

# Nationwide Pharmacy Portfolio

OPPORTUNITY TO OWN A  
NATIONWIDE PORTFOLIO



STRONG CREDIT TENANTS



8%+ RETURN DAY 1



STRONG FUNDAMENTALS, GREAT  
LOCATIONS ACROSS THE BOARD

## FOR SALE



CAN BE PURCHASED  
INDIVIDUALLY

# CONTENTS



## CVS McDonough

2098 GA-20 | MCDONOUGH, GA 30253



## Walgreens Denver

2400 E MIDWAY BLVD | BROOMFIELD, CO 80234



## Walgreens Severna Park

496 RITCHIE HIGHWAY | SEVERNA PARK, MD 21146



## Walgreens Waterford

20 S TELEGRAPH ROAD | WATERFORD TOWNSHIP, MI 48328

# Regional Asset Offering



# Portfolio Offering Summary

## OFFERING SUMMARY

Offering Price	\$27,640,512
Cap Rate	8.00%
Net Operating Income	\$2,211,241
Total Square Footage	57,107 SF
Total Land Area	6.14 Acres

## LEASE SUMMARY

Tenant	CVS, Walgreens
Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant
Average Lease Term Remaining	6.7 Years

**PRICE: \$27,640,512      NOI: \$2,211,241**

**LIST CAP RATE: 8.00%**



# CVS McDonough, GA

2098 GA-20 | MCDONOUGH, GA 30253



**FOR SALE**

# Offering Summary

2098 GA-20 | MCDONOUGH, GA 30253

## OFFERING SUMMARY

Net Operating Income	\$410,560
Gross Leasable Area	13,013
Lot Size	1.86 Acres
Year Built	2007

## LEASE SUMMARY

Tenant	CVS
Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant
Base Lease Term	25 Years
Lease Commencement	9/13/07
Lease/ Rent Expiration	1/31/33
Term Remaining	8+ Years
Credit Rating	BBB

## RENT SCHEDULE

### Base Rent:

INCREASE SCHEDULE	ANNUAL	MONTHLY	ANNUAL PSF
Current	\$410,560.00	\$34,213.33	\$31.55

### Renewal Base Rent:

INCREASE SCHEDULE	ANNUAL	MONTHLY	ANNUAL PSF
Option 1	\$388,320.00	\$32,360.00	\$29.84
Option 2	\$407,736.00	\$33,978.00	\$31.33
Option 3	\$428,123.00	\$35,676.92	\$32.90
Option 4	\$449,530.00	\$37,460.83	\$34.54



# Facts / Demographics

2098 GA-20 | MCDONOUGH, GA 30253

## FACTS:

- 8+ Years Remain on Absolute NNN Lease
- Extremely Limited Competition, Closest Pharmacy is 4 Miles Away (Walgreens)
- Located in a very strong industrial corridor, great daytime population
- Situated on Hard Corner, 4 way intersection of Highway 20 & Westridge Parkway
- Great Retail Market Vacancy of 1.8%
- Above Average AHHI of \$91,990 within one mile.



