NEAR ASCENSION SACRED HEART PENSACOLA HOSPITAL (1,000+ EMPLOYEES - 566 BED FACILITY)

WALGREENS

85 Beverly Parkway
Pensacola, Florida 32505

New 15 Year Absolute-Net Lease (Zero Landlord Responsibilities): Rare 5% Rental Increases Every 5 Years Including the Twelve, 5 Year Options.

Corporate Guaranty (NASDAQ: WBA): Walgreens Co. Operates more than 9,000 Stores Across All 50 States, Puerto Rico, and the US Virgin Islands.

Near Pensacola's Major Hospital: Ascension Sacred Heart Pensacola Hospital has 1,000+ Employees and 566 Staffed Beds.

1/2 Mile from University: Just North Pensacola Christian College Enrolls 5,000+ Students and 2,600+ Employees.

Across Intersection From Major School: Pensacola Christian Academy has 2,265 Students and Over 60 Employees.

Marcus & Millichap
THE DELTONDO GROUP

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population Estimate:	7,601	67,772	171,063
Daytime Population:	14,044	96,989	209,880

I-10 (67,350 VPD)
West Florida High School
1,265 Students
Pensacola Christian Academy
2,265 Students
Pensacola Christian College
5,000+ Students
Ascension Sacred Heart Pensacola
566-Bed Facility
1,000+ Employees
Booker T. Washington High School
Workman Middle School
Reinhardt Holm Elementary School
3,316 Total Students
Pensacola State College
36,000+ Students
648+ Employees
Pensacola International Airport
Pensacola Blvd (32,776 VPD)
I-110 (44,650 VPD)
Beverly PKWY (26,721 VPD)
SUBJECT PROPERTY
And Many More
And Many More

WALGREENS

Address:	85 Beverly Parkway Pensacola, Florida 32505
Price:	**$4,750,000**
CAP:	**4.99%**
NOI:	**$237,120**

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2007
Building Area:	14,756 SF
Land Area:	2.19 Acres
Intersection VPD:	59.400+ (Beverly & Palafox)
Reported Store Sales:	$2.20M (RX Excluded)

HIGHLIGHTS

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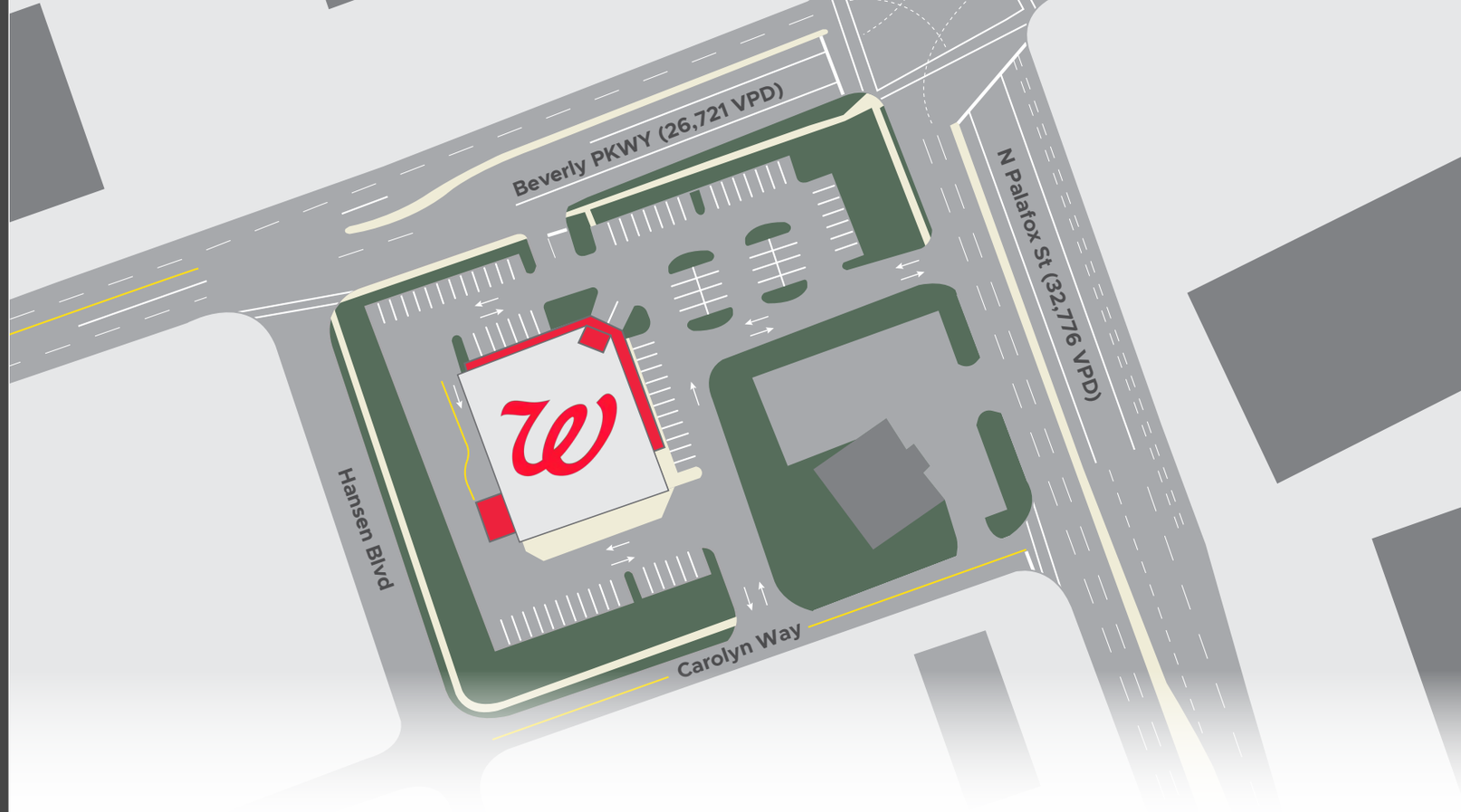
Hard Corner, Signalized Intersection: Situated at Beverly Parkway & North Palafox Street, Walgreens is Passed by Over 59,400+ Vehicles Per Day.

