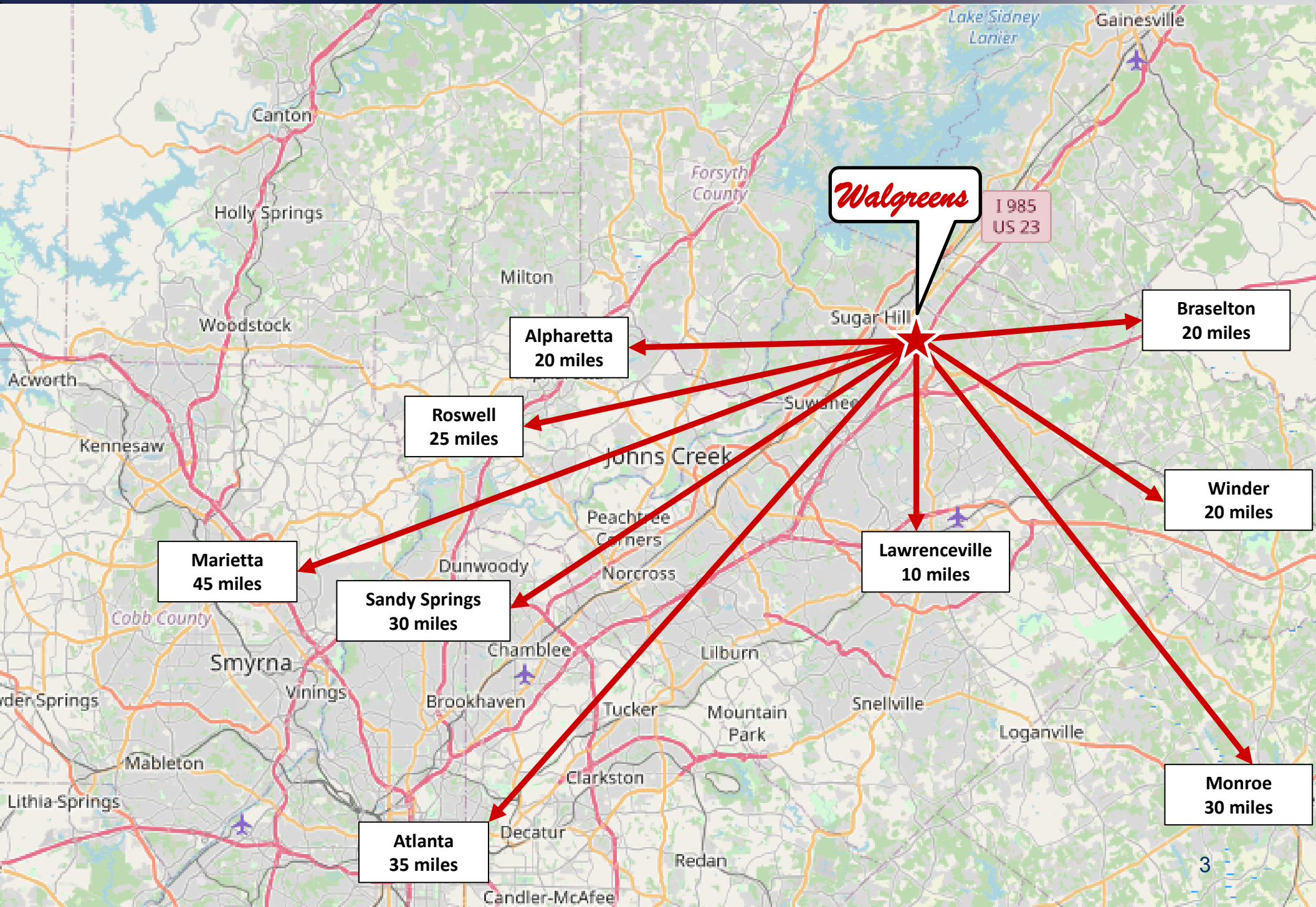
Marcus & Millichap is pleased to present an opportunity to purchase the fee simple interest in a Walgreens with Drive-Thru Pharmacy located at 4397 Sudderth Road, Sugar Hill, GA. The property contains 14,820 square feet of gross leasable area and is situated on 0.72 acres. This net-leased Walgreens is subject to a 75-year lease with options to cancel after the first 25 years of term.

The subject property is in Sugar Hill, a suburb of Atlanta, Georgia. Atlanta is the largest in the state of Georgia and the ninth largest in the United States with over 6.5 million residents. Sugar Hill is in Gwinnett County and is considered one of Georgia's the best places to live. The city provides residents with a rural feel and offers many parks as well as highly rated public schools.

