EQUITY INVESTMENT ADVISORS



Walgreens

4380 Jefferson Davis Highway, Beech Island, SC

Offering Memorandum

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Investment Overview

LOCATION	4380 Jefferson Davis Highway Beech Island, SC 29842
PRICE	$3,381,000
CAP RATE	8.13%
NOI*	$274,995
YEAR BUILT	2008
BUILDING SIZE (SF)	14,835
LOT SIZE (AC)	1.74
LEASE TYPE	Fee Simple NNN
LEASE TERM	13-Years
LEASE START	9/1/2022
LEASE EXPIRATION	8/31/2035
RENT INCREASES	5% every 5-Years (including option periods)

*NOI based on rent beginning Sept. 2027 Seller to credit any rent differential at closing.

1. **NNN; no landlord responsibilities.**
2. **Fee simple.**
3. **Corporate lease is guaranteed by Walgreens.**
4. **13 year term with rent increases** of five percent (5%) every five (5) years. Rent increase also occurs at the beginning of each of the twelve (12) five-year option periods.
5. **Less than 10 miles east of Augusta, GA,** the property has excellent accessibility and visibility on a hard at the signalized intersection of Belvedere Clearwater Road and Jefferson Davis Highway. The combined VPD is approximately 27,000. A drive thru is located at the property for customer convenience.
6. The site is directly adjacent to Waffle House and across from a shopping center anchored by Family Dollar and home to Hardee's, McDonald's, U.S. Postal Service, and Regions Bank. The pharmacy is strategically positioned in a dense, residential area surrounded by single-family homes and apartment complexes.

Tenant Overview

Walgreens, and its holding company Walgreens-Boots Alliance, Inc., is headquartered in Deerfield, Illinois. Walgreens became a subsidiary of the holding company in 2014 to establish unmatched supply chain and procurement expertise, offering customers innovative solutions and optimal efficiencies.

With over 8,000 US locations Walgreens is one of the nation's largest drugstore chains, and the first global health and well being enterprise comprising over 18,750 locations in 11 countries. Every day Walgreens touches the lives of over 10 million customers in stores and online.

Sycamore Partners plans to double the pharmacy chain's profitability over the next several years — targeting EBITDA growth to $4 billion, up from about $2 billion in 2024. Walgreens is already on track, expected to generate approximately $2.5 billion in adjusted EBITDA this year on revenue exceeding $120 billion.

Walgreens is a trusted wellness provider that supplies customers, patients, and payers with everything from acute prescriptions and vaccinations to specialty pharmaceuticals and wellness services.



REVENUE 2024	$147.7 Bil
TOTAL ASSETS	$81 Bil
# OF LOCATIONS	8,000
# EMPLOYEES	415,000+
HEADQUARTERS	Deerfield, IL

Location Map



Aerial View




Kj's Market
United States Postal Service
Family Dollar
Dollar General
Share In Love Thrift Store
GT Auto Sales
Regions
Advance Auto Parts
Hardee's
JEFFERSON DAVIS HWY: 20,700 VPD
BELVEDERE CLEARWATER ROAD: 6,200 VPD
Dollar Tree
AutoZone
KFC
Walgreens
Waffle House