Long Term Operation: Walgreens has been Operating at this Location for 15 Years

TENANT SUMMARY

Tenant Name:	Walgreens Co.
Operating Entity:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Term Remaining:	15 Years
Increases:	5% Every 5 Years
Options:	Twelve, 5 Year



ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Year 1 - Year 5	$237,120.00	$19,760.00
Year 6 - Year 10	$248,976.00	$20,748.00
Year 11 - Year 15	$261,424.80	$21,785.40

TENANT OVERVIEW

Walgreens Boots Alliance (Nasdaq: WBA) is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day, with a 170-year heritage of caring for communities.

A trusted, global innovator in retail pharmacy with approximately 13,000 locations across the U.S., Europe and Latin America, WBA plays a critical role in the healthcare ecosystem. The company is reimagining local healthcare and well-being for all as part of its purpose – to create more joyful lives through better health. Through dispensing medicines, improving access to a wide range of health services, providing high quality health and beauty products and offering anytime, anywhere convenience across its digital platforms, WBA is shaping the future of healthcare.

WBA has more than 325,000 team members and a presence in nine countries through its portfolio of consumer brands: Walgreens, Boots, Duane Reade, the No7 Beauty Company, Benavides in Mexico and Ahumada in Chile. Additionally, WBA has a portfolio of healthcare-focused investments located in several countries, including China and the U.S.

The company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace and a sustainable marketplace. WBA has been recognized for its commitment to operating sustainably: the company is an index component of the Dow Jones Sustainability Indices (DJSI) and was named to the 100 Best Corporate Citizens 2022.

Tenant:	Walgreens Co.
Website:	www.walgreens.com
Company Type:	Public (NASDAQ: WBA)
Locations:	13,000+
Employees:	325,000+
2021 Revenue:	$132.5 Billion

