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Walgreens

3803 South Orlando Dr., Sanford, FL 32773



Price:	\$6,421,203
Building Size:	14,224 SF
Price/SF:	\$451.43
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Net Lease Investment with 10+ years left on lease
Cap Rate:	5.40%
Tenancy:	Single
Year Built:	2003
Lot Size:	1.62 AC

Highlights

- Walgreens Boots Alliance Credit Strength The subject property is currently leased to Walgreens (S&P: BBB).
- Remaining Lease Term With 13+ years of initial lease term remaining.
- Absolute NNN Lease with Rent Increases The property is on an absolute NNN lease with zero landlord responsibilities.
- Positive Site Attributes The property sits on a corner site at a high traffic signalized intersection.
- Offered Free and Clear The property is being offered free and clear of existing debt.
- Tax-Free State Florida is one of seven states with no state income tax.

Description

Stan Johnson Company is pleased to offer for sale to qualified investors a Walgreens property located in Sanford, Florida.

Walgreens is operating under a twenty-five (25) year NNN lease with thirteen (13) years remaining. The lease contains ten (10), five (5) year renewal options.

Walgreens is a national leader in providing prescription and non-prescription drugs and household consumer products. With an S&P credit rating of BBB, Walgreens is consistently regarded as one of the most financially sound organizations in the United States. In December 2014 Walgreens merged with Alliance Boots to form Walgreens Boots Alliance Inc. (NASDAQ: WBA). The Company's size, scale, and expertise will help them to expand the supply,

and address the rising cost of, prescription drugs in the USA and worldwide.

The subject property is located on the hard corner of South Orlando Drive and West Lake Mary Blvd. Other national tenants surrounding the property include Walmart, Wells Fargo, CVS Pharmacy, Lowe's, Citgo, and many more.

Sanford is a port city in the central region of Florida. It is the county seat of Seminole County. As of the 2010 census, the city had a population of 53,570. It is a principal city of the Orlando Kissimmee Sanford, FL Metropolitan Statistical Area, which was home to 2,134,411 people as of the 2010 census.

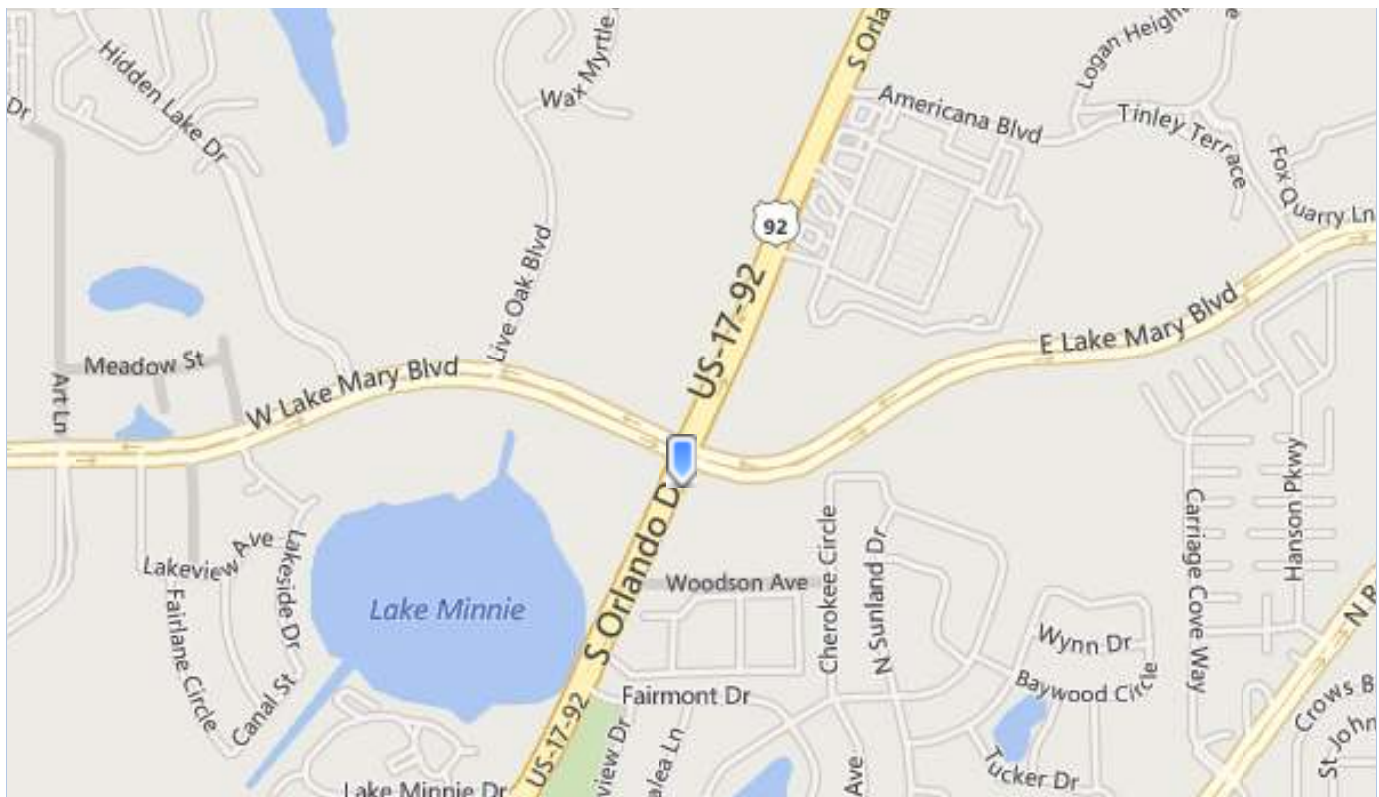
Financial Summary

	Actual
Net Operating Income	\$346,745

Major Tenant Information

Tenant	SF Occupied	Lease End Date
Walgreens	14,224	4/1/2028

Map of 3803 South Orlando Dr., Sanford, FL 32773 (Seminole County)



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