



Triple net investments For Sale | Triple Net / Sale | Drugstores

3740 Cascade Road Southwest . Atlanta , GA 30331

For sale a PREMIUM ABSOLUTE NNN LEASED WALGREENS IN ATLANTA, GA

Listing Info
Listing ID: 2131
Sold

Posted: 01/08/2020 9:41 am | On HOMEiZ: 1569 days | Updated: 4 years ago | Views: 1836

For Sale

Location Map

\$5,400,000

Listing Presented by

Property Type

Property status	Sold
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Property Price

Asking Price	\$5400000
Last Sold Price	\$5400000
Last Sold Date	01/07/2020

Property Location & Description

Listing Headline	For sale a PREMIUM ABSOLUTE NNN LEASED WALGREENS IN ATLANTA, GA

Property Description	Absolute NNN lease, zero owner responsibilities.9 years remaining on the current term with 10 X 5 year options.Store sales anticipated to grow sharply with Rite Aid closure directly across the street (converted into Chick-Fil-A) For more information please contact the listing agent, JOBY TAPIA(O) 415.329.4623 • (C) 415.254.4788 jtapia@nainorcal.com
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Tenant Information

Tenant Overview	National Tenants (Public company)
No. of Locations	9,277
Store #	7394

Tenancy Type

Tenancy	Single
Tenant is a Franchise	No
Number of Tenants	1

Corporate Overview

Stock Symbol	Walgreens Boots Alliance Inc
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Property Overview

Year built	2003
Overall Property Condition	Good
Construction Status	Exist
Total Building Sq. Ft.	15295
Total Lot Size	2.24 Acres

Net Leasable Area	14560 Sq. Ft.
Parking Type	On-street Assigned Parking
Distressed	No
Zoning	C1
Number of Floors	1

Income

Commission split %	Contact Listing agent%
Price per Sq. Ft.	\$353
Cap Rate	6.5%
NOI	\$354900
Rent to sales ratio	N/A%
Annual Property Tax Rate for this property	1.027%
Responsibility for Property Tax increase	Tenant

Lease overview

Landlord Obligations	No
Initial Lease term / Month	9
Lease Remaining Years	years: 9
Renewal Options	

Annual Rent Increase %	N/A%
Termination Clause	Tenant Option
Sales Report Available	Yes
Roof & Structure Responsibility	Tenant
Options to Purchase	NO
Right of First Refusal	No

Lease Guarantor

Guarantee Type	Cooperate
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Lease Structure

Lease Type	100% Absolute Triple Net Lease (NNN Lease)
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Sewer

Type of Sewer	Sewer System (Public)
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Investment Overview

Type of use	Investor
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Ownership Overview

Ownership Type	Fee simple absolute
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Property Highlights

Highlights	Atlanta ranks as 9th largest major metropolitan area in the United States
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	Absolute NNN lease, zero owner responsibilities
	9 years remaining on the current term with 10 X 5 year options
	Drive through
	Premium construction with concrete foundation, brick veneer exterior, and flat roofing system with tar and gravel cover

More information

MLS URL of this listing to link to your own site or brokerage site	Not in MLS
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