Walgreens Boots Alliance (NASDAQ: WBA) is the first global pharmacy-led health and wellbeing enterprise in the world. The property's high-visibility location, surrounding demographics and long-term lease structure are all considered to be highly advantageous.

INVESTMENT HIGHLIGHTS

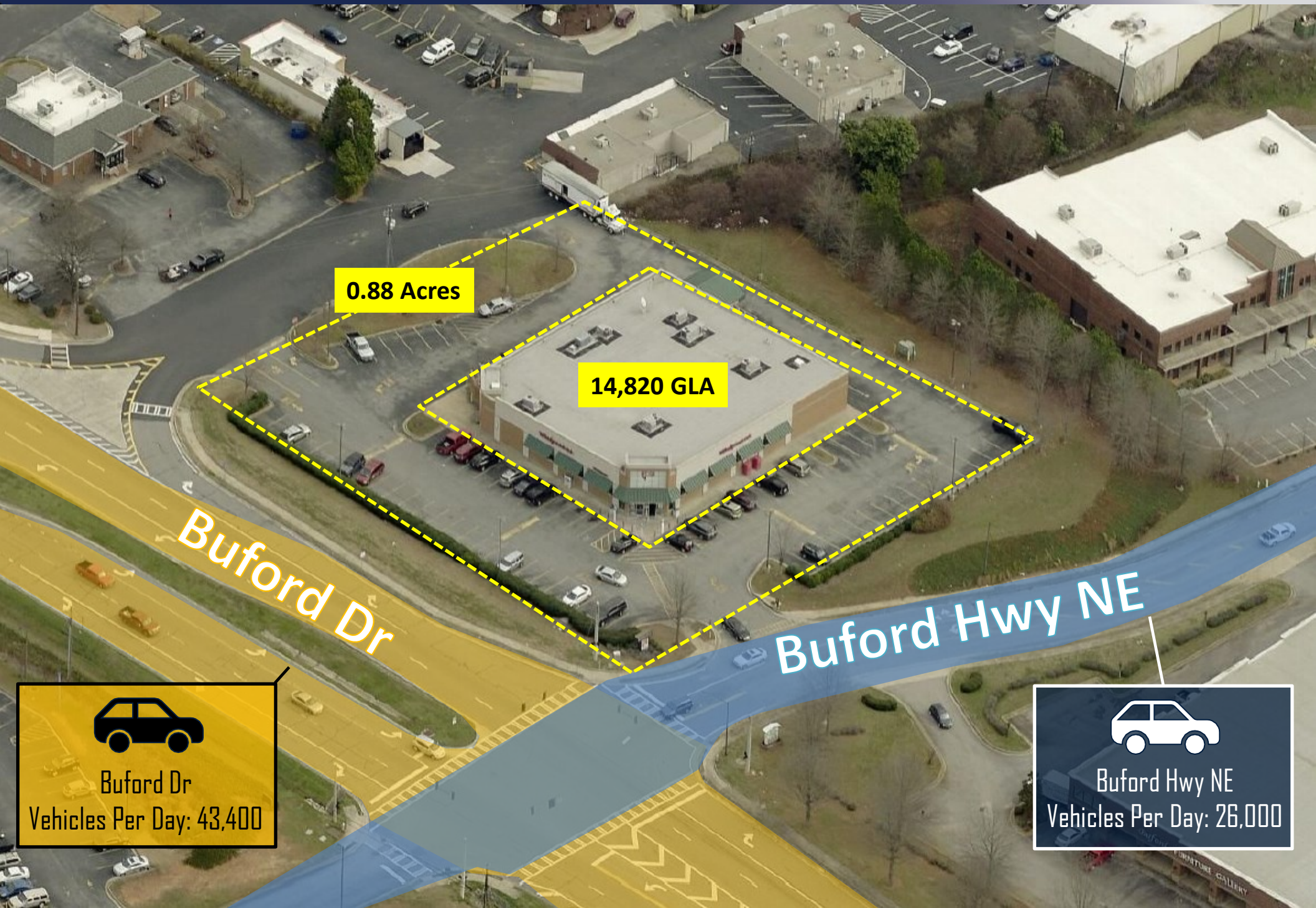
- S&P Rated BBB Investment Grade Tenant
- Established Store with 12+ Years Operating History
- Highly-Visible, Easily Accessible Location
- Frontage on Buford Road – 40,000+ Vehicles per Day
- Long-Term Lease with Minimal Landlord Requirements
- Drive-Thru Pharmacy
- Located Within Primary Retail Corridor of Sugar Hill, GA
- Median Household Income Within 3-Mile Radius is $75,000+
- Atlanta MSA, the Busiest Airport and Ninth Largest City in United States


