

Walgreens



REPRESENTATIVE PHOTO

The Kase Group

WALGREENS | NET LEASED OFFERING

6101 W 70TH ST, SHREVEPORT, LA 71129

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INVESTMENT OVERVIEW

WALGREENS | NET LEASED OFFERING

6101 W 70TH ST, SHREVEPORT, LA 71129

\$5,038,760

6.45% CAP

FEE SIMPLE OWNERSHIP

SUMMARY

This offering is for the 100% fee simple interest in the land and building. The property is leased to Walgreens under a long term net lease with 10 years remaining. The lease calls for minimal landlord obligations.

The property sits on a hard corner at a signalized intersection. The asset is strategically located along a major retail corridor. The property is nearby several retailers including The Home Depot, Walmart Supercenter, Chase Bank, Sonics Drive-In and many others. Additionally, the Shreveport Regional Airport is just 4 miles from the property.

TENANT NAME	WALGREENS
SQUARE FOOTAGE	14,560
LEASE ENDS	8/31/2028
ANNUAL RENT	\$325,000
OPTIONS	TEN, 5 YEAR
INCREASES	RENT IS FLAT

INVESTMENT HIGHLIGHTS

NET LEASED WALGREENS - MINIMAL LANDLORD OBLIGATIONS

S&P RATED BBB INVESTMENT GRADE CREDIT

CORPORATE GUARANTY - NASDAQ: WBA

100% FEE SIMPLE INTEREST

DRIVE-THRU LOCATION

JUST OFF OF INTERSTATE 20

NEARBY MAJOR RETAILERS INCLUDING THE HOME DEPOT, WALMART SUPERCENTER, CHASE BANK, AND OTHERS

OFFERING SPECIFICATIONS

PRICE	\$5,038,760
CAP RATE	6.45%
NET OPERATING INCOME	\$325,000
SQUARE-FOOTAGE	14,560
LOT SIZE	1.97 AC
YEAR BUILT	2003

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
ANNUAL RENT	\$325,000	6.45%

AERIAL & DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	21,558	66,658	219,320
TOTAL HOUSEHOLDS	8,861	26,646	88,311
AVERAGE HOUSEHOLD INCOME	\$56,465	\$51,879	\$57,973
AVERAGE AGE	37.20	37.00	37.90