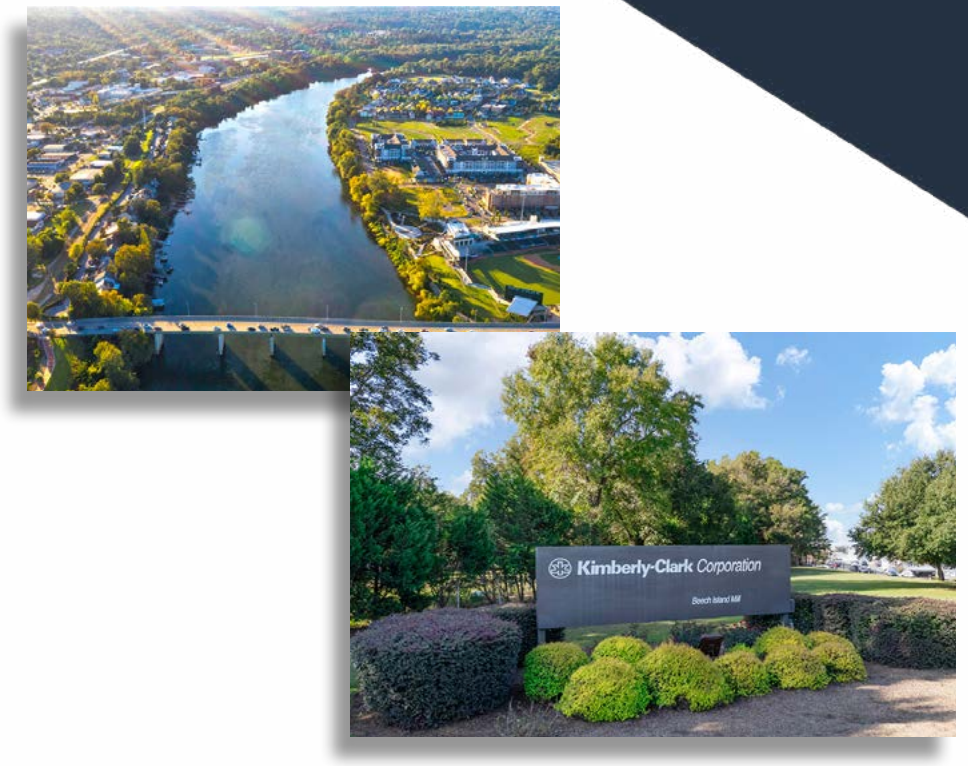
Location Demographics

Beech Island, SC

Beech Island

Beech Island, located nearby the Savannah River in Aiken County, South Carolina is a rural community that has seen growth from northern residents over the recent years. Beech Island and the surrounding region features a younger population with the average age of 41. The area offers all the southern charm and hospitality in a vibrant exciting community. Arts, golf, equestrian, educational and outdoor amenities are available

Beech Island was primarily an agricultural community before the 1950s. In the 1960s Kimberly-Clark built a large manufacturing facility along with the construction of Urquhart Station Power Station and the nearby Savannah River Nuclear Project. Commerce grew and the community began to change. The city has been home to many plantations during the civil war ear and is also the birthplace of James Brown. There are many civil war era historical locations that brings tourists and history buffs.



Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,857	17,916	58,809
5-year Population Projections	2.8%	3.8%	4.47%
Households	1,160	6,908	23,891
Average HH Income	$43,944	$55,009	$60,352
Median HH Income	$31,653	$41,820	$45,274

