

# NEW PHARMACY FOCUSED PROTOTYPE

Absolute NNN Investment Opportunity

*Walgreens*

Drive-Thru Equipped  
(S&P: BBB- | NASDAQ: WBA)

9 Years Remaining | Scheduled Rental Increases | Strong National & Regional Tenant Presence



244 N. Lake Drive

**PRESTONSBURG KENTUCKY**

ACTUAL SITE

 **SRS** | CAPITAL  
MARKETS

**EXCLUSIVELY MARKETED BY**



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Brand Profile



SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, newly built, drive-thru equipped Walgreens investment property located in Prestonsburg, KY. The tenant, Walgreen Co., has 9 years of firm term remaining with an additional 4 (5-year) option periods left to extend. The lease features rare 5% rental increases throughout the initial term and 7.50% increases throughout the options, growing NOI and hedging against inflation. The lease is signed by the corporate entity (S&P: BBB-) and is absolute NNN with zero landlord responsibilities, making it an ideal, low-management investment opportunity for a passive investor. The offering presents the opportunity to purchase one of Walgreens' brand new "Cooper" prototype pharmacies, a store that will have a health and wellness focus on the location's front end.

Walgreens is strategically located near the signalized, hard corner intersection of Lake Drive and State Highway 114, averaging a combined 22,600 vehicles passing by daily. Lake Drive serves as the community's primary retail corridor, placing the asset in an excellent location. The surrounding tenants consist of U.S. Bank, Yamato Steak House of Japan, ACE Hardware, KFC, Mr. Tire Auto, AutoZone, Wendy's, and others. The national and regional tenant presence drives a steady stream of loyal, local consumers to the trade area and promotes significant crossover store exposure. Furthermore, the asset is near numerous single-family communities and multi-family complexes including Highland Terrace (80 units), Cliffside Apartments (94 units), and others, providing a direct residential consumer base for the site. The 5-mile trade area is supported by over 10,600 residents and 6,700 daytime employees, with an average annual household income of \$65,488.

# OFFERING SUMMARY



## OFFERING

<b>Price</b>	\$1,730,000
<b>Net Operating Income</b>	\$103,800
<b>Cap Rate</b>	6.00%
<b>Lease Signature</b>	Corporate (S&P: BBB-   NASDAQ: WBA)
<b>Tenant</b>	Walgreen Co.
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	+/- 2,500 SF
<b>Land Area</b>	0.72 Acres
<b>Property Address</b>	244 N. Lake Drive Prestonsburg, Kentucky 41653
<b>Store Number</b>	17576
<b>Year Built</b>	2023
<b>Parcel Number</b>	045-30-16-006.01
<b>Ownership</b>	Fee Simple (Land & Building)



### **9 Years Remaining | Scheduled Rental Increases | Absolute NNN | Corporate Signed Lease | Cooper Prototype Store | Established Brand**

- The tenant has 9 years of firm term remaining with an additional 4 (5-year) option periods left to extend
- The lease features rare 5% rental increases throughout the initial term and 7.50% throughout the options, growing NOI and hedging against inflation
- The lease is absolute NNN and is signed by the corporate entity (S&P: BBB-)
- The offering presents Walgreens' brand new "Cooper" prototype pharmacies, a store that will have a health and wellness focus on the location's front end
- Founded in 1901, Walgreens is among the largest pharmacies in the United States with nearly 9,000 operating locations

### **Near Signalized, Hard Corner Intersection | Excellent Location | Strong Nearby Tenant Presence | Drive-Thru Equipped Pharmacy**

- Strategically located near the signalized, hard corner intersection of Lake Drive and State Highway 114, averaging a combined 22,600 vehicles passing by daily
- Lake Drive serves as the community's primary retail corridor, placing the asset in an excellent location
- The surrounding tenants consist of U.S. Bank, Yamato Steak House of Japan, ACE Hardware, KFC, Mr. Tire Auto, AutoZone, Wendy's, and others
- The nearby tenant presence drives a steady stream of loyal, local consumers to the trade area and promotes significant crossover store exposure
- The freestanding building is equipped with a drive-thru pharmacy, providing ease and convenience for customers

