

Walgreens NNN | RECENT 10 YEAR EXTENSION Richmond Heights, Ohio

OFFERING MEMORANDUM

LifeStorage

OPENING MAY 2025

meijer

Firestone

SITE
W

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Goodman Real Estate Services Group is the Northern Ohio partner of ChainLinks Retail Advisors, the nation's leading retail-focused real estate services and commercial property brokerage organization.

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PROPERTY	WALGREENS
LEASE GUARANTOR	Walgreen Co.
STOCK TICKER	Nasdaq: WBA
ADDRESS	751 Richmond Road Richmond Heights, Ohio 44143
SHADOW ANCHOR	Meijer Grocery Store (Coming Spring 2025)
LOCATION TYPE	Suburban – Signalized Corner Location
LEASE TYPE	Corporate NNN Lease
MARKET	Cleveland MSA
POPULATION	2,058,844
BUILDING SIZE	13,216 Square Feet
LAND SIZE	1.39 Acres
LEASE EXPIRATION	September 30, 2033 (Early Extension)
NET OPERATING INCOME	\$385,000
CAP RATE	7%

Corporate Lease with Walgreen Co. (Nasdaq: WBA)

Recent Extension Provides 9 Years of Guaranteed Term

Focal Outlot to Belle Oaks - Major 60+ Acre Retail, Housing and Office Mixed Use Project Under Development