**1**

MILES



**5,738**

Total Population



**6,551**

Daytime Population



**\$91,990**

Average Household Income

**3**

MILES

**34,943**

Total Population

**38,917**

Daytime Population

**\$84,779**

Average Household Income

**5**

MILES

**77,162**

Total Population

**78,439**

Daytime Population

**\$90,658**

Average Household Income

# Close In Aerial

2098 GA-20 | MCDONOUGH, GA 30253

45 ACRE PROPOSED  
MIXED USE / RESIDENTIAL  
DEVELOPMENT

WESTRIDGE PKWY

20

SITE

THE SHOPS AT WESTRIDGE

Publix



WESTRIDGE  
Dental Care



TREK

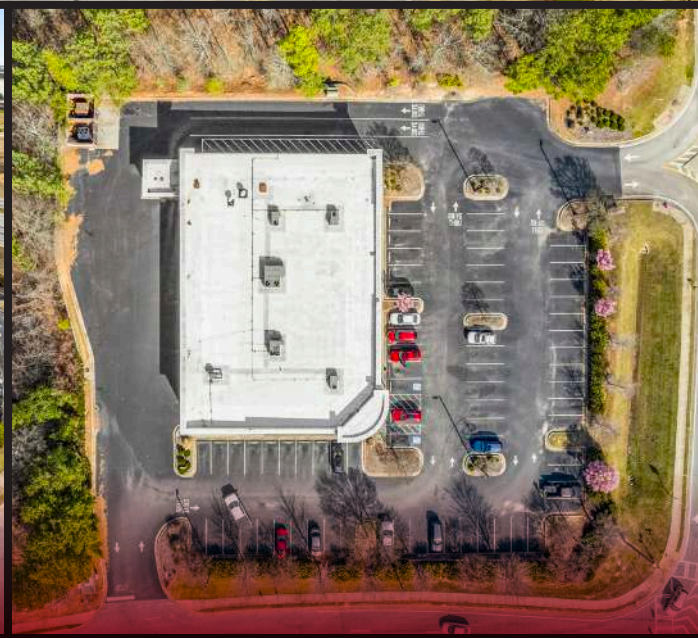
MCDONOUGH HAMPTON RD.

The  
Southern  
CREDIT UNION



# Exterior

2098 GA-20 | MCDONOUGH, GA 30253



# Market Aerial

2098 GA-20 | MCDONOUGH, GA 30253



**SOUTHPOINT**

- HOBBY LOBBY
- TEXAS CHICKEN
- KOHL'S
- AspenDental
- five BELOW
- MILLER'S ALE HOUSE
- FIVE GUYS BURGERS and FRIES
- PANDA EXPRESS CHINESE KITCHEN
- jcpenny

**MCDONOUGH MARKETPLACE**

- Walmart
- LOUISIANA RESTAURANT
- LOWE'S
- POPEYES
- McDonald's
- DOLLAR TREE
- DISCOUNT TIRE
- TACO BELL

**THE SHOPS AT WESTRIDGE**

- Publix
- Marathon
- WESTRIDGE Dental Care
- HEALTHY PET VETERINARY CLINIC
- TREK

The Southern CREDIT UNION

**SITE**

**4 MILLION SF INDUSTRIAL SPACE**

MCDONOUGH HAMPTON RD.

20

75

# Walgreens Denver, CO

2400 E MIDWAY BLVD | BROOMFIELD, CO 80234



**FOR SALE**

# Offering Summary

2400 E MIDWAY BLVD | BROOMFIELD, CO 80234

## OFFERING SUMMARY

Net Operating Income	\$350,904
Gross Leasable Area	14,490
Lot Size	1.63 Acres
Year Built	2002

## LEASE SUMMARY

Tenant	Walgreens
Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant
Base Lease Term	25 Years
Lease Commencement	9/1/02
Lease/ Rent Expiration	8/31/27
Term Remaining	3.5 Years
Credit Rating	BA2

## RENT SCHEDULE

### Base Rent:

INCREASE SCHEDULE	ANNUAL	MONTHLY	ANNUAL PSF
Current	\$350,904.00	\$29,242.00	\$24.22

### Renewal Base Rent:

INCREASE SCHEDULE	ANNUAL	MONTHLY	ANNUAL PSF
Option 1-10	\$350,904.00	\$29,242.00	\$24.22



# Facts / Demographics

2400 E MIDWAY BLVD | BROOMFIELD, CO 80234

## FACTS:

- Located in the very affluent Broomfield neighborhood of Denver
- Hard Corner Location, Intersection of Midway Blvd & Zuni St
- Desirable Demographics, \$140,067 average HHI within 1 Mile
- Huge Population within 3 Miles of 106,125
- Extremely Limited Competition, Closest Pharmacy is 3 Miles away (Walgreens)
- Record Low Retail Vacancy rate of 4.6% in the submarket



