

Walgreens

EARLY 10-YEAR RENEWAL

ABSOLUTE NNN LEASE | LONG OPERATING HISTORY | LOCATED AT A SIGNALIZED HARD-CORNER INTERSECTION



2026 US-72
CORINTH, MS 38834

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

This high-performing Walgreens offers a strong investment opportunity with an absolute triple-net (NNN) lease and a corporate guarantee. The lease has 10 years remaining, with 10 additional 5-year renewal options. Walgreens has been a tenant since 2004, demonstrating a strong commitment to this site. It is a top-ranked location within a 15-mile radius based on visit volume, and is situated at a signalized hard-corner intersection with over 33,000 vehicles per day, offering excellent visibility. The property is surrounded by top-ranked national retailers, including Walmart Supercenter and Lowe's Home Improvement, both ranked as the top locations within a 15-mile radius. Other notable national retailers in the area include Hobby Lobby, ALDI, and Marshalls, ensuring consistent foot traffic.





\$2,987,500

LIST PRICE



8.00%

CAP RATE



\$205.19

PRICE / SF



\$239,000

NET OPERATING INCOME



INVESTMENT HIGHLIGHTS

STRONG INVESTMENT OPPORTUNITY | HIGH-PERFORMING WALGREENS

- **Absolute triple-net (NNN) lease** with a corporate guarantee.
- **10 years of lease term remaining** with 10 additional 5-year renewal options.
- **Long operating history** | Walgreens has been operating at this location **since 2004** showing commitment to the site.
- Top ranked **Walgreens location** by visits within a 15 mile radius¹.

HEAVILY TRAVELED, SIGNALIZED HARD-CORNER LOCATION

- Located at the **signalized hard-corner intersection** of Highway 72 and South Harper Road with **over 33,000 VPD** (vehicles per day).
- **Oversized 2.10 acre lot.**

STABLE DEMOGRAPHICS

- **11,592 people live** and **12,821 people work** within a three mile radius of the subject property.
- The population is expected to **grow 1.03% by 2028** within a mile radius.

SURROUNDED BY NUMEROUS TOP RANKED NATIONAL RETAILERS

- Positioned directly across the street from **Walmart Supercenter** which has **2.5 million annual visitors¹**.
 - › **Top ranked location** by visits within a 15 mile radius¹.
- 0.2 miles from **Harper Square Shopping Center** which has **1.6 million annual visitors¹**.
 - › **Ranked in the top 6% of shopping strips nationwide¹** by visits.
 - › Notable tenants include Hobby Lobby, ALDI, and Marshalls.
- 0.5 miles from **Lowe's Home Improvement** which has **765.9K annual visitors¹**.
 - › **Top ranked location** by visits within a 15 mile radius¹.
- Other notable national brands in the area include Goodwill, Chick-fil-A, Starbucks, AutoZone Auto Parts, O'Reilly Auto Parts, KFC, Wendy's, Arby's and many more.
- **Lincoln, Ford, and Nissan dealerships** within a mile radius of subject property as well as various used car dealerships.

¹Placer.ia



Stoplight
Intersection



Corporate
Guarantee



Abundance of
Retailers



Top Ranked
Walgreens



Long Operating
History

NNN

Triple-Net
Lease

Walmart
Supercenter

2.5M Annual Visitors
Top ranked location
within 15 miles¹



Subject Property

S Harper Road
13,000 VPD



Harper Square
1.6M Annual Visitors
Top 6% of shopping strips nationwide¹



Oakland Baptist Church

MAPCO

S Harper Road
13,000 VPD

T Mobile

Highway 72
20,000 VPD



Subject Property



FINANCIAL SUMMARY

Price	\$2,987,500
Cap Rate	8.00%
NOI	\$239,000
Price/SF	\$205.19
Gross Leasable Area	14,560 SF
Year Built	2004
Lot Size	2.10 Acres +/-
Parcel Number	0904-18-2D-00100
Type of Ownership	Fee Simple
Parking	85 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$239,000	\$16.41
Option 1	9/1/2035	\$239,000	\$16.41
Option 2	9/1/2040	\$239,000	\$16.41
Option 3	9/1/2045	\$239,000	\$16.41
Option 4	9/1/2050	\$239,000	\$16.41
Option 5	9/1/2055	\$239,000	\$16.41

Notes: Tenant has the right to terminate as of 8/31/2035 and every five years thereafter until 8/31/2075. The options to terminate are being treated as options. Only the first five options are shown in rent schedule table.