217 Upscale Apartment Units Under Development and 800 Total Upon Completion

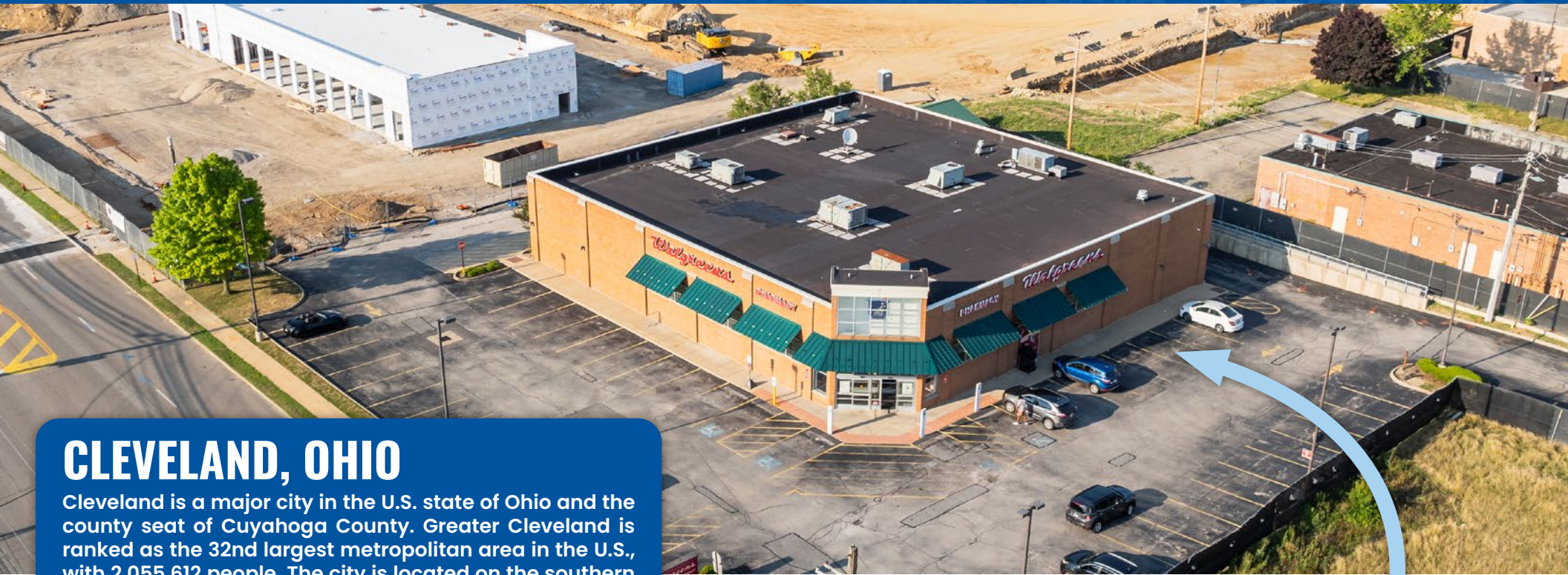
INVESTMENT HIGHLIGHTS

Meijer Grocery Store Opening Adjacent Walgreens in 2025

NNN Lease - Passive Investment Ideal for 1031 Exchange

9 Year Lease Term Remaining with No Termination Right

Centrally Located in Regional Market with Over 238,000 People in 5 Miles



CLEVELAND, OHIO

Cleveland is a major city in the U.S. state of Ohio and the county seat of Cuyahoga County. Greater Cleveland is ranked as the 32nd largest metropolitan area in the U.S., with 2,055,612 people. The city is located on the southern shore of Lake Erie and was founded in 1796 near the mouth of the Cuyahoga River. It became a manufacturing center due to its location on both the river and lake shore, as well as being connected to numerous canals and railroad lines. As Cleveland continues to evolve and grow, the economy relies on diversified sectors such as manufacturing, financial services, healthcare, entertainment and biotechnology. Over the last 5 years, Cleveland has added over \$5 billion worth of new construction, including 1,500 hotel rooms, converting 1 million square feet of commercial space into 3,300 residential units and added 350,000 square feet of prime office space. The city is home to some of the best hospitals in the U.S., including The Cleveland Clinic, University Hospital and MetroHealth. Additionally, the city is home to Playhouse Square, the second largest performing arts center in the U.S. behind New York City's Lincoln Center.

PROPERTY DESCRIPTION

For sale to qualified investors is the fee simple interest in a recently-extended corporate lease with Walgreen Co. in Richmond Heights, Ohio, an eastern suburb of Cleveland. On the heels of the announcement of the Belle Oaks mixed use development directly behind the property, Walgreens agreed to extend their lease to September 30, 2033, thereby providing 10 full years of guaranteed base term, and showing their commitment to the future in this location. The lease is triple net and features a firm, corporately-guaranteed lease, with 9+ years of base term remaining plus options. Formerly an enclosed mall, Belle Oaks is a 60+ acre mixed use redevelopment that is set to feature Meijer Grocery Store in 2025, plus additional phases of retail, multi-family, office and medical. Walgreens is situated at the signalized primary corner directly in front of the new development, where the store has already operated for 20 years. From a long-term investment perspective this asset "checks all of the boxes" with a recently extended corporate lease, modern drive-thru format, hands-off investment, high traffic and visibility location, and finally the backup of one of the largest new mixed use development in Northeast Ohio.





 Century
Federal Credit Union

 All City Candy

 Flagstar[®]
Bank

 Citizens
Bank

 Firestone

SITE




PARCEL #
662-30-112



TENANT NAME



Walgreen Co.

LEASE TERM

BEGIN 4-19-2004

END 9-30-2033

RENTAL RATES

BEGIN **ANNUALLY**

Current \$385,000.00

Options: See Comments

SQ FEET

13,216

RECOVERY TYPE

NNN

PRO RATA

100%

COMMENTS/OPTIONS

Triple-net lease. Tenant shall maintain, repair, and replace all parts of the Premises. Tenant has a 15 day right of first refusal to purchase.

