



Offering Memorandum

**WALGREENS**  
5 N TRANSIT STREET  
LOCKPORT (NIAGARA FALLS), NY 14094

Marcus & Millichap





Cornerstone  
Arena

RITE  
AID the  
HISTORIC  
PALACE  
THEATRE  
KeyBank

WALNUT ST

Aaron's

Tim Hortons

S TRANSIT ST  
16,620 CPD

WEST AVE

Willco  
AUTO CARE

W GENESSEE ST

Walgreens



**WALGREENS**

5 N Transit Street  
Lockport (Niagara Falls), NY 14094

**FINANCIAL SUMMARY**

Price	\$4,855,000
Down Payment	100% \$4,855,000
Cap Rate	6.65%
Building SF	13,905 SF
Net Cash Flow	6.65% \$322,875
Year Built	1998
Lot Size	2.01 Acres

**LEASE SUMMARY**

Lease Type	Double-Net (NN) Lease
Tenant	Walgreen Co.
Roof & Structure	Landlord Responsible
Rent Commencement Date	March 4, 1999
Lease Expiration Date	March 31, 2029
Lease Term Remaining	11 Years
Right of First Refusal	10 Business Days

<b>BASE RENT</b>	\$322,875
Net Operating Income	\$322,875
Total Return	6.65% \$322,875