Image Gallery



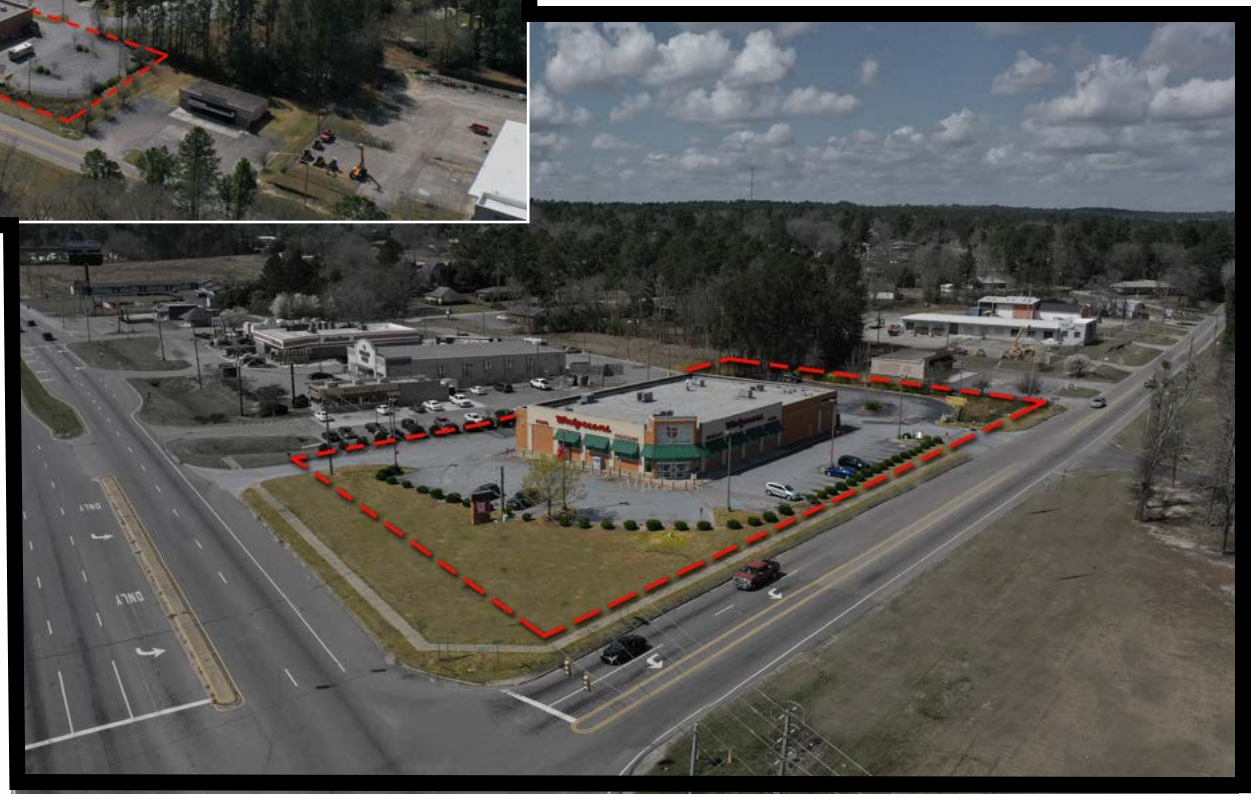
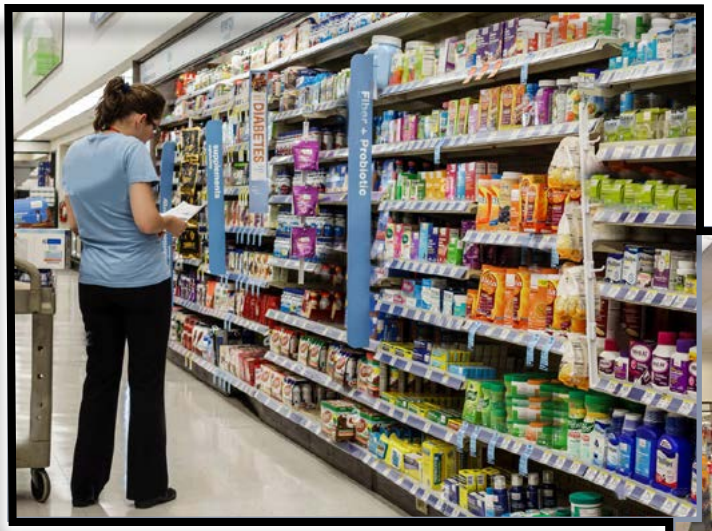
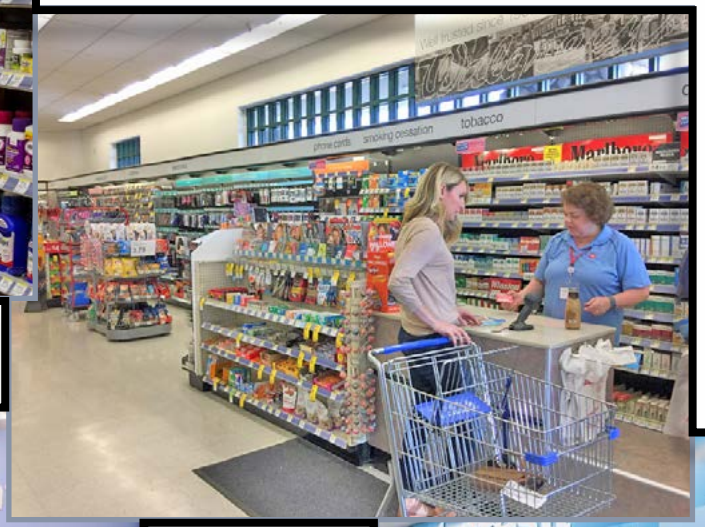


Image Gallery









Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. We cannot assume responsibility for its accuracy.

All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond control of the Owner and Broker and, therefore, are subject to material variation. This Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to qualified prospective buyers.

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