Options: Nine 5-year options. Tenant may terminate each 5 year period not less than 9 Months prior to expiration of the current term. *Option Rent: Options 1-6, \$420,000; Options 7-9, \$385,000*

Walgreens



The Walgreen Company (NASDAQ: WBA) is the largest retail drugstore chain in the United States. The company currently operates over 9,100 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. The company was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois. In 2014, the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became a subsidiary of the new company, which retains its Deerfield headquarters and trades on the Nasdaq under the symbol WBA. In early 2018, Walgreens began its acquisition of 1,932 Rite Aid stores primarily along the Eastern and Mid-Atlantic states. During the first few months of the acquisitions the pharmacy operations turned over to Walgreens, and in the last phase into 2019 stores were completely converted to Walgreens. Walgreens provides access to consumer goods and services, plus pharmacy, photo studio, health and wellness services in the United States through its retail drugstores, Walgreens Health Services division, and Walgreens Health and Wellness division. Walgreens also runs several online stores, including Beauty.com, Drugstore.com and VisionDirect.com. According to the Walgreens.com, as of 2020 they employ over 230,000 people and in 2019 had company sales of \$136.9 billion.



WALGREENS THEN AND NOW...

- 1901** Charles R. Walgreen Sr. purchased the Chicago drugstore where he had worked as a pharmacist - and that started the Walgreen chain.
- 1916** Nine stores became incorporated as Walgreen Co.
- 1922** Walgreens invented the malted milkshake. Customers stood three and four deep around the soda fountain to buy the "double-rich chocolate malted milk."
- 1926** The 100th store opened in Chicago.
- 1927** Walgreen Co. stock went public.
- 1950** Walgreens began to build self-service instead of clerk service stores in the Midwest. By 1953, Walgreens was the largest self-service retailer in the country.
- 1975** Walgreens reached \$1 billion in sales.
- 1984** Walgreens opened its 1,000th store, at 1200 N. Dearborn in Chicago.
- 1991** Walgreens opened its first drugstore with a drive-thru pharmacy.
- 1999** Walgreens.com launched a comprehensive online pharmacy, offering customers a convenient and secure way to take care of many pharmaceutical and healthcare needs online.
- 2009** Walgreens opened its first store in Alaska, marking its presence in all 50 states. The company celebrated the opening of its 7,000th store nationwide with a grand opening in Brooklyn, N.Y.
- 2010** Walgreens completed its acquisition of the Duane Reade drugstore chain in New York.
- 2014** Walgreens took its products and services to the four corners of the world with the completion of its merger with Alliance Boots, a leading international pharmacy-led health and beauty group.
- 2017** The FTC approves an agreement for Walgreens Boots Alliance to purchase 1,932 stores from Rite Aid for \$4.38 billion total.
- 2022** Walgreens reports higher-than-expected 4th quarter sales ending August 31, 2022 of \$32.45 billion and raises guidance for 2023.
- 2023** Walgreens reports 139.1 billion in annual revenue.



CLEVELAND REGIONAL HIGHLIGHTS

- The Cleveland Clinic consistently ranks in the Top 5 for Best Hospitals in the U.S., with 5.1 million patient visits per year.
- In the 2023 Fortune 500 ranking of the largest U.S. corporations, 9 companies are based in Northeast Ohio.
- According to the 2021 Census Estimate, the Cleveland-Akron-Canton CSA has a population of 3,615,968 people. The area is also home to NBA, NFL, and MLB professional franchises.
- Cleveland hosted the Republican National Convention in 2016, the MLB All-Star Game in 2019, and the NBA All-Star Weekend in 2022.
- Case Western Reserve University & Cleveland State University reside in the heart of downtown Cleveland. Combined enrollment is over 28,000 students.
- Developers have rolled out an average of 1,000 new apartment units per year over the past 5 years in Cleveland. According to a recent National Rent Report by Zumper, Cleveland also ranked #1 of the top 100 Cities in terms of one-bedroom rent growth, showing the continuing demand.