### **Direct Residential Consumer Base | Demographics in 5-Mile Trade Area**

- The asset is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base for the site
- More than 10,600 residents and 6,700 employees support the trade area
- \$65,488 average household income



# PROPERTY OVERVIEW



## LOCATION



Prestonsburg, Kentucky  
Floyd County

## ACCESS



N. Lake Drive: 1 Access Point

## TRAFFIC COUNTS



S. Lake Drive: 8,600 VPD  
State Highway 114: 14,000 VPD

## IMPROVEMENTS



There is approximately 2,500 SF of existing building area

## PARKING



There are approximately 20 parking spaces on the owned parcel.  
The parking ratio is approximately 8.00 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 045-30-16-006.01  
Acres: 0.72  
Square Feet: 31,244

## CONSTRUCTION



Year Built: 2023

## ZONING



C-3



FRIEND ST.

1429 N. LAKE DR.

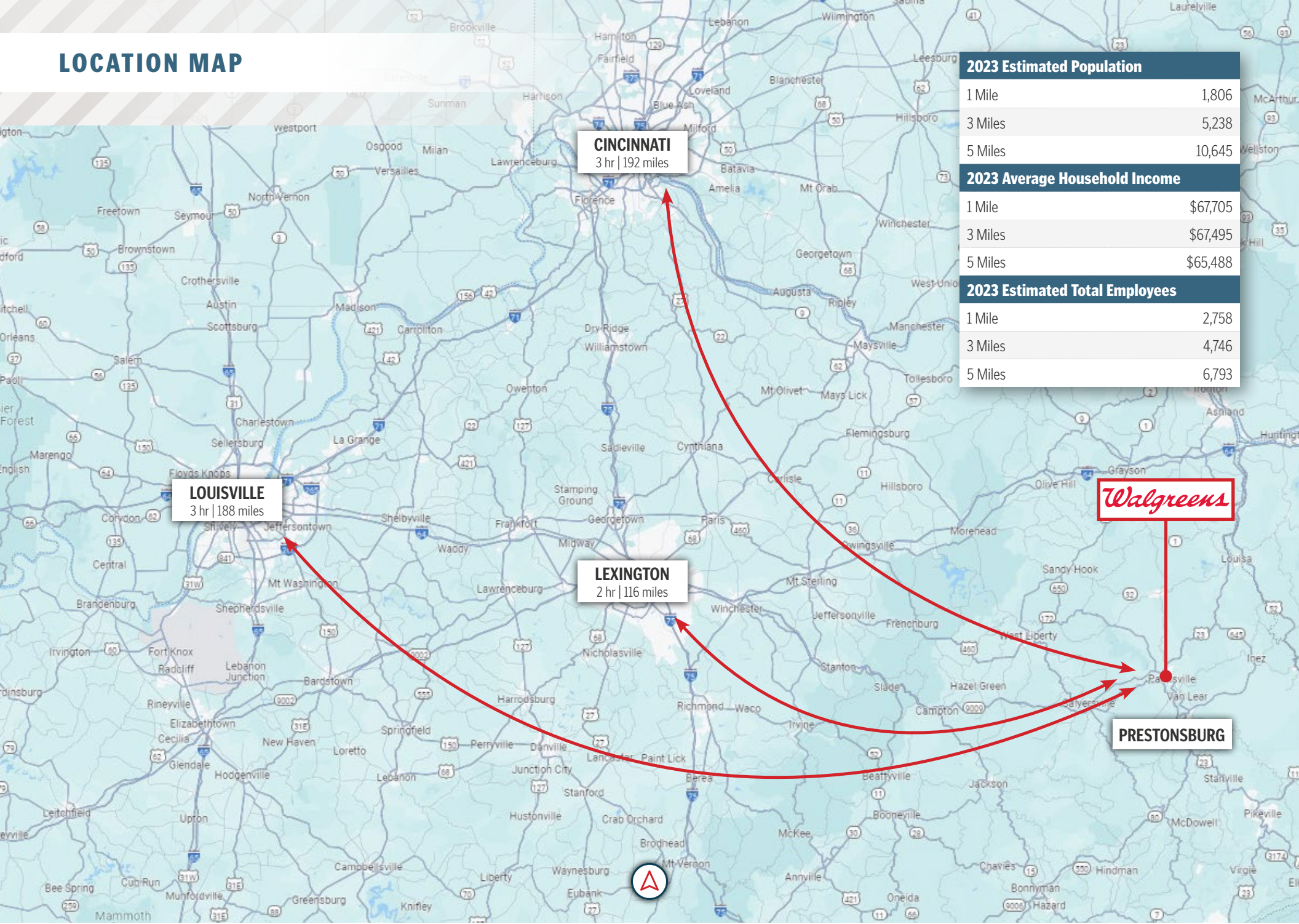
FTD BAKERY

Walgreens

8,600  
VEHICLES PER DAY



# LOCATION MAP



**CINCINNATI**  
3 hr | 192 miles

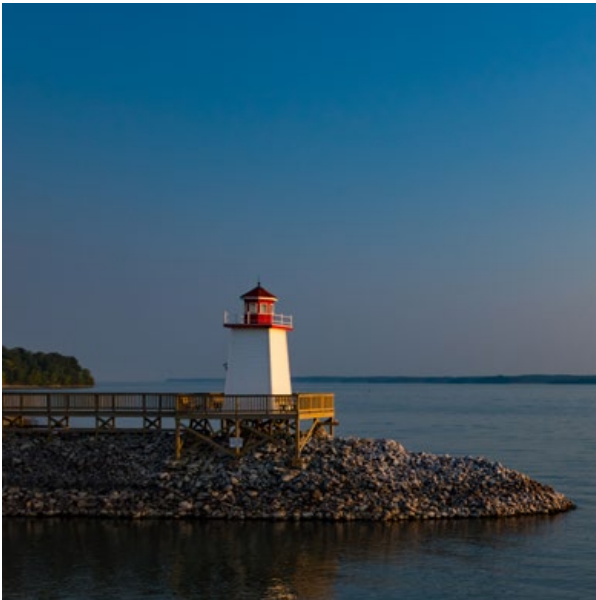
**LOUISVILLE**  
3 hr | 188 miles

**LEXINGTON**  
2 hr | 116 miles

*Walgreens*

**PRESTONSBURG**

2023 Estimated Population	
1 Mile	1,806
3 Miles	5,238
5 Miles	10,645
2023 Average Household Income	
1 Mile	\$67,705
3 Miles	\$67,495
5 Miles	\$65,488
2023 Estimated Total Employees	
1 Mile	2,758
3 Miles	4,746
5 Miles	6,793



## PRESTONSBURG, KENTUCKY

Prestonsburg is a small home rule-class city in and the county seat of Floyd County, Kentucky. It is in the eastern part of the state in the valley of the Big Sandy River. The city of Prestonsburg has a population of 3,628 as of July 1, 2023. The city has a long and colorful history, from its coal mining roots during the early twentieth century to its current role as a regional hub for commerce and industry.

The economy of Prestonsburg employs 1.3k people with the largest industries being Health Care & Social Assistance, Retail Trade, and Arts, Entertainment, & Recreation, and the highest paying industries are Finance & Insurance, Professional, Scientific, & Technical Services, and Arts, Entertainment, & Recreation. The city has several local businesses such as Prestonsburg Insurance Agency, Prestonsburg Printing Company and Big Sandy Medical Center that provide essential services for residents. These companies help bring economic development to the area and provide employment opportunities for people living in or near Prestonsburg.

