

Walgreens Absolute Triple-Net (NNN)

5555 New Albany Road East
New Albany, Ohio

\$4,307,143

Cap Rate: 7.00%

Located in the affluent community of New Albany on the southwest corner of Central College Road and New Albany Road East

Situated in a high growth area with strong demographics, where the average household income within three miles is \$107,203

14,820 s.f. one-story building on 1.497 acres of land

Walgreen Co., rated A+ by Standard & Poor's, has 5,800 stores operating in the United States and Puerto Rico. Walgreens fills a million prescriptions a day and employs over 195,000 employees. Publicly traded on the NYSE under the symbol WAG.

Rent Commencement: 10/1/2006
Expiration Date: 9/30/2031
Original Lease Term: 25 years
Options: 10 five-year
Annual Rent: \$301,500

TRAFFIC COUNTS

Central College Road - 2,000
SR-605 - 4,500
SR-161 - 40,500

EXCLUSIVELY LISTED BY:

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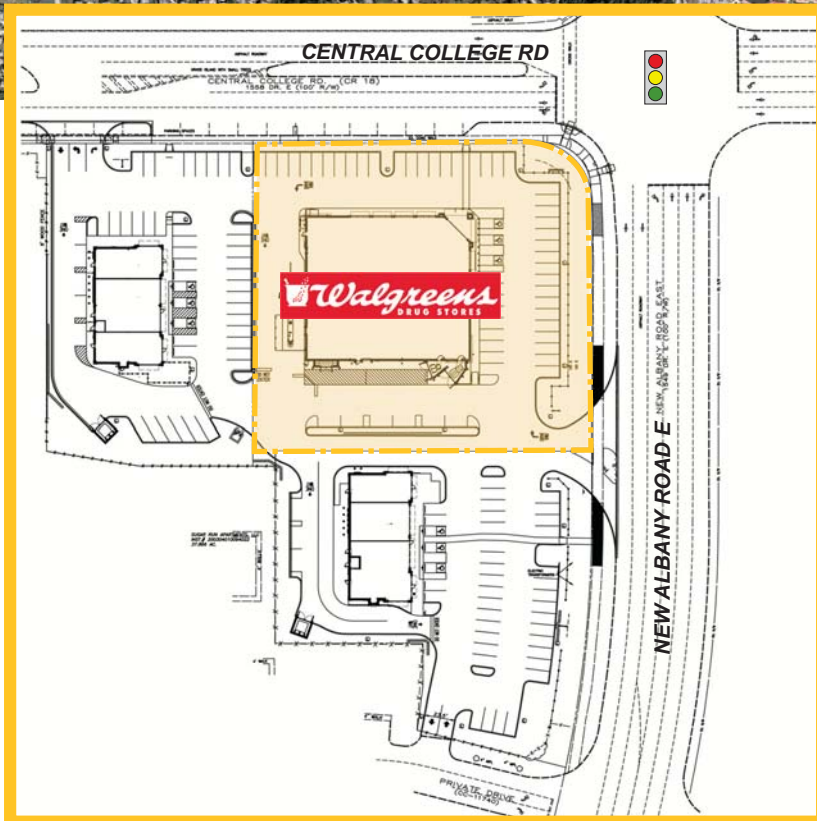
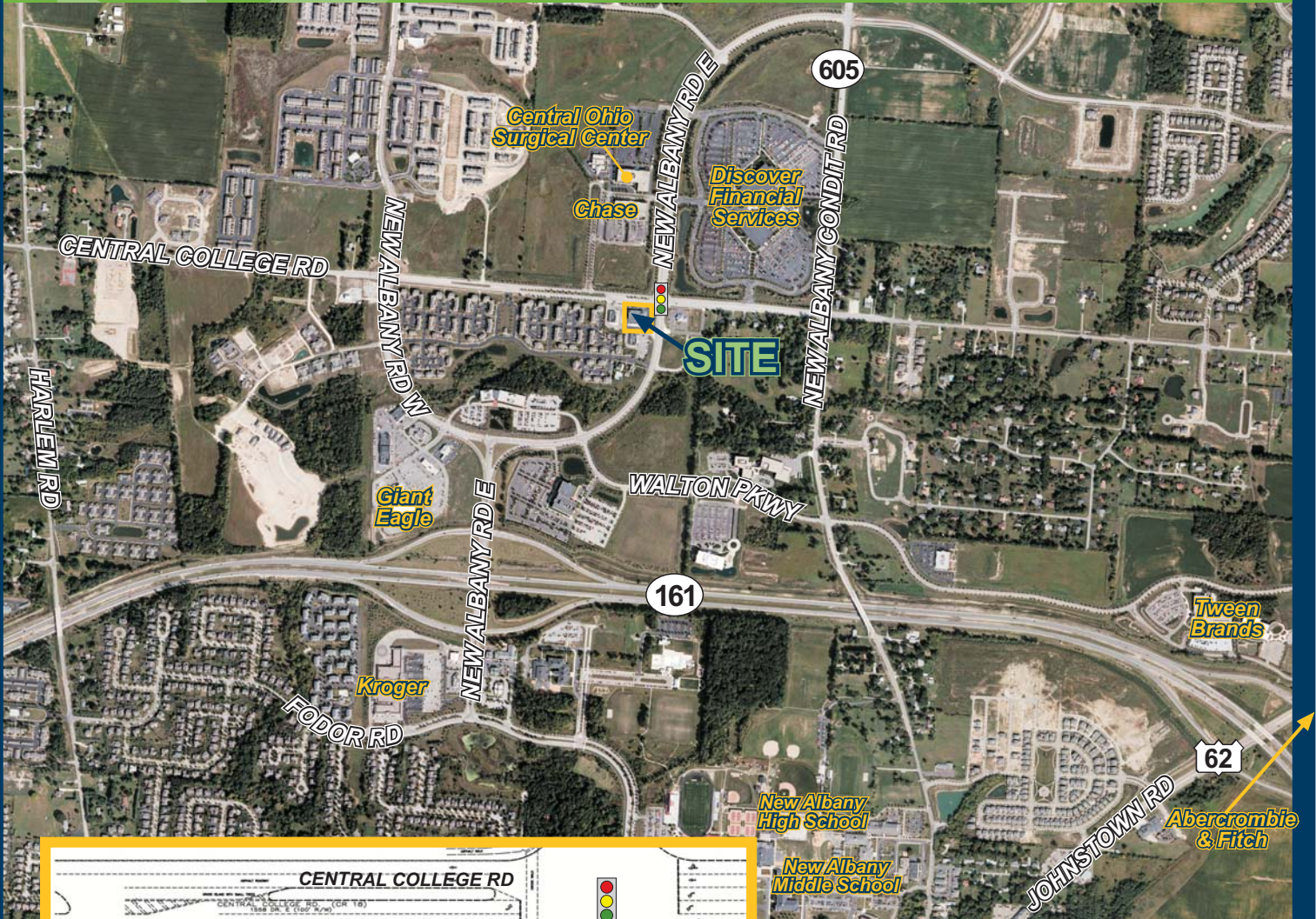
KEY DEMOGRAPHICS

	THREE-MILE RADIUS	FIVE-MILE RADIUS
POPULATION	25,010	86,672
DAYTIME POPULATION	17,203	49,632
MEDIAN AGE	37 years	37 years
HOUSEHOLDS	9,593	32,473
AVERAGE HOUSEHOLD INCOME	\$107,203	\$105,785
RETAIL EXPENDITURES (Annual total)	\$300 M	\$1.00 B
RETAIL EXPENDITURES (Per HH per month)	\$2,607	\$2,568

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