TOP EMPLOYERS

COMPANY	EMPLOYEES
Cleveland Clinic	32,251
University Hospitals	14,518
Progressive Insurance	8,379
The MetroHealth System	5,823
Key Corp	4,812
Case Western Reserve University	4,512
Swagelok Co	4,186
Sherwin-Williams Co	3,430
Lincoln Electric Co	2,800
Nestle USA	2,298

LOOKING NE 

PHASE 1A [2025-2026]
MULTI-FAMILY / MIXED-USE
217 UPSCALE APARTMENT UNITS

PHASE 1B [2026]
MULTI-FAMILY / MIXED-USE

PHASE 2 [2026-2027]
MULTI-FAMILY / MIXED-USE

PHASE 3
RETAIL

OPENING MAY 2025

 **LifeStorage**

meijer

SITE

 **Firestone**



BELLE OAKS MARKETPLACE
UNDER CONSTRUCTION
800 TOTAL NEW APARTMENT UNITS UPON COMPLETION
[CLICK HERE FOR MORE INFORMATION](#)



LOOKING SOUTH 

HILLTOP PLAZA



SITE



PHASE 3
RETAIL

WILSON MILLS RD

16,414 VPD (24)

16,670 VPD (24)

OPENING MAY 2025





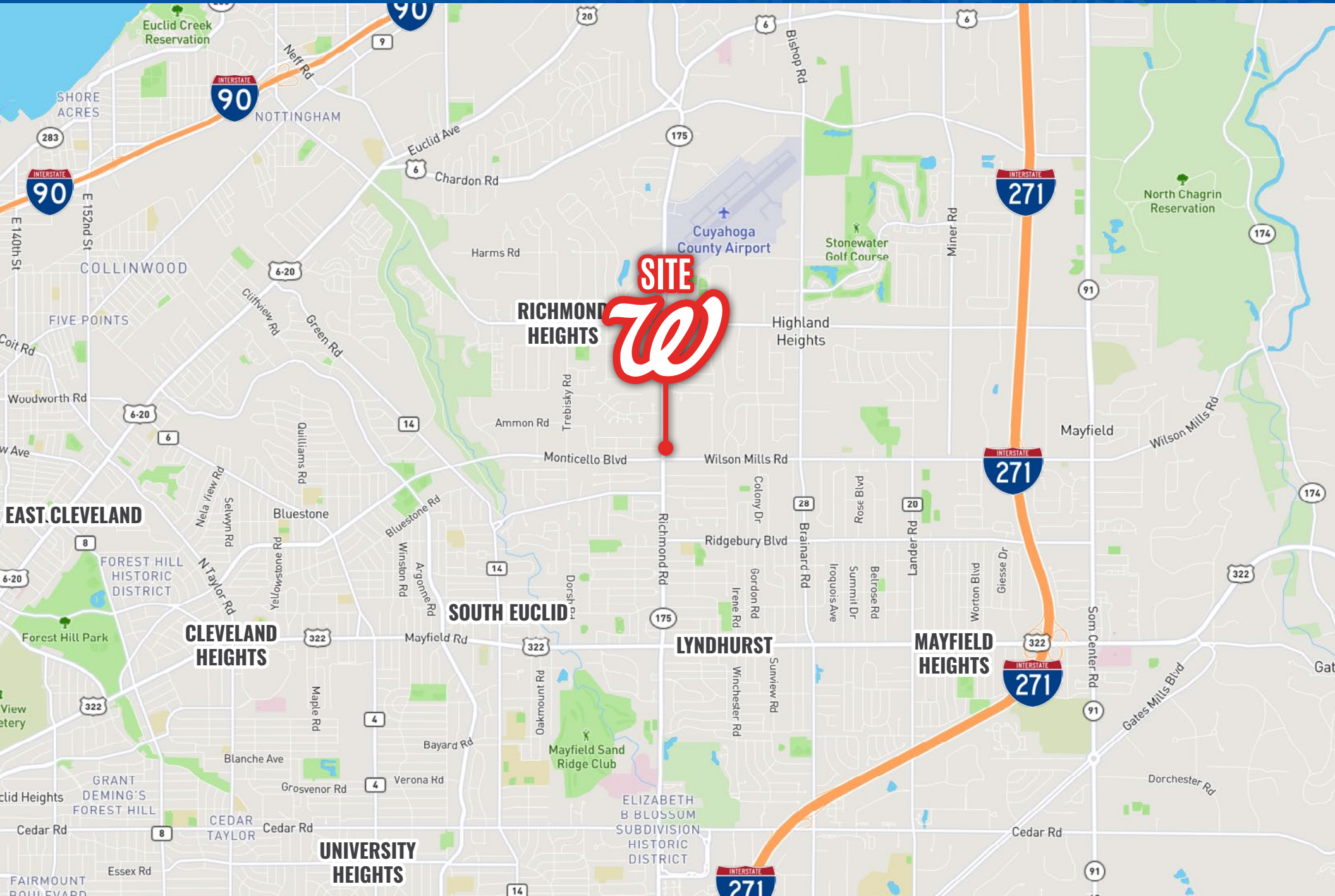
PHASE 2 [2026-2027]
MULTI-FAMILY / MIXED-USE