**1**  
MILES



**14,980**  
Total Population



**13,003**  
Daytime Population



**\$140,067**  
Average Household Income

**3**  
MILES

**106,125**  
Total Population

**95,593**  
Daytime Population

**\$131,548**  
Average Household Income

**5**  
MILES

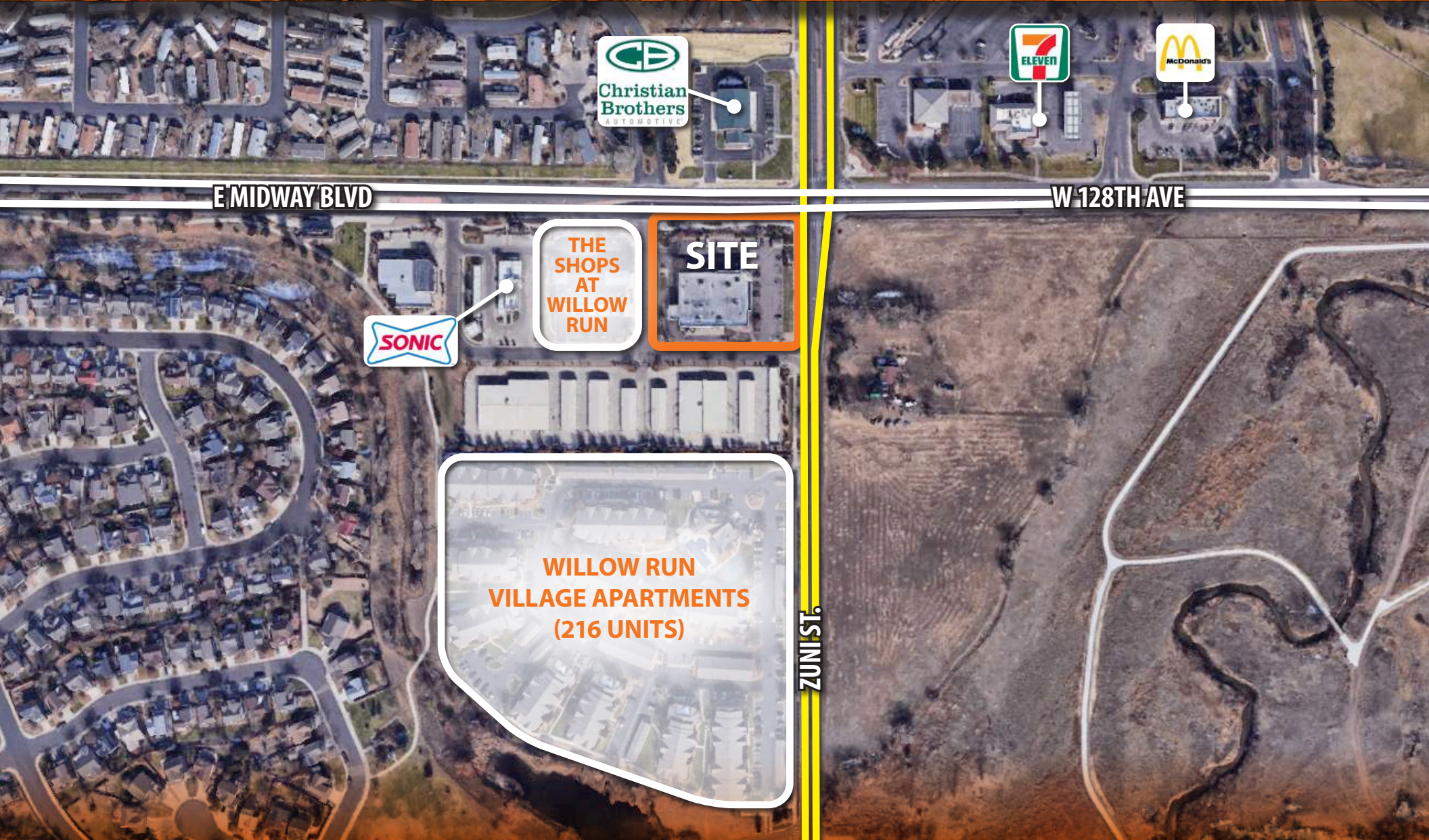
**274,973**  
Total Population

**231,252**  
Daytime Population

**\$123,679**  
Average Household Income

# Close In Aerial

2400 E MIDWAY BLVD | BROOMFIELD, CO 80234



E MIDWAY BLVD

W 128TH AVE



THE SHOPS  
AT WILLOW  
RUN

SITE

WILLOW RUN  
VILLAGE APARTMENTS  
(216 UNITS)

ZUNI ST.