LEASE SUMMARY

Lease Type	Absolute NNN
Lease Guarantor	Walgreen Co.
Guarantor Type	Corporate Guarantee
Lease Term Remaining	10 Years
Rent Commencement	9/1/2004
Lease Expiration	8/31/2035
Options	10, 5-Year
Option to Terminate	Yes
Option to Purchase	21-Day ROFR



TENANT PROFILE

Walgreens

- One of the Largest Pharmacy Health Care Providers in the U.S.
- 8,560 Retail Locations in 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands
- Company Filled 796 Million Prescriptions (Including Vaccinations) in the Segment in Fiscal 2024 | Adjusted to 30-Day Equivalents, Prescriptions Filled Were 1.2 Billion in Fiscal 2024
- Headquartered in Deerfield, Illinois | Founded in 1901



Walgreens Boots Alliance

Stock Symbol:	WBA NASDAQ
Market Cap (2/5/2025)	\$8.55 Billion
Enterprise Value (2/5/2025)	\$36.06 Billion
Revenue (FY 2024)	\$147.7 Billion
Net Income (FY 2024)	(\$14.07 Billion)

- Global Leader in Retail and Wholesale Pharmacy
- Largest Retail Pharmacy, Health and Daily Living Destination Across the United States and Europe
- Approximately 12,500 Locations Across 8 Countries | Employs Over 312,000 People
- Sales Increased 6.2% YOY

Tenant/Guarantor: Walgreens. Co



8,560
Locations

#66
FORTUNE

Global
500 Company



\$147.7 Billion
Net Revenue
Up 6.2% YOY



Global
Tenant



WALGREENS.COM
WALGREENSBOOTSALLIANCE.COM

LEASE SUMMARY

TENANT / GUARANTOR	Walgreen Co.
SQUARE FEET	14,560 SF
LEASE COMMENCEMENT	9/1/2004
LEASE EXPIRATION	8/31/2035
LEASE TYPE	Absolute NNN
RENEWAL OPTIONS	10, 5-Year
INSURANCE	Tenant
COMMON AREA	Tenant
REAL ESTATE TAXES	Tenant
ROOF & STRUCTURE	Tenant
PARKING LOT	Tenant
HVAC	Tenant
RIGHT OF FIRST REFUSAL	21-Day ROFR
RIGHT TO TERMINATE	Yes



