

Walgreens

3500 Mastin Lake Rd Nw | Huntsville, AL 35810

Retail
Investment Opportunity
Offering Memorandum



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EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Walgreens

3500 Mastin Lake Rd Nw Huntsville, AL 35810



INVESTMENT HIGHLIGHTS

Property Highlights

- **Long-Term Operating History** – Proven Tenant Commitment - Walgreens has operated at this location for over 23 years, underscoring the site's strong performance and long-term viability within the retailer's national portfolio.
- **Corporate Guarantee by Investment-Grade Tenant** - The lease is corporately guaranteed by Walgreens (NASDAQ: WBA), one of the nation's largest and most creditworthy pharmacy chains, providing investors with reliable, stable income.
- **Two Years Remaining on Absolute NNN Lease** - The property offers two years of remaining term on an absolute triple-net (NNN) lease with no landlord responsibilities, offering 100% passive ownership and predictable cash flow.
- **Hard Corner Location with Excellent Visibility and Traffic** - Positioned on a hard corner along Mastin Lake Rd, the site benefits from approximately 19,300 vehicles per day (VPD) and direct access to North Memorial Parkway (US-231/431) — a major Huntsville thoroughfare.
- **Major Infrastructure Improvements Underway** - Significant transportation infrastructure work is underway at the intersection of Mastin Lake Rd and North Memorial Parkway, including a new overpass, service roads, and access enhancements, which will further improve visibility, accessibility, and long-term traffic flow to the site.
- **Located in a Rapidly Growing Huntsville Market** - Huntsville, AL, is one of the fastest-growing cities in the Southeast, fueled by expansion in aerospace, defense, and technology sectors. The surrounding trade area has experienced strong population growth, with continued increases in housing and household income supporting ongoing retail demand.





Alabama A&M University
±7,808 Students



 **Academy for Science and Foreign Language**
±3,000 Students



Pulaski Pike NW ± 13,600 VPD



The Jerk King



Martin Lake Rd NW ± 12,500 VPD

3500 Mastin Lake Rd Nw
Huntsville, AL 35810

±15,190 SF

GLA

2002/2015

Year Built/Renovated

±32,900

Vehicles Per Day

(Pulaski Pike NW & Mastin Lake Rd NW)

NNN

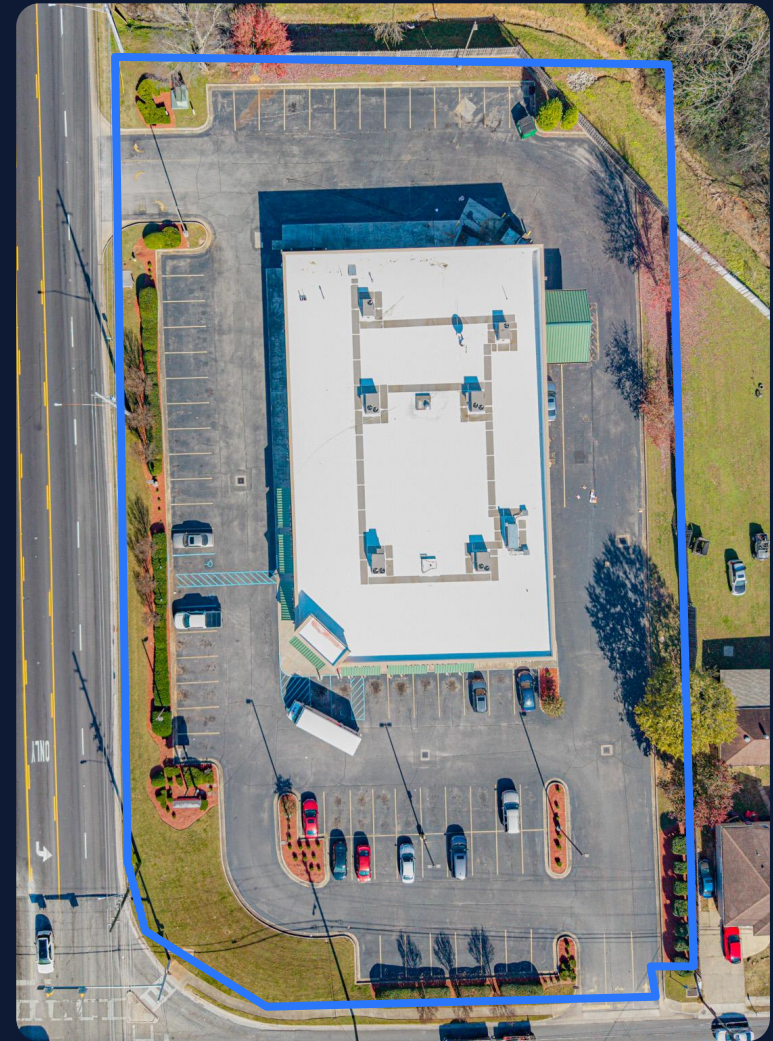
Lease Type

\$196.53

Price Per SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Walgreens

3500 Mastin Lake Rd Nw Huntsville, AL 35810



FINANCIAL SUMMARY

\$2,988,235

List Price

8.50%

Cap Rate

\$196.53

Price Per SF

±1.91 AC

Lot Size

Property Details

Tenant	Walgreens
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof, Structure	Tenant Responsible
Parking Lot	Tenant
Term Remaining	1.7 years
Original Lease Term	25 Years
Rent Commencement	10/1/2002
Rent Expiration	5/31/2027
Options	Five, 10-Year Options