Despite its industrial past, the city retains much of its rural charm and natural beauty with dense forests, rolling hills, and abundant wildlife. Residents enjoy easy access to outdoor recreation as well as access to local events such as festivals and farmers' markets. Prestonsburg is also home to numerous museums, galleries, and historical sites that are sure to please even the most curious visitor. Recreation in Prestonsburg includes Archer Park, Jenny Wiley State Resort Park, Sugarcamp Mountain Trails, and The Passage Trail. Popular attractions in Prestonsburg include the Mountain Arts Center, Middle Creek National Battlefield, StoneCrest Golf Course, Bowl Rite Lanes, Jenny Wiley Theatre, and Floyd County Library.

Schools are managed by Floyd County Schools. Schools in Prestonsburg include Prestonsburg Elementary School, James D. Adams Middle School, Prestonsburg High School, and Big Sandy Community & Technical College. Additionally, Prestonsburg has a public library, which is a branch of the Floyd County Public Library.

The closest major airport to Prestonsburg, Kentucky is Tri-State Airport. This airport is in Huntington, West Virginia and is 65 miles from the center of Prestonsburg, KY.

# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	1,806	5,238	10,645
2028 Projected Population	1,715	5,032	10,223
2010 Census Population	1,892	5,649	11,621
<b>Households &amp; Growth</b>			
2023 Estimated Households	842	2,307	4,589
2028 Projected Households	806	2,231	4,438
2010 Census Households	834	2,386	4,856
<b>Race &amp; Ethnicity</b>			
2023 Estimated White	96.28%	96.55%	97.05%
2023 Estimated Black or African American	0.28%	0.40%	0.33%
2023 Estimated Asian or Pacific Islander	1.44%	0.92%	0.59%
2023 Estimated American Indian or Native Alaskan	0.06%	0.15%	0.14%
2023 Estimated Other Races	0.50%	0.31%	0.23%
2023 Estimated Hispanic	1.72%	1.47%	1.17%
<b>Income</b>			
2023 Estimated Average Household Income	\$67,705	\$67,495	\$65,488
2023 Estimated Median Household Income	\$39,222	\$42,373	\$45,044
2023 Estimated Per Capita Income	\$31,885	\$29,769	\$28,054
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	335	528	700
2023 Estimated Total Employees	2,758	4,746	6,793





Tenant Name	Square Feet	LEASE TERM			RENTAL RATES						
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Walgreen Co.	+/- 2,500	6/22/2023	6/30/2033	Current	-	\$8,650	\$3.46	\$103,800	\$41.52	Absolute NNN	4 (5-Year)
<b>(Corporate Signature)</b>				Year 6	5%	\$9,083	\$3.63	\$108,990	\$43.60	7.50% Increase at the Beg. of Each Option	

**Note:** The tenant has a 45-Day Right of First Refusal (ROFR).

## FINANCIAL INFORMATION

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## PROPERTY SPECIFICATIONS

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**FOR FINANCING OPTIONS AND LOAN QUOTES:**  
Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)



## WALGREENS

**walgreens.com**

**Company Type:** Subsidiary

**Locations:** +/- 9,000

**Parent:** Walgreens Boots Alliance

**2023 Employees:** 330,000

**2023 Revenue:** \$139.08 Billion

**2023 Assets:** \$96.63 Billion

**2023 Equity:** \$20.02 Billion

**Credit Rating: S&P:** BBB-

Walgreens ([www.walgreens.com](http://www.walgreens.com)) is included in the U.S. Retail Pharmacy and U.S. Healthcare segments of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), an integrated healthcare, pharmacy and retail leader with a 170-year heritage of caring for communities. WBA's purpose is to create more joyful lives through better health. Operating nearly 9,000 retail locations across America, Puerto Rico and the U.S. Virgin Islands, Walgreens is proud to be a neighborhood health destination serving nearly 10 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, including those that drive equitable access to care for the nation's underserved populations. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with fully integrated physical and digital platforms supported by the latest technology to deliver high-quality products and services in communities nationwide.

Source: [walgreensbootsalliance.com](http://walgreensbootsalliance.com), [finance.yahoo.com](http://finance.yahoo.com)



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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