



## 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.

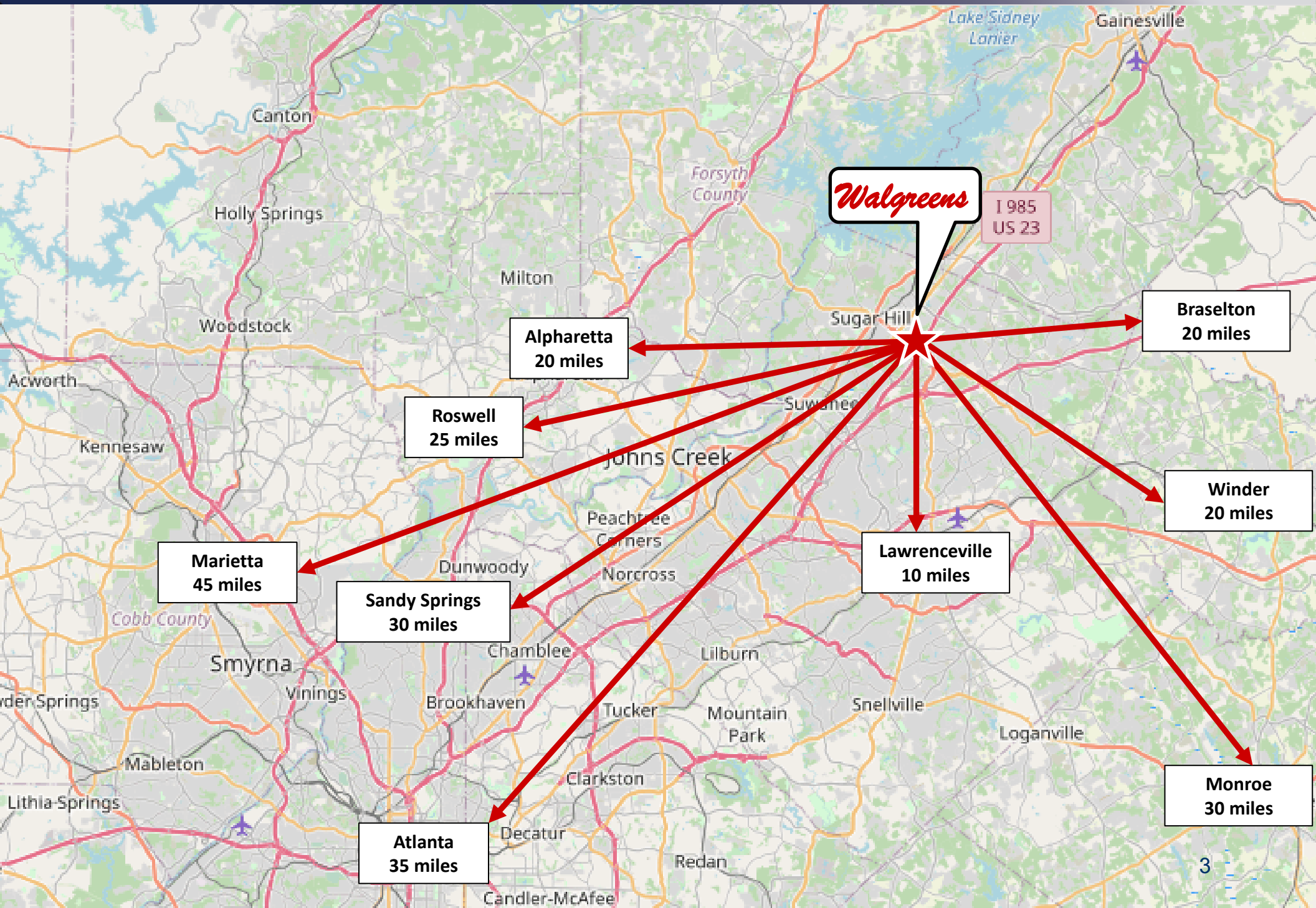
Walgreens Boots Alliance (NASDAQ: WBA) is the first global pharmacy-led health and wellbeing enterprise in the world. The property’s high-visibility location, surrounding demographics and long-term lease structure are all considered to be highly advantageous.



