

Offering Memorandum

WALGREENS

THOMASVILLE, GEORGIA



AERIAL PHOTO







THOMAS COUNTY
MIDDLE SCHOOL
1,823 STUDENTS



THOMAS COUNTY
CENTRAL HIGH SCHOOL
1,536 STUDENTS



CROSS CREEK
ELEMENTARY SCHOOL
807 STUDENTS



GARRISON-PILCHER
ELEMENTARY SCHOOL
853 STUDENTS



SOUTHERN REGIONAL
TECHNICAL COLLEGE
3,490 STUDENTS



29,220 DAILY

SUBJECT
PROPERTY



RESIDENTIAL
COMMUNITIES
31,847 RESIDENTS IN
TRADE AREA



18,820 DAILY



319

Walmart
Supercenter

FINANCIAL OVERVIEW



Address:
11343 US Highway 319 N., Thomasville, GA 31757

Price	\$5,500,000
Cap Rate	6.00%
Gross Leasable Area	14,550 SF
Year Built	2008
Lot Size	2.322 +/- Acres
Type of Ownership	Fee Simple

RENT SCHEDULE

TERM	ANNUAL RENT	MONTHLY RENT
Current - Year 25	\$330,000	\$27,500

*If 2.0% of Gross Sales (except food and prescription sales) plus 0.5% of Gross Food and Prescription Sales exceeds \$330,000 during the lease year, then Tenant will pay excess amount as additional percentage rent. The total of fixed rent plus additional percentage rent shall not exceed \$660,000.

LEASE SUMMARY

Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Term	25 Years
Rent Commencement	8/1/2008
Lease Expiration	7/31/2033
Term Remaining	16.5 Years
Increases	None
Options	Ten, 5-Year
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	Yes, Tenant has 45 Days to Respond

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

- 16.5 Years Remaining
- Absolute NNN Lease, No Landlord Responsibilities
- 2008 Block and Brick Construction
- Highly Visible to 48,040 Cars/Day at Signalized Intersection
- Across from Walmart Supercenter, JC Penney, and Belk
- Down the Street from Southern Regional Technical College with 3,490 Students and 548 Employees
- 1.5 Miles to Thomas County Central High School and Middle School with 3,359 Students
- Close Proximity to Archibald Medical Center's Flagship Hospital with 850 Employees
- 31,847 Residents in Growing Trade Area
- 2nd Largest City in Southwest Georgia
- 34 Miles Northeast of Tallahassee, Florida

DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	7-MILES
2010 Population	16,779	28,548	31,853
2014 Population	16,789	28,521	31,847
2019 Population	17,326	29,290	32,737
HOUSEHOLDS			
2010 Households	6,941	11,304	12,532
2014 Households	6,944	11,286	12,525
2019 Households	7,237	11,687	12,976
INCOME			
2015 Median Household Income	\$37,630	\$33,900	\$35,255
2015 Per Capita Income	\$22,101	\$20,088	\$20,663
2015 Average Household Income	\$53,024	\$50,234	\$51,870

AREA OVERVIEW

Thomasville is 40 miles west of Valdosta and 34 miles north of Tallahassee, Florida. The city is known for its well-preserved downtown, where visitors can enjoy an old-fashioned atmosphere on its brick-paved streets. Thomasville was once called the "winter resort of the South" and Pebble Hill Plantation, now a museum, served as a family home and later a winter retreat. Thomasville has many museums, architecturally significant residences and nature centers. Additionally, business owners in Thomasville draw employees from a five-county Georgia region as well as Tallahassee.

TENANT OVERVIEW

ABOUT WALGREENS

Walgreens Boots Alliance is the first global pharmacy-led, health and wellbeing enterprise in the world, created through the combination of Walgreens and Alliance Boots in December 2014. This transaction brought together two leading companies creating a global leader in pharmacy-led, health and wellbeing retail with over 13,200 stores in 11 countries, the largest global pharmaceutical wholesale and distribution network with over 350 distribution centers delivering to more than 200,000 pharmacies, doctors, health centers and hospitals each year in 19 countries and the world's largest purchaser of prescription drugs and many other health and wellbeing products.