Walgreens
I 985
US 23
Alpharetta
20 miles
Braselton
20 miles
Roswell
25 miles
Winder
20 miles
Marietta
45 miles
Lawrenceville
10 miles
Sandy Springs
30 miles
Monroe
30 miles
Atlanta
35 miles
Lake Sidney Lanier
Gainesville
Canton
Forsyth County
Holly Springs
Milton
Sugar Hill
Woodstock
Acworth
Kennesaw
Johns Creek
Peachtree Corners
Dunwoody
Norcross
Cobb County
Smyrna
Vinings
Chamblee
Lilburn
Brookhaven
Tucker
Mountain Park
Snellville
Loganville
Mableton
Lithia Springs
Clarkston
Decatur
Redan
Candler-McAfee

Walgreens

BEST BUY
Office DEPOT
OfficeMax
UNITED STATES POSTAL SERVICE
Domino's Pizza
goodwill
Wendy's
Pizza Hut
ZAXBY'S
DOLLAR TREE
DUNKIN' DONUTS
planet fitness
Bank of America
IHOP
RESTAURANT
BB&T
Walgreens
O'Reilly
AUTO PARTS
THE HOME DEPOT

Walgreens


0.88 Acres
14,820 GLA
Buford Dr
Buford Hwy NE
Buford Dr
Vehicles Per Day: 43,400
Buford Hwy NE
Vehicles Per Day: 26,000

THE PROPERTY

Property Address	4397 Sudderth Rd Sugar Hill, GA 30518
Land Area	0.72 Acres
Net Leasable Area	14,820 Square Feet
Ownership	Fee Simple
Year Built	2007
Tax Parcel Number	R7258-170

SITE ATTRIBUTES

Visibility	Excellent
Access	Very Good

VEHICLES PER DAY

43,400	Buford Dr
26,000	Buford Hwy NE

Walgreens
PHARMACY

Walgreens

Walgreens
PHARMACY
4397
Walgreens

PRICING

Price	$5,100,000
Cap Rate	6.27%
Net Operating Income	$320,000

ANNUALIZED OPERATING DATA

PERIOD	ANNUAL RENT	MONTHLY RENT
Current to 6/30/2032	$320,000	$26,666.66

LEASE HIGHLIGHTS

Tenant	Walgreens Company
Net Leased Area	14,820 Square Feet
Lease Commencement	September 31, 2007
Current Lease Term	September 31, 2082
Option Terms	10, Five-Year
Lease Type	NNN
Landlord Responsibility	None
Tenant Responsibility	All Expenses Including Roof & Structure
Lease Guarantor	Walgreens Company

Walgreens Boots Alliance (NASDAQ: WBA) is the first global pharmacy-led, health and wellbeing enterprise in the world. The company was created through the combination of Walgreens and Alliance Boots in December 2014, bringing together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted health care services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years. The Alliance is organized into three segments: Retail Pharmacy USA, Retail Pharmacy International and Pharmaceutical Wholesale. Walgreens itself is organized under Retail Pharmacy, USA. Walgreens interacts with roughly 8 million customers in its stores or online each day.

Walgreens ® operates 9,277 drugstores across all 50 US states, the District of Columbia, Puerto Rico and the US Virgin Islands. As of August 2019, approximately 78 percent of the US population lives within five miles of a Walgreens. The company has more than 88,000 healthcare service providers, including pharmacists, pharmacy technicians, nurse practitioners and other health-related professionals. Founded in 1901 with a single store in Chicago, Walgreens continues to build a seamless customer experience through its drugstore and digital business. It has a current credit rating of BBB from Standard & Poor's.

#1 WORLD'S MOST ADMIRED COMPANY
Fortune Magazine Food & Drug Stores Industry

United States Headquarters:
Deerfield, Illinois

Walgreens Website

230,000+ Employees

9,000+ US Retail Locations

Founded 1901

LEASE ABSTRACT	
Property Address	4397 Sudderth Rd, Sugar Hill GA 30518
Tenant	Walgreens Company
Guarantor	Walgreens Company
Leased Area	14,820 Square Feet
Lease Term	75 Year Term (With Option to Cancel After 25 Years)
Rent Commencement	September 31, 2007
Lease End	September 31, 2082
Remaining Primary Term	September 31, 2032
Cancellation Options	Every Five Years After First 25 Years
Annual Rent	$320,000
Landlord Responsibility	None
Tenant Responsibility	All Expenses Including Roof & Structure

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