GNC
LIVE WELL

Game Stop

verizon

HIBBETT SPORTS

goodwill

SALLY BEAUTY

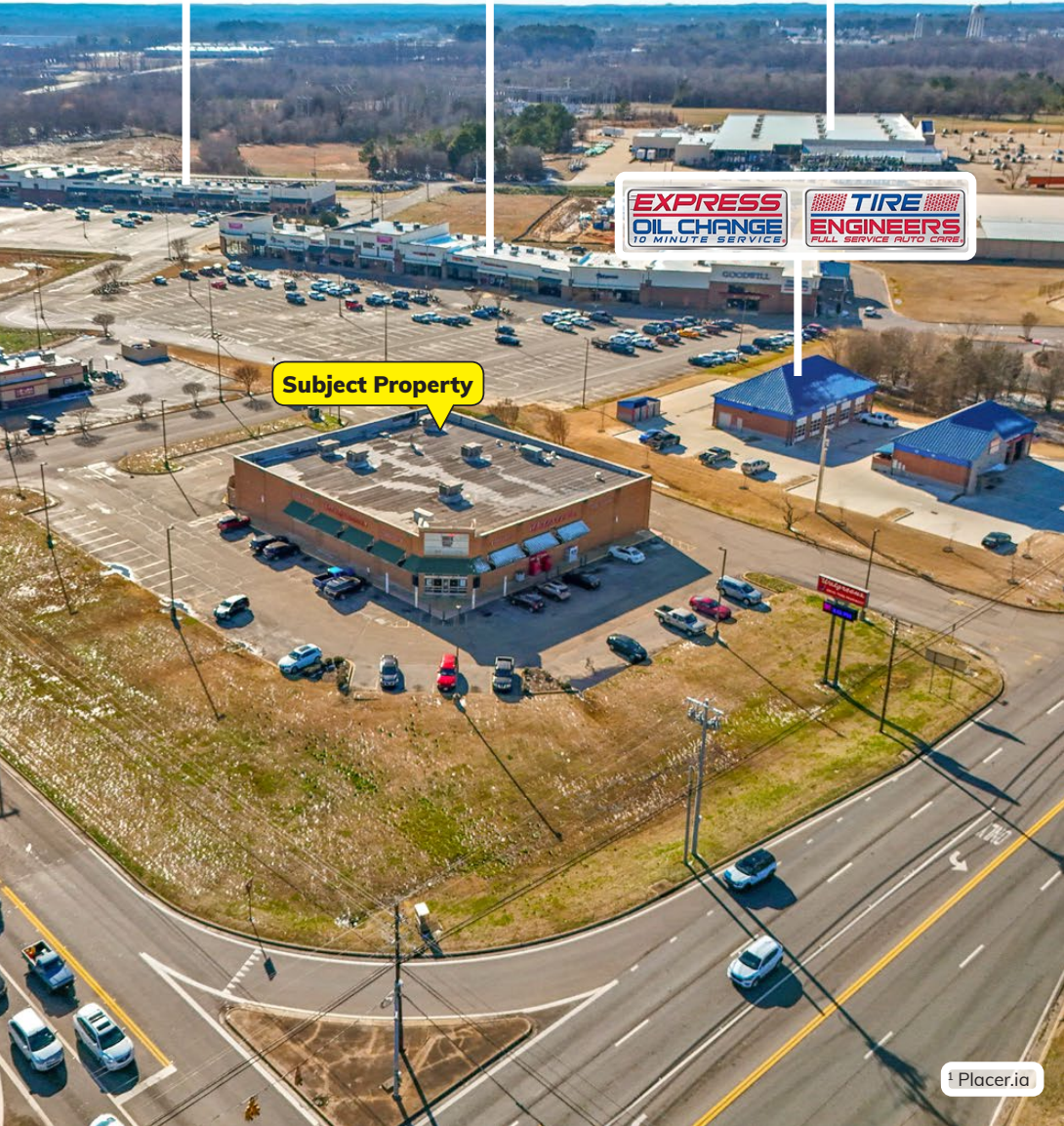
LOWE'S

765.9K Annual Visitors
Top ranked location
within 15 miles¹

EXPRESS OIL CHANGE 10 MINUTE SERVICE

TIRE ENGINEERS FULL SERVICE AUTO CARE

Subject Property



CORINTH, MS

- **A City in Alcorn County, Mississippi**

- Located Just 5 Miles from the Mississippi and Tennessee Border
- 96 Miles to Memphis, Tennessee
- 119 Miles to Huntsville, Alabama
- 164 Miles from Nashville, Tennessee

- **Abundance of Historic Sites**

- Corinth Civil War Interpretive Center | Interactive Exhibits, a Memorial Garden, and a Rotating Calender of Special Events Highlighting Some of the Most Important Historic Events in the Area
- Corinth Contraband Camp | Significant Site in Black History
- Shiloh National Military Park
- Borroum's Drug Store and Soda Foundation | One of the Oldest Businesses in the United States that is Still Operated by the Same Family Today
- Crossroads Museum and Historic Corinth Depot
- Battery Williams, Battle of Corinth, Coliseum Theatre, Corinth Clothing Manufacturing Company Building, Corinth National Cemetery, Downtown Corinth Historic District, and Many Other Landmarks in Corinth are Listed on the National Register of Historic Places

