

REPRESENTATIVE PHOTO



215 STATE ROUTE 34 | HURRICANE, WV 25526



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

WALGREENS

215 State Route 34 | Hurricane, WV 25526

BROKERAGE TEAM

BROKER

STEVE DUBRUELER

Coldwell Banker Premier

1682 South Pleasant Valley Rd. Winchester, WV 22601

(540) 667-7400

License No. 004733-00 (WV)

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±10,572 SF
GLA



1997
Year Built



±27,500
Vehicles Per Day



Fee Simple
Lease Type

PROPERTY OVERVIEW

- Recently extended, over ±5 years of term remaining
- Affluent demographics, average household income is over \$123,676 within 5 miles
- Located on a hard corner of Highway 34 & Mount Vernon Road with access & exposure to 27,500+ VPD
- Located in proximity to Teays Valley Hospital
- Conversion from Rite Aid – Walgreens typically spends \$300,000 when converting an acquired pharmacy location
- Located within proximity to other national retailers such as McDonald's, Kroger and Wendy's
- Walgreens is an Investment Grade Tenant (S&P Rating: BBB)



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FINANCIAL SUMMARY



\$2,255,344
LIST PRICE



9.00%
CAP RATE



\$210
PRICE PER SF

TENANT SUMMARY

Tenant Trade Name Walgreens

Type of Ownership Fee Simple

Lease Guarantor Corporate

Lease Type NNN

Landlords Responsibilities None

Original Lease Term 25 Years

Rent Commencement Date 09/30/1999

Lease Expiration Date 09/30/2029

Term Remaining on Lease ±5 Years

Increases FMV

Options 1-5 year

Drive Thru Yes

Delivery Yes

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$16,915	\$202,981	\$15.43	9.00%
Option 1	FMV	FMV	FMV	-

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TENANT PROFILE

The nation's #1 drugstore chain, Walgreens, operates close to 9,000 stores in all 50 US states, the District of Columbia, the Virgin Islands and Puerto Rico. Prescription drugs are the focus of the company as they account for close to two-thirds of sales; the rest comes from general merchandise, over-the-counter medications, cosmetics and groceries. Most locations offer drive-through pharmacies and one-hour photo processing, which separates them from competition. Recently, Walgreen Co. fully acquired Alliance Boots, Europe's leading drug wholesaler, to create Walgreens Boots Alliance, of which it is a subsidiary.

Walgreens is also a trusted wellness provider that supplies customers, patients and payers with everything from acute prescriptions and vaccinations to specialty pharmaceuticals and wellness services. And to our team members, Walgreens represents a unique opportunity to excel in their careers in a welcoming and inclusive environment.

HEADQUARTERS
Deerfield, IL

YEAR FOUNDED
1901

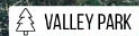
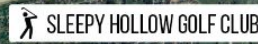
OF LOCATIONS
±8,750