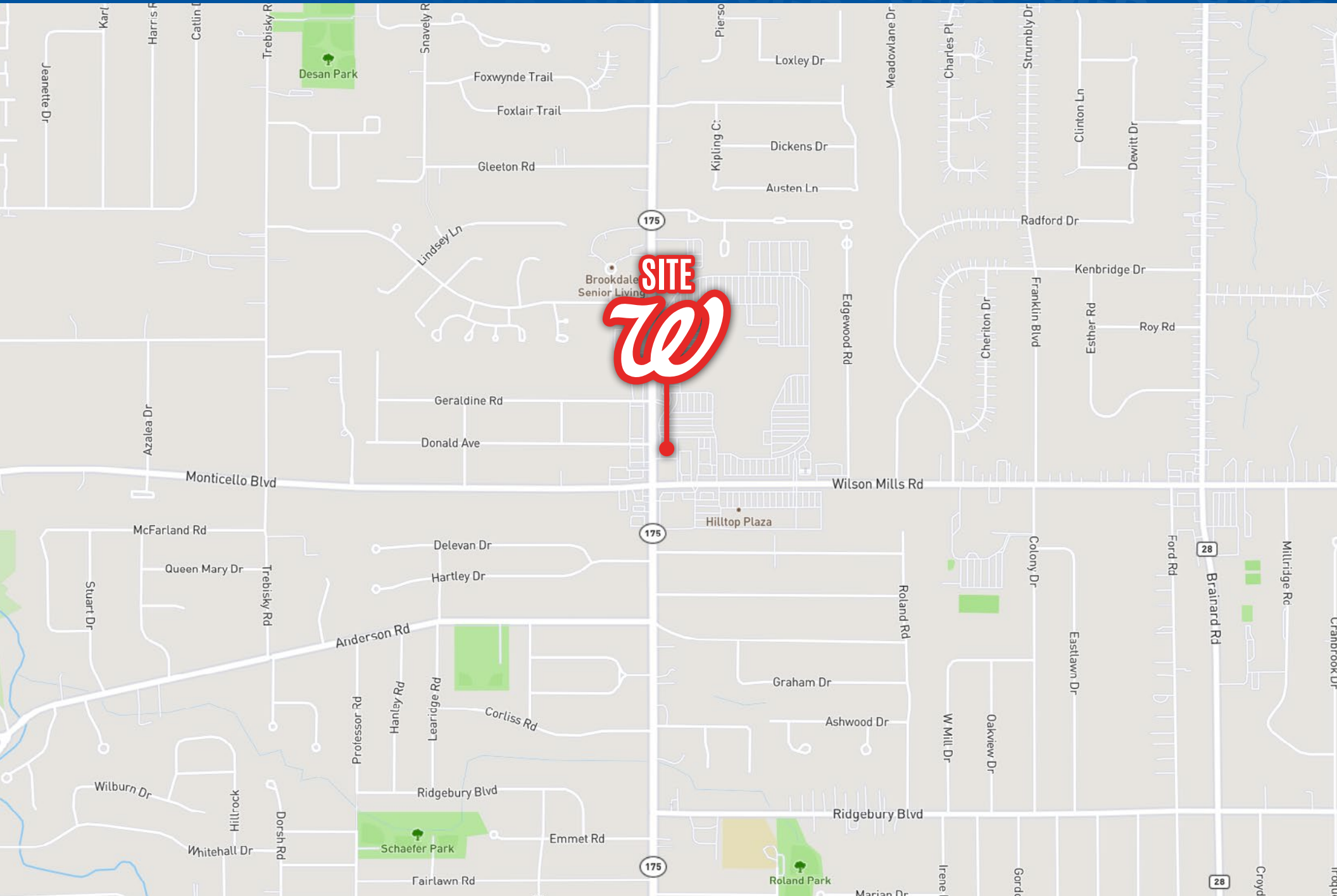
**BELLE OAKS MARKETPLACE
UNDER CONSTRUCTION**
800 TOTAL NEW APARTMENT UNITS UPON COMPLETION
[CLICK HERE FOR MORE INFORMATION](#)