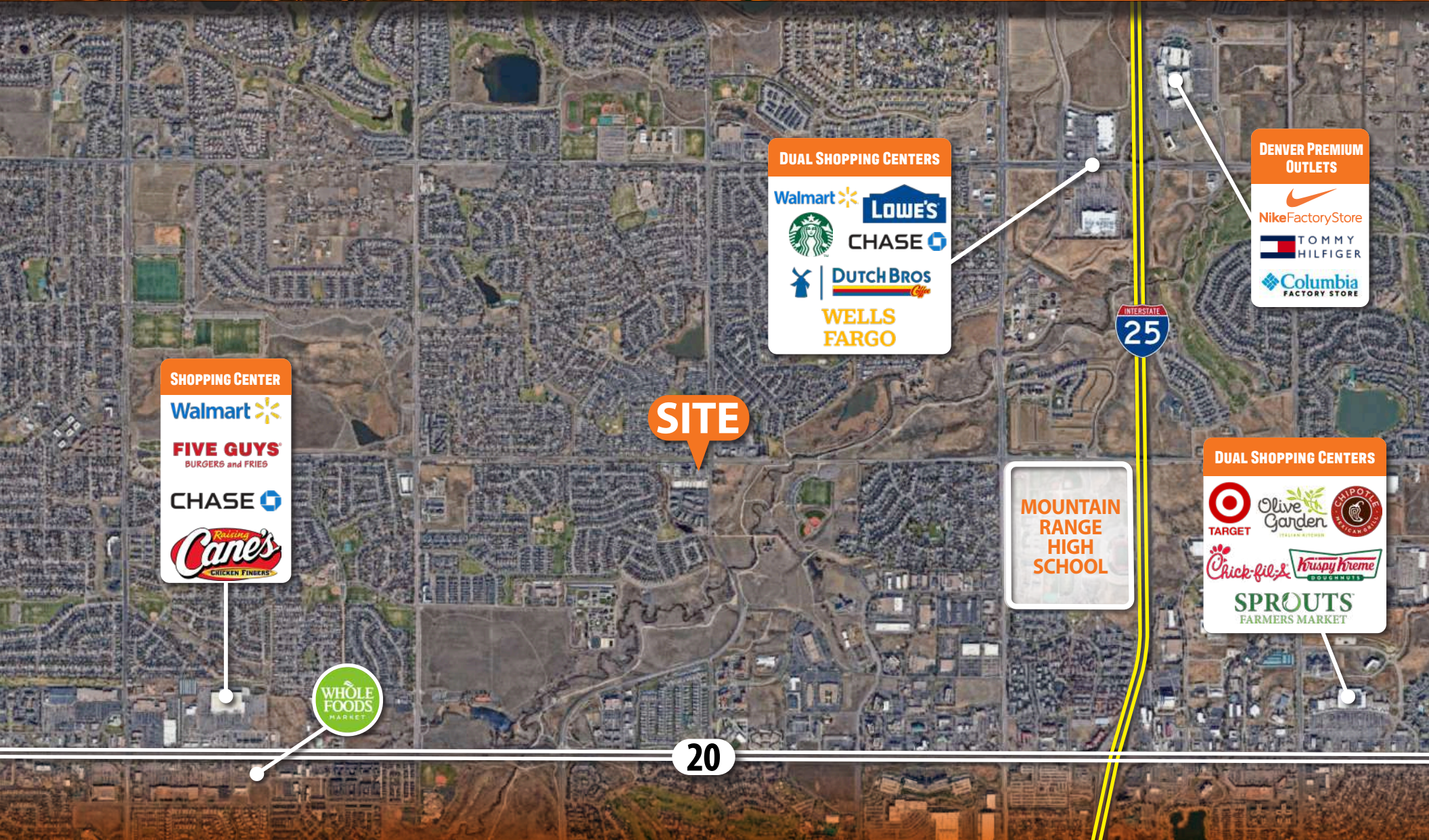
# Exterior

2400 E MIDWAY BLVD | BROOMFIELD, CO 80234



# Market Aerial

2400 E MIDWAY BLVD | BROOMFIELD, CO 80234



**SITE**

**SHOPPING CENTER**

- Walmart
- FIVE GUYS  
BURGERS and FRIES
- CHASE
- Cane's  
CHICKEN FINDERS

WHOLE FOODS  
MARKET

**DUAL SHOPPING CENTERS**

- Walmart
- Starbucks
- LOWE'S
- CHASE
- Dutch Bros
- WELLS FARGO

**DENVER PREMIUM OUTLETS**

- Nike  
NikeFactoryStore
- TOMMY HILFIGER
- Columbia  
FACTORY STORE

**MOUNTAIN RANGE HIGH SCHOOL**

**DUAL SHOPPING CENTERS**

- TARGET
- Olive Garden
- CHIPOTLE MEXICAN BURGERS
- Chick-fil-a
- Krispy Kreme DOUGHNUTS
- SPROUTS FARMERS MARKET

20

INTERSTATE  
25



# Walgreens Severna Park

496 RITCHIE HIGHWAY | SEVERNA PARK, MARYLAND 21146



**FOR SALE**

# Offering Summary

496 RITCHIE HIGHWAY | SEVERNA PARK, MARYLAND 21146

## OFFERING SUMMARY

Net Operating Income	\$917,804.00
Gross Leasable Area	14,784
Lot Size	1.02 Acres
Year Built	2009

## LEASE SUMMARY

Tenant	Walgreens
Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant
Base Lease Term	20 Years