LIBERTY SQUARE SHOPPING CENTER



PUTNAM VILLAGE SHOPPING CENTER



215 State Route 34 ± 27,500 VPD

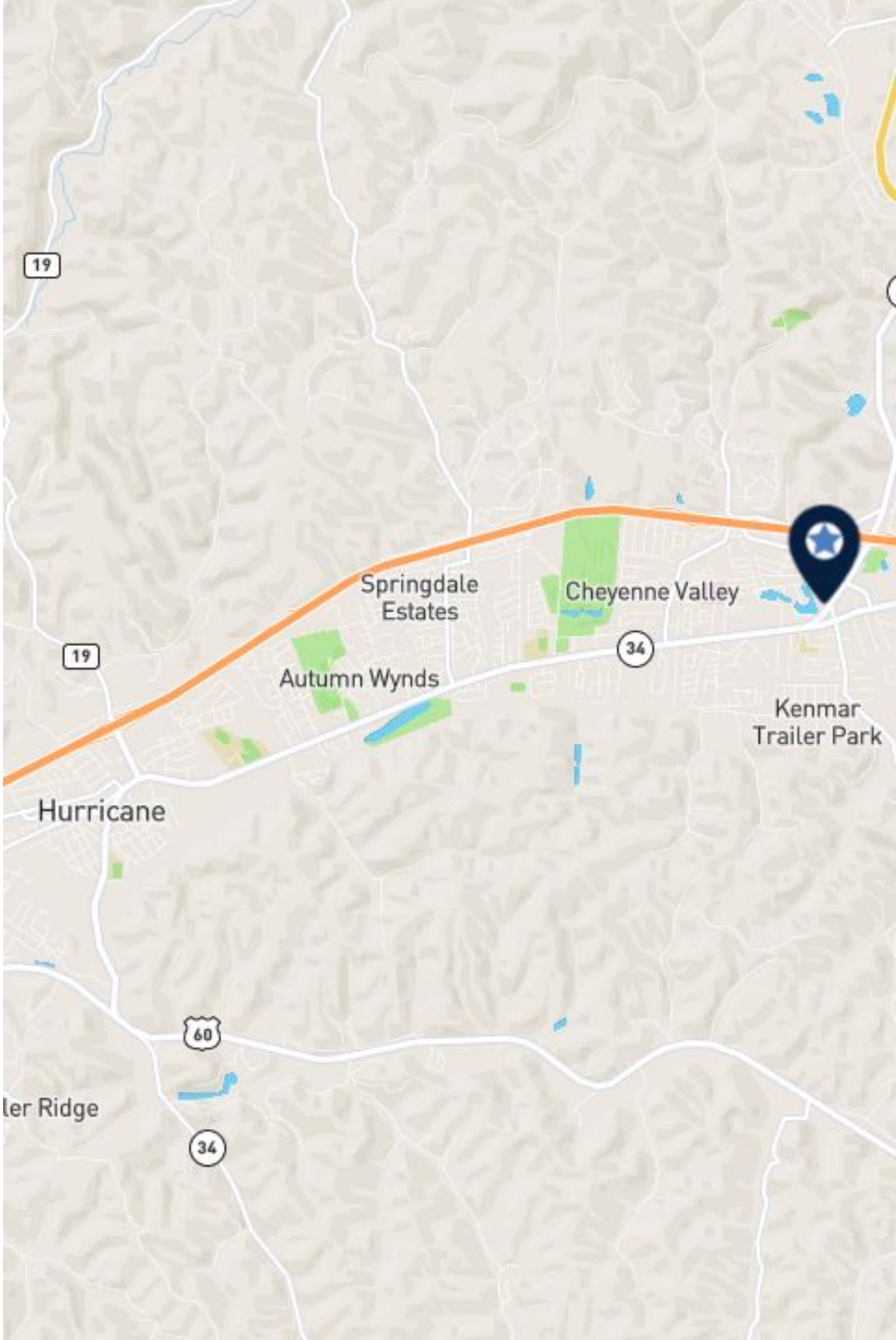


AREA OVERVIEW

Hurricane, West Virginia, is a thriving city situated in Putnam County, nestled between the larger cities of Charleston and Huntington. Known for its family-friendly atmosphere and strong community spirit, Hurricane offers a blend of suburban and small-town living. The city boasts a variety of parks and recreational facilities, such as Valley Park and Waves of Fun Water Park, providing residents with ample opportunities for outdoor activities and family gatherings. Hurricane's vibrant community life is marked by numerous events and festivals throughout the year, including the annual Fire and Ice Festival and the Putnam County Fair, which draw visitors from across the region.

The city's convenient location along Interstate 64 makes it an attractive place for both residents and businesses, contributing to its steady growth and development. Hurricane's economy is diverse, with a mix of retail, manufacturing, and service industries supporting the local job market. The presence of major retailers and local businesses provides shopping and employment opportunities for residents, while the nearby Toyota Motor Manufacturing plant in Buffalo boosts the regional economy. The city's schools, part of the Putnam County School District, are highly regarded, adding to Hurricane's appeal as a great place for families. With its strong sense of community, excellent amenities, and strategic location, Hurricane continues to be a desirable place to live and work in West Virginia.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,060	17,915	27,898
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,062	7,363	11,459
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$112,076	\$130,734	\$123,676



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **215 State Route 34, Hurricane, WV, 25526** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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EXCLUSIVELY LISTED BY

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