

Blaine, WA



Youngstown, OH



Schodack, NY



Norwich, NY



**RITE AID & WALGREENS PORTFOLIO**  
**34 PROPERTIES | INVESTMENT OPPORTUNITY**  
**(AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO)**



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group and Lee & Associates has not made any investigation, and makes no warranty or representation.

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## PORTFOLIO OVERVIEW

Tenant	City	State	Lease Term	Building Size	NOI	Cap Rate	Price	Link	Property Status
Walgreens	Sand Lake	NY	6 Years	14,673 SF	\$688,424	8.25%	\$8,344,533	<a href="#">View OM</a>	Available
Walgreens	Schodack	NY	4 Years	14,564 SF	\$412,161	7.75%	\$5,318,206	<a href="#">View OM</a>	Available
Walgreens	Norwich	NY	5 Years	11,392 SF	\$235,613	7.00%	\$3,365,900		Sold
Walgreens	Piedmont	SC	5 Years	10,908 SF	\$105,000	7.75%	\$1,354,839		Sold
Walgreens	Cortland	NY	5 Years	13,813 SF	\$345,137	7.50%	\$4,601,827		Sold
Walgreens	Columbus	GA	8 Years	13,824 SF	\$260,634	6.65%	\$3,919,308		Sold
Walgreens	Ocean Springs	MS	6 Years	10,752 SF	\$211,357	7.10%	\$2,976,859		Sold
Walgreens	Morganton	NC	9 Years	10,908 SF	\$189,200	7.25%	\$2,609,655		Sold
Walgreens	Baltimore	MD	6 Years	11,294 SF	\$184,648	7.25%	\$2,546,869		Sold
Walgreens	Rumford	ME	8 Years	11,058 SF	\$178,321	6.65%	\$2,681,519		Sold
Walgreens	Camden	SC	5 Years	10,908 SF	\$171,464	7.25%	\$2,365,021		Sold
Walgreens	Vicksburg	MS	7 Years	11,060 SF	\$160,737	7.00%	\$2,296,243		Sold
Walgreens	Millinocket	ME	8 Years	11,180 SF	\$150,371	7.00%	\$2,148,157		Sold
Walgreens	Passaic	NJ	7 Years	10,752 SF	\$144,714	6.65%	\$2,175,000		Sold
Walgreens	Mooreville	NC	4 Years	10,908 SF	\$125,000	7.60%	\$1,644,737		Sold

PORTFOLIO OVERVIEW

Tenant	City	State	Lease Term	Building Size	NOI	Cap Rate	Price	Link	Property Status
Rite Aid	Geneva	NY	6 Years	14,673 SF	\$589,775	8.75%	\$6,740,286	<a href="#">View OM</a>	Available
Rite Aid	Blaine	WA	11 Years	17,340 SF	\$563,727	7.25%	\$7,803,131	<a href="#">View OM</a>	Available
Rite Aid	Tallmadge	OH	5 Years	14,564 SF	\$426,505	8.25%	\$5,169,758	<a href="#">View OM</a>	Available
Rite Aid	Flushing	MI	6 Years	9,755 SF	\$313,040	8.50%	\$3,682,824	<a href="#">View OM</a>	Available
Rite Aid	Youngstown	OH	3 Years	11,325 SF	\$198,634	8.50%	\$2,336,871	<a href="#">View OM</a>	Available
Rite Aid	Hubbard	OH	6 Years	11,325 SF	\$195,501	8.25%	\$2,369,709	<a href="#">View OM</a>	Available
Rite Aid	Durand	MI	5 Years	11,060 SF	\$184,149	8.25%	\$2,323,109		Sold
Rite Aid	Baldwinsville	NY	8 Years	11,695 SF	\$206,992	7.40%	\$2,797,189		Sold
Rite Aid	Portsmouth	VA	8 Years	13,824 SF	\$376,087	7.00%	\$5,372,671		Sold
Rite Aid	Richmond	MI	6 Years	11,180 SF	\$129,609	7.75%	\$1,789,742		Sold
Rite Aid	Waterford	MI	9 Years	14,564 SF	\$470,891	8.00%	\$5,886,138		Sold
Rite Aid	Camden Wyoming	DE	9 Years	10,908 SF	\$350,933	7.50%	\$4,679,107		Sold
Rite Aid	East Orange	NJ	9 Years	10,121 SF	\$222,568	7.05%	\$3,156,993		Sold
Rite Aid	Sewell	NJ	9 Years	10,752 SF	\$177,146	6.80%	\$2,605,088		Sold
Rite Aid	Barnegat	NJ	9 Years	10,147 SF	\$183,762	7.15%	\$2,570,098		Sold
Rite Aid	Clinton Township	MI	8 Years	11,107 SF	\$200,000	8.00%	\$2,500,000		Sold
Rite Aid	Lorain	OH	2 Years	11,325 SF	\$200,842	8.50%	\$2,362,847		Sold

## TENANT OVERVIEW

## WALGREENS

Walgreens ([www.walgreens.com](http://www.walgreens.com)) is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), a global leader in retail pharmacy. As America's most loved pharmacy, health and beauty company, Walgreens purpose is to champion the health and wellbeing of every community in America. Operating more than 9,000 retail locations across America, Puerto Rico and the U.S. Virgin Islands, Walgreens is proud to be a neighborhood health destination serving approximately 8 million customers each day. Walgreens pharmacists play a critical role in the U.S. healthcare system by providing a wide range of pharmacy and healthcare services. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with platforms bringing together physical and digital, supported by the latest technology to deliver high-quality products and services in local communities nationwide.

Website:	<a href="http://www.walgreens.com">www.walgreens.com</a>
Number of Locations:	9,277
Stock Symbol:	WBA (NASDAQ)
Standard & Poor's Rating:	BBB
Market Capitalization:	\$31 Billion

*Walgreens*



TENANT OVERVIEW

**RITE AID**

Rite Aid Corporation, through its subsidiaries, operates a chain of retail drugstores in the United States. The company sells prescription drugs and a range of other merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise, and other every day and convenience products. It also offers health coaching, shared decision-making tools, and health care analytics, including health coaching for medical decisions, chronic conditions, and wellness; population analytic solutions; and consulting services. The company offers its products to customers covered by third party payers, such as insurance companies, prescription benefit management companies, government agencies, private employers, and other managed care providers. It has a strategic alliance with GNC.

Rite Aid Corporation operates 2,275 stores in the United States. Rite Aid Corporation was founded in 1962 and is headquartered in Camp Hill, Pennsylvania. Rite Aid is publicly traded on the New York Stock Exchange using the symbol "RAD".

Website	www.riteaid.com
Founded:	1962
Number of Locations:	2,275
Stock Symbol:	RAD (NYSE)
Headquarters:	Camp Hill, Pennsylvania





EXCLUSIVELY LISTED BY:



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