REGIONAL MAP

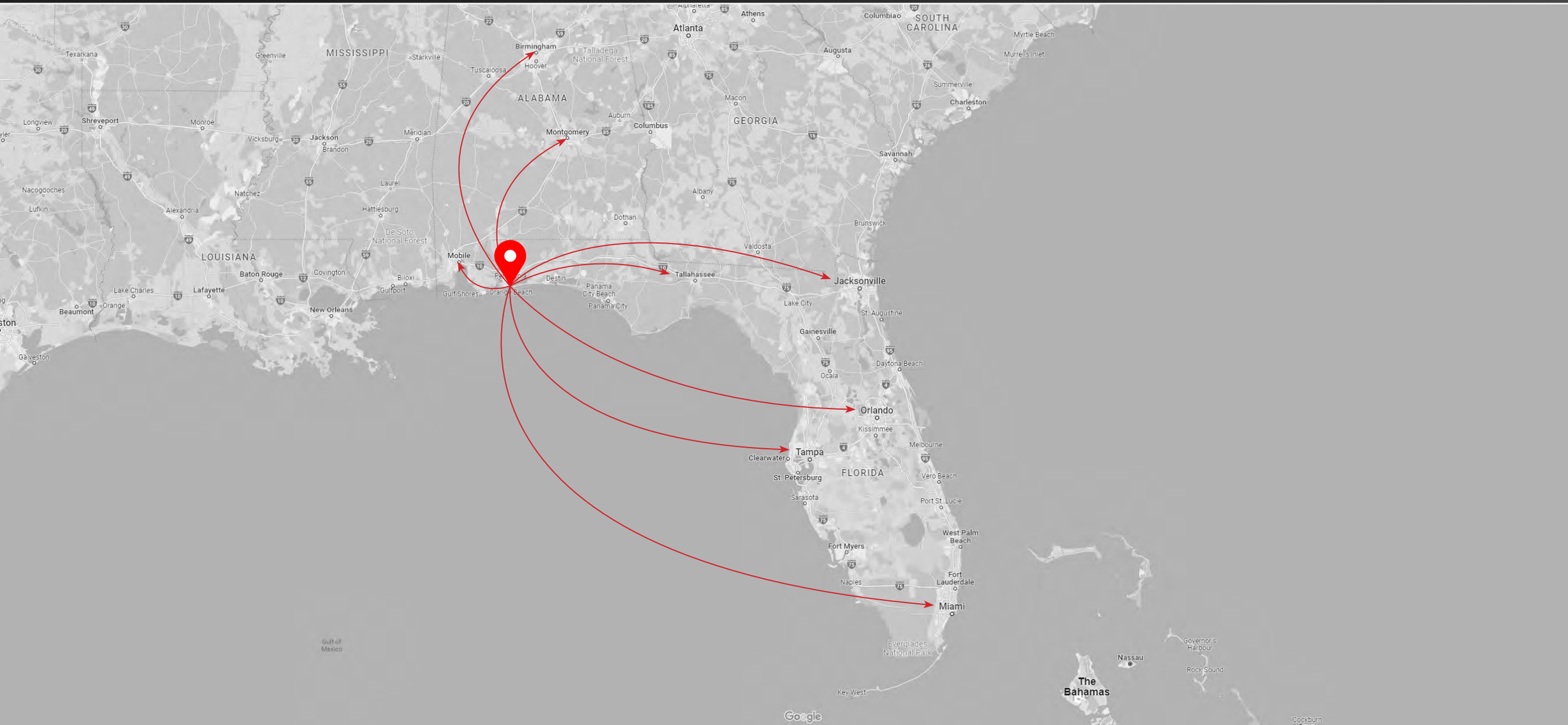
	Subject Property
	Pensacola, Florida

58 Miles	Mobile, AL
197 Miles	Tallahassee, FL

164 Miles	Montgomery, AL
252 Miles	Birmingham, AL

357 Miles	Jacksonville, FL
445 Miles	Orlando, FL

445 Miles	Tampa, FL
674 Miles	Miami, FL



PENSACOLA, FLORIDA

Situated in the western portion of the Florida Panhandle, Pensacola has warm weather and sandy beaches that draw visitors to the region. The Pensacola metro comprises Escambia and Santa Rosa counties. The city of Pensacola is approximately 60 miles from Mobile, Alabama. The local economy is driven by the military, the defense industry, tourism and health care. Although the median income falls behind the national level, a relatively low cost of living contributes to a homeownership rate that is greater than the national rate.

2021 POPULATION
551K
Growth
2021-2026
5.0%

2021 HOUSEHOLDS
197K
Growth
2021-2026
5.7%

2021 MEDIAN AGE
38.5
U.S. Median:
38.4

2021 MEDIAN HH INCOME
$61,000
U.S. Median:
$65,700

United States Navy Presence

Naval Air Station Pensacola employs at least 16,000 military and more than 7,400 civilian personnel.

Tourist Attractions

Warm climate, sandy beaches, and a host of activities and attractions draw visitors to Pensacola, adding millions of dollars to the local economy.

Health Care Employment

Many hospitals in the metro contribute to a significant number of jobs in the health care sector.

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