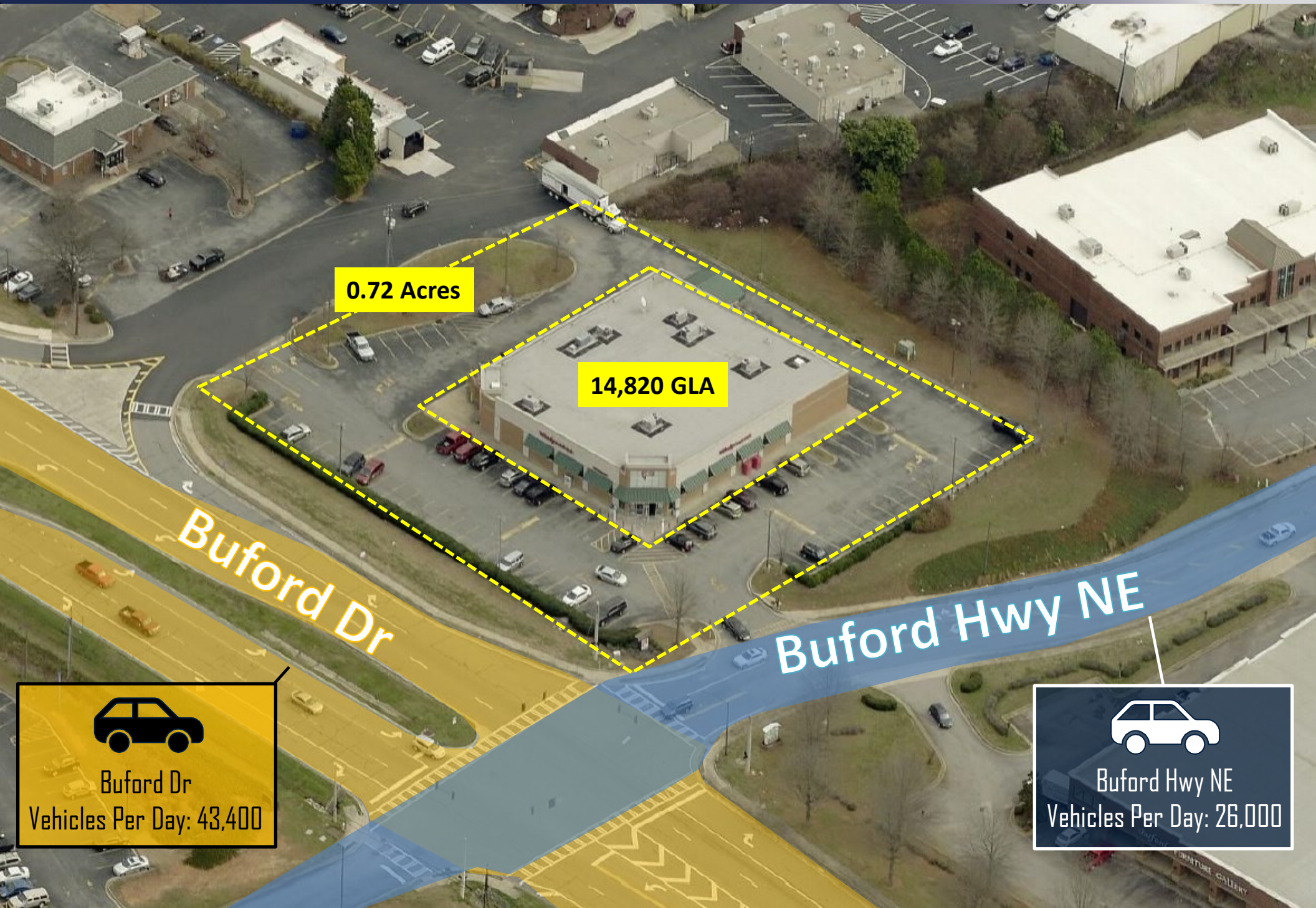
**INVESTMENT HIGHLIGHTS**

- 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










0.72 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



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 30, 2007
Current Lease Term	September 30, 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

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United States Headquarters:  
Deerfield, Illinois

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[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 30, 2007
Lease End	September 30, 2082
Remaining Primary Term	September 30, 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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