Lease Commencement	5/8/09
Lease/ Rent Expiration	7/8/29
Term Remaining	5.5 Years
Credit Rating	BA2

## RENT SCHEDULE

### Base Rent:

INCREASE SCHEDULE	ANNUAL	MONTHLY	ANNUAL PSF
Current	\$917,804.00	\$76,483.67	\$62.08
7/9/2024-8/8/2029	\$928,984.00	\$77,415.33	\$62.84

### Renewal Base Rent:

INCREASE SCHEDULE	ANNUAL	MONTHLY	ANNUAL PSF
Option 1	\$941,243.00	\$78,436.92	\$63.67
Option 2	\$954,811.00	\$79,567.58	\$64.58
Option 3	\$969,692.00	\$80,807.67	\$65.59
Option 4	\$986,064.00	\$82,172.00	\$66.70
Option 5	\$1,004,064.00	\$83,672.00	\$67.92
Option 6	\$1,023,864.00	\$85,322.00	\$69.25
Option 7	\$1,034,656.00	\$86,221.33	\$69.98
Option 8	\$1,069,620.00	\$89,135.00	\$72.35



# Facts / Demographics

496 RITCHIE HIGHWAY | SEVERNA PARK, MARYLAND 21146

## FACTS:

- Adjacent from Giant Anchored Shopping Center
- Baltimore MSA
- Huge Traffic Counts of 53,000 VPD, Located on Route 2 (Ritchie HWY)
- Extremely Strong Demographics, Avg. HHI \$215,828 within 1 Mile Radius
- Strong Population, 47,513 within 3 mile radius
- Retail market with vacancy of only 2.1%