www.walgreens.com



REPRESENTATIVE PHOTO

13,200
Stores in
11
Countries

Headquartered in
Deerfield,
Illinois

350+
Distribution
Centers

Employs
over
370,000
People

Ownership

Public

Tenant

Corporate

Sales Volume

\$76.4 Billion

Stock Symbol

NASDAQ: WBA

Credit Rating

Standard & Poor's: BBB



21°20
COP 20
Laces, Tulle Skirts
& Fleece Pants

Walgreens

PHARMACY



PHARMACY

Walgreens

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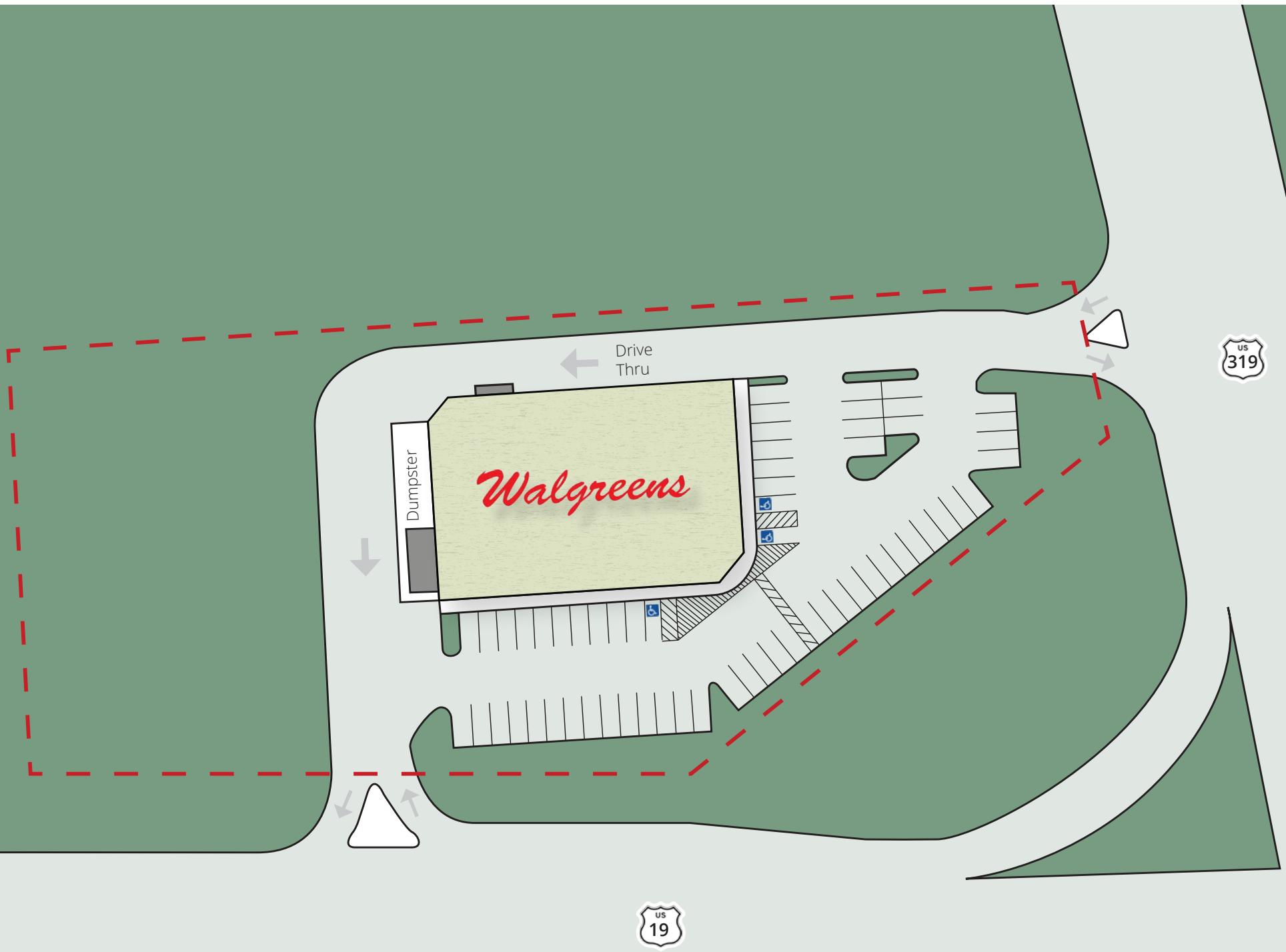
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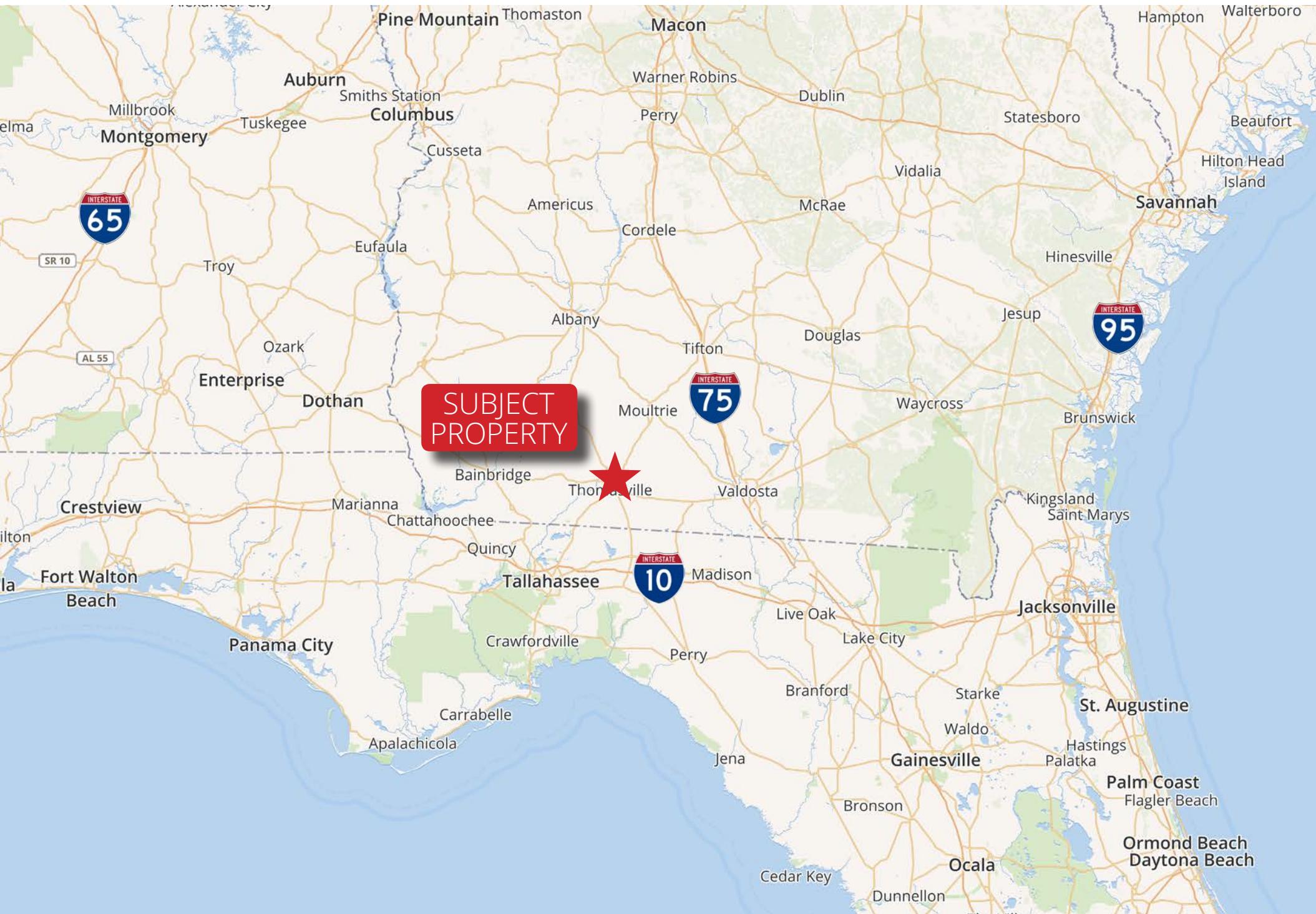
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SITE PLAN



REGIONAL MAP



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