Annualized Operating Data

Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Year 1-5	\$ 21,166.58	\$ 253,999.00	\$ 16.72	8.50%
Option 1	\$ 21,166.58	\$ 253,999.00	\$ 16.72	8.50%
Option 2	\$ 21,166.58	\$ 253,999.00	\$ 16.72	8.50%
Option 3	\$ 21,166.58	\$ 253,999.00	\$ 16.72	8.50%
Option 4	\$ 21,166.58	\$ 253,999.00	\$ 16.72	8.50%
Option 5	\$ 21,166.58	\$ 253,999.00	\$ 16.72	8.50%
Option 6	\$ 21,166.58	\$ 253,999.00	\$ 16.72	8.50%
Option 7	\$ 21,166.58	\$ 253,999.00	\$ 16.72	8.50%
Option 8	\$ 21,166.58	\$ 253,999.00	\$ 16.72	8.50%
Option 9	\$ 21,166.58	\$ 253,999.00	\$ 16.72	8.50%
Option 10	\$ 21,166.58	\$ 253,999.00	\$ 16.72	8.50%

TENANT OVERVIEW

Year Founded
1901

Headquarters
Deerfield, IL

Ownership Status
Privately held

Employees
312,000

Locations
8,700

Website
Walgreens.com

Annual Revenue
\$147.66B



Tenant Overview

Walgreens, originally founded as the Walgreen Co. in Chicago in 1901, has evolved into one of America's most enduring and recognizable pharmacy and retail healthcare brands. Headquartered in Deerfield, Illinois, the company has maintained a strong national presence for over a century, anchoring community-level healthcare and everyday convenience through its vast network of retail pharmacy locations.

Why Invest in Walgreens?

- **Massive scale:** With thousands of locations, Walgreens remains a dominant U.S. pharmacy network.
- **Footprint optimization:** The store closure initiative signals a disciplined approach to refocusing operations on profitable assets.
- **Adaptability:** The company continues to invest in omnichannel capabilities and human-centered services even amid structural realignment.
- **Net Lease Appeal with National Credit Recognition:** Despite recent restructuring, Walgreens' scale, essential-service role, and brand visibility support its standing as a viable, risk-adjusted tenant for long-term net lease investors.

MARKET OVERVIEW

Walgreens

3500 Mastin Lake Rd Nw Huntsville, AL 35810



HUNTSVILLE, AL

Market Demographics



218,814
Total Population

\$70,778
Median HH Income

92,000
of Households

50%
% Bachelor's Degree

38.4
Median Age

\$265,000
Median Property Value

Local Market Overview

Huntsville, Alabama, often hailed as "Rocket City," is a unique blend of Southern charm and high-tech sophistication, nestled in the Appalachian region of northern Alabama. Its roots stretch back to 1805, predating Alabama's statehood, and it has since evolved from a quiet cotton town to a bustling metropolis that plays a pivotal role in the fields of aerospace and technology. The city's dramatic transformation began in the mid-20th century, largely due to its selection as the site for the U.S. Army's rocket and missile programs.

The heart of Huntsville's modern identity is the U.S. Space & Rocket Center, a Smithsonian Affiliate and the earth's largest space museum. This iconic facility not only serves as an educational cornerstone, offering visitors a glimpse into the past, present, and future of space exploration, but it is also home to Space Camp, where aspiring astronauts of all ages come to learn and dream. The city's commitment to space and science is mirrored in the high concentration of engineers and PhD holders residing here, contributing to its reputation as a smart city where innovation thrives.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	49,840	120,131	332,666
Current Year Estimate	50,537	114,286	307,770
2020 Census	51,952	107,417	280,562
Growth Current Year-Five-Year	-1.38%	5.11%	8.09%
Growth 2020-Current Year	-2.72%	6.39%	9.70%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	20,181	53,404	141,673
Current Year Estimate	20,134	49,353	128,701
2020 Census	21,027	45,561	115,611
Growth Current Year-Five-Year	0.23%	8.21%	10.08%
Growth 2020-Current Year	-4.25%	8.32%	11.32%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$62,922	\$88,772	\$119,657

New Development: Mazda Toyota Manufacturing Plant

A notable new development that underscores Huntsville, Alabama's dynamic growth trajectory is the construction of the Mazda Toyota Manufacturing plant, a joint venture that marks a significant expansion in the automotive industry within the region. This sprawling facility, situated in the western part of Huntsville, is poised to significantly boost the local economy by providing up to 4,000 jobs and producing up to 300,000 vehicles annually once it reaches full production capacity. The establishment of this plant not only diversifies Huntsville's industrial base beyond its traditional aerospace and defense sectors but also signals the city's growing appeal to international investors and its capacity to support large-scale manufacturing operations. This development is expected to have a ripple effect on the local economy, spurring growth in ancillary industries, including auto parts suppliers, and enhancing the overall economic vitality of the region. It exemplifies Huntsville's forward-looking economic development strategy and its readiness to embrace the future of manufacturing and technology.



Economic Development

The economic development of Huntsville, Alabama, has been characterized by strategic diversification and proactive investment in industries of the future. In recent years, Huntsville has emerged as a magnet for investment, attracting a plethora of companies within the aerospace, defense, and technology sectors, further solidifying its status as a key hub for innovation in the United States. The city has successfully leveraged its historical ties to space exploration and missile defense to build an economy that's not just reliant on government contracts but is also increasingly home to startups and established firms in cyber security, biotechnology, and software development. Huntsville's economic strategy has been inclusive, focusing on creating a highly skilled workforce through its educational institutions and training programs, which in turn has contributed to its low unemployment rates and high job growth.

The expansion of the FBI's presence at the Redstone Arsenal and the construction of new facilities by blue-chip companies like Facebook and Toyota have also signaled strong confidence in Huntsville's economic future. This diverse economic base not only enhances the city's resilience against economic downturns but also positions it as a model for other cities aiming for sustainable growth in the 21st century.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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