**1**  
MILES

**3**  
MILES

**5**  
MILES



**8,025**  
Total Population

**47,513**  
Total Population

**136,503**  
Total Population



**9,160**  
Daytime Population

**37,969**  
Daytime Population

**107,219**  
Daytime Population



**\$215,828**  
Average Household Income

**\$203,691**  
Average Household Income

**\$172,958**  
Average Household Income

# Close In Aerial

496 RITCHIE HIGHWAY | SEVERNA PARK, MARYLAND 21146



  
DOLLAR TREE  
  
ALDI  
  
MATTRESS FIRM

GOVERNOR RITCHIE HWY

  
verizon

  
AutoZone

  
SITE



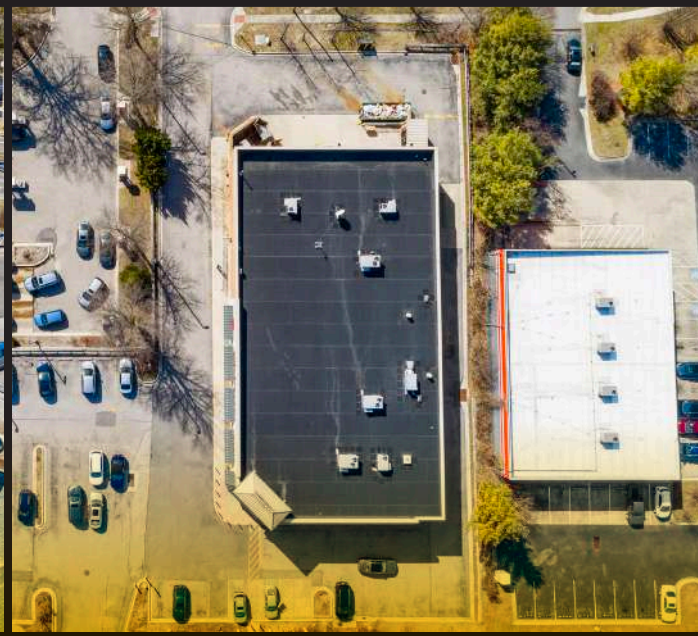
  
Chick-fil-®

WALGREENS PARTIAL PARKING LOT  
NOT INCLUDED IN SALE

  
ROYAL FARMES

# Exterior

496 RITCHIE HIGHWAY | SEVERNA PARK, MARYLAND 21146



# Market Aerial

496 RITCHIE HIGHWAY | SEVERNA PARK, MARYLAND 21146



# Walgreens Waterford

20 S TELEGRAPH ROAD | WATERFORD TOWNSHIP, MICHIGAN 48328



**FOR SALE**

**STORAGE**  
Climate Control  
24hr Access  
Security Systems  
248-301-0720

# Offering Summary

20 S TELEGRAPH ROAD | WATERFORD TOWNSHIP, MICHIGAN 48328

## OFFERING SUMMARY

Net Operating Income	\$533,952.00*
Gross Leasable Area	14,820
Lot Size	1.63 Acres
Year Built	2008
*Inclusive of Cell Tower Rent	

## LEASE SUMMARY

Tenant	Walgreens
Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant
Base Lease Term	25 Years
Lease Commencement	1/1/08
Lease/ Rent Expiration	12/31/32
Term Remaining	8+ Years
Credit Rating	BA2

## RENT SCHEDULE

### Base Rent:

INCREASE SCHEDULE	ANNUAL	MONTHLY	ANNUAL PSF
Current Base Rent	\$512,172.00	\$42,681.08	\$34.55
Cell Tower Rent*	\$21,780	\$1,815	-
*Contact Broker for Details			

### Renewal Base Rent:

INCREASE SCHEDULE	ANNUAL	MONTHLY	ANNUAL PSF
Option 1-10	\$512,172.00	\$42,681.08	\$34.55





# Facts / Demographics

20 S TELEGRAPH ROAD | WATERFORD TOWNSHIP, MICHIGAN 48328

## FACTS:

- 8+ Years Remain on a Absolute NNN Lease
- Located Just outside of Pontiac, Michigan
- Situated on Hard Corner of Route 59 & Telegraph Road, 4 Way Intersection
- Traffic Counts of 45,000 VPD
- Very Large Population within 3 miles of 72,944
- Cell Phone Tower on site, Lease guaranteed by T-Mobile USA. (79,000 Cell Towers Nation Wide)