RICHMOND RD

REGIONAL MAP






POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Population	9,236	90,345	238,682	390,251
5 Year Projected Population	8,916	87,198	232,739	380,180
2020 Census Population	9,216	91,838	241,049	396,363

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Households	3,870	39,252	105,659	175,018
5 Year Projected Households	3,738	37,894	102,973	170,409
2020 Census Households	3,856	39,914	106,680	177,860


AGE	1 MILE	3 MILE	5 MILE	7 MILE
Est. Population Under 10 Years	9.1%	10.4%	11.2%	10.9%
Est. Population 10-19	9.4%	11.2%	12.0%	12.1%
Est. Population 20-30	9.5%	11.6%	12.2%	13.0%
Est. Population 30-44	17.6%	18.4%	18.4%	18.4%
Est. Population 45-59	18.3%	17.5%	16.9%	16.8%
Est. Population 60-74	25.0%	20.6%	19.7%	19.4%
Est. Population 75 Years or Over	11.1%	10.3%	9.6%	9.4%

INCOME	1 MILE	3 MILE	5 MILE	7 MILE
Est. HH Inc \$200,000 or more	4.6%	4.0%	4.6%	4.8%
Est. HH Inc \$150,000 to \$199,999	10.9%	7.6%	7.2%	7.0%
Est. HH Inc \$100,000 to \$149,999	18.9%	15.3%	12.6%	12.2%
Est. HH Inc \$75,000 to \$99,999	16.3%	14.0%	11.8%	11.4%
Est. HH Inc \$50,000 to 74,999	19.2%	18.5%	15.8%	15.6%
Est. HH Inc \$35,000 to \$49,999	12.3%	12.9%	12.7%	13.0%
Est. HH Inc \$25,000 to \$34,999	6.5%	10.0%	10.4%	10.0%
Est. HH Inc \$15,000 to \$24,999	4.5%	8.5%	10.1%	10.5%
Est. HH Inc Under \$15,000	6.7%	9.4%	14.8%	15.5%
Est. Average Household Income	\$90,104	\$80,643	\$80,453	\$80,590
Est. Median Household Income	\$76,018	\$61,677	\$52,926	\$51,537
Est. Per Capita Income	\$37,750	\$35,036	\$35,614	\$36,143


5 MILE RADIUS DEMOGRAPHICS



238,682
Population




42
Median Age



2.21
Avg. HH Size

AVERAGE HOUSEHOLD INCOME



1 Mile	\$90,104
3 Mile	\$80,643
5 Mile	\$80,453