**1**

MILES

**3**

MILES

**5**

MILES



**11,193**

Total Population

**72,944**

Total Population

**161,873**

Total Population



**11,048**

Daytime Population

**83,303**

Daytime Population

**175,313**

Daytime Population



**\$80,936**

Average Household Income

**\$80,228**

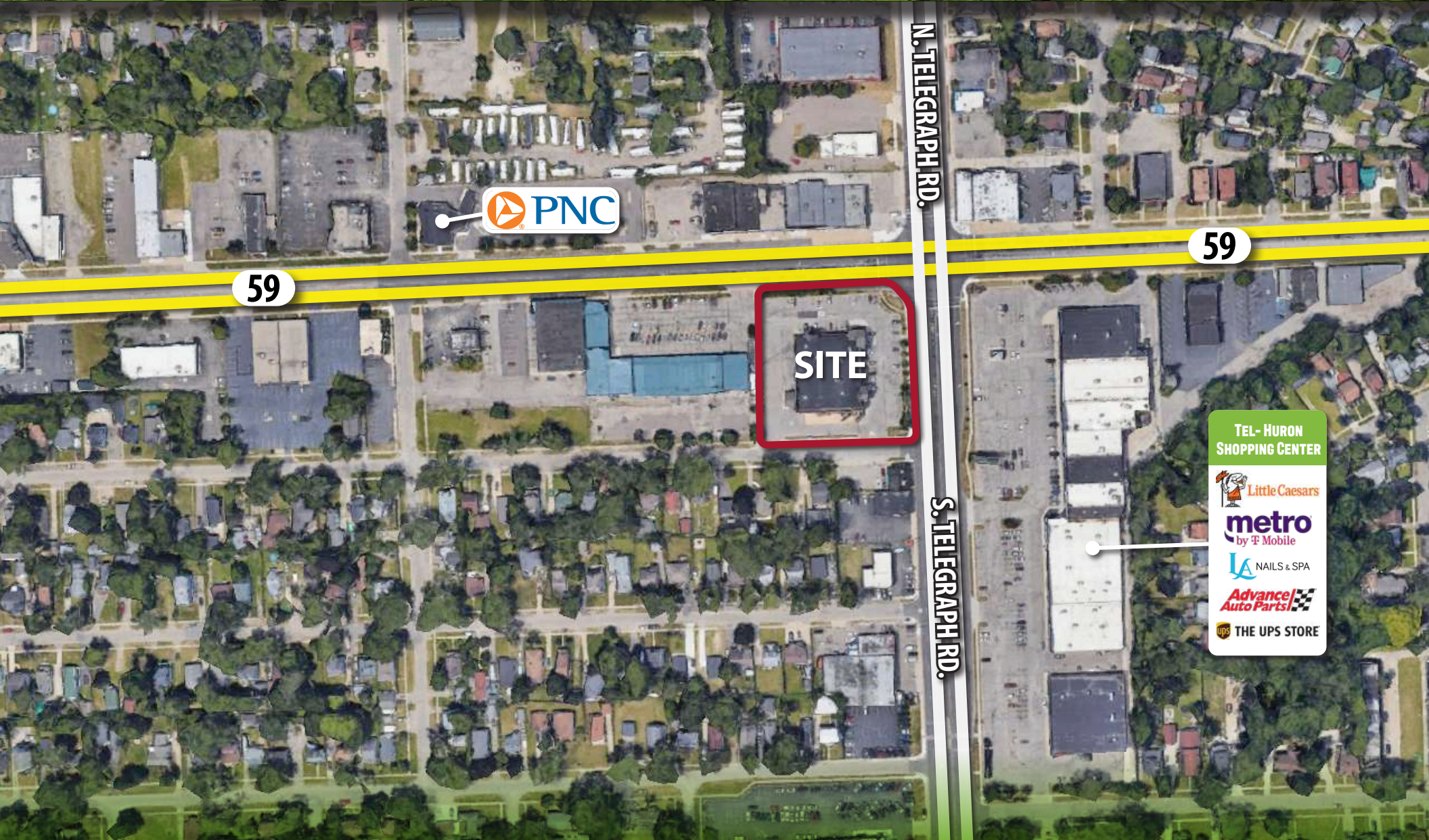
Average Household Income

**\$103,936**

Average Household Income

# Close In Aerial

20 S TELEGRAPH ROAD | WATERFORD TOWNSHIP, MICHIGAN 48328



N. TELEGRAPH RD.

59

59



SITE

S. TELEGRAPH RD.

TEL-HURON SHOPPING CENTER

- Little Caesars
- metro by T-Mobile
- LA NAILS & SPA
- Advance Auto Parts
- THE UPS STORE

# Exterior

20 S TELEGRAPH ROAD | WATERFORD TOWNSHIP, MICHIGAN 48328



# Market Aerial

20 S TELEGRAPH ROAD | WATERFORD TOWNSHIP, MICHIGAN 48328

1,000,000 SF  
INDUSTRIAL DEVELOPMENT  
COMING SOON!

N. TELEGRAPH RD.

ELIZABETH LAKE RD.

OAKLAND POINTE

HARBOR FREIGHT	boost mobile
SUBWAY	DOLLAR TREE
FORMAN COLLEGE FIND IT. LOVE IT. OWN IT.	H&R BLOCK
BIG LOTS!	

SITE

59

59



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**OR CONTACT:**

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**BANG**  
REALTY

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