- **Economic Developments in the City**

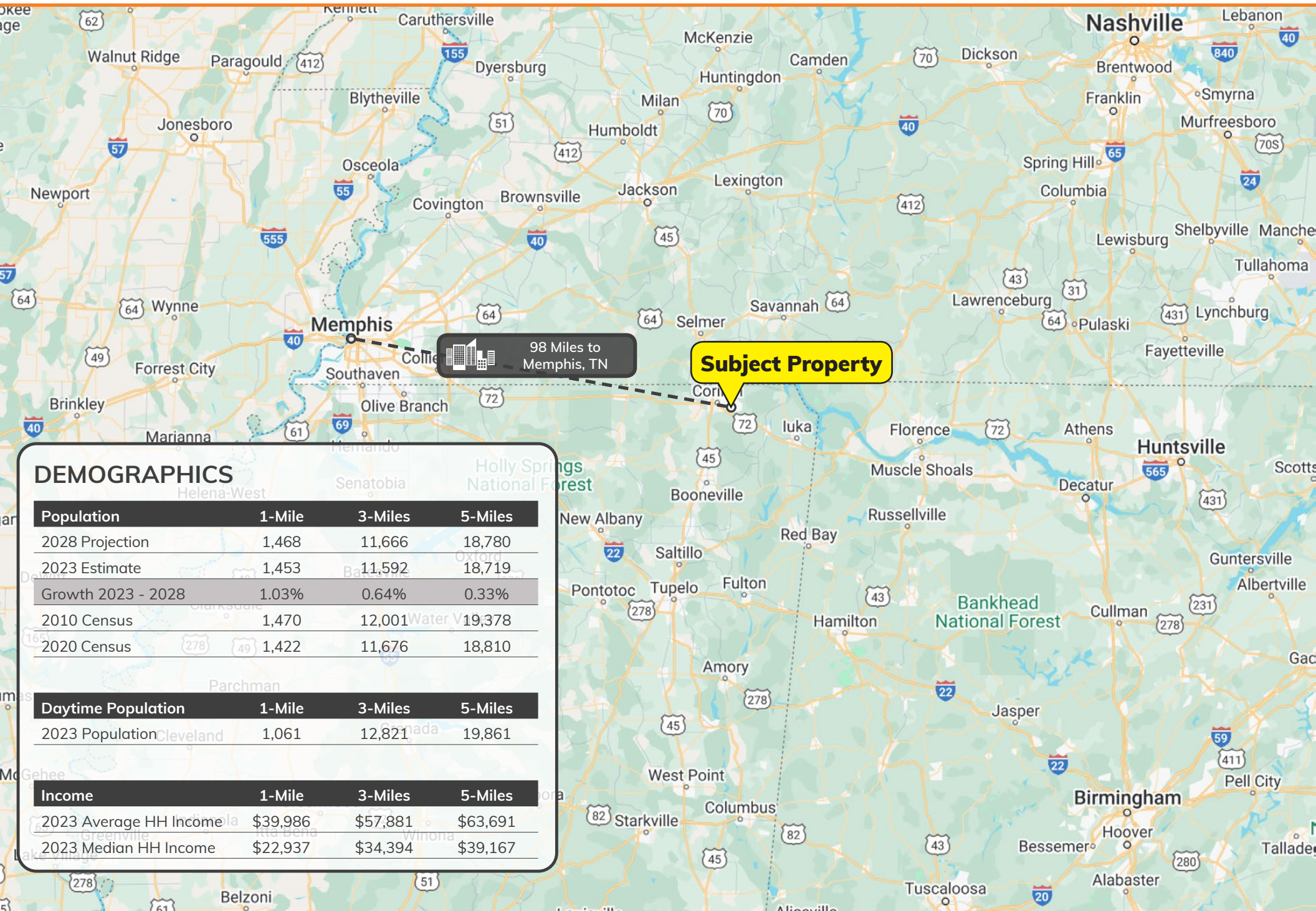
- TownePlace Suites by Marriott | An 89 Room Hotel | Expected to Open Early 2026
- Geartek Manufacturing Expansion | \$3.8 Million Project to Expand Their Current Manufacturing Facility by 8,500 SF to Accomodate New Equipment | Project Announced in 2024
- Kimberly-Clark Manufacturing Expansion | \$140 Million Project to Expand Their Current Manufacturing Facility by 150,000 SF | 2022 Construction

- **Easily Accessible**

- U.S. Route 45, U.S. Route 72, Mississippi Highway 2 and Highway 145 All Run Through the City
- 54 Miles from Tupelo Regional Airport | 87.9K Visitors in 2024 (Placer.ai)
- 90 Miles from Memphis International Airport | 7.4M Visitors in 2024 (Placer.ai)
- Roscoe Turner Airport | A General Aviation Airport Just Outside the City
- The Crossroads at Corinth | Where the Memphis and Charleston and the Mobile and Ohio Railroads Cross



REGIONAL MAP



Subject Property

98 Miles to Memphis, TN

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2028 Projection	1,468	11,666	18,780
2023 Estimate	1,453	11,592	18,719
Growth 2023 - 2028	1.03%	0.64%	0.33%
2010 Census	1,470	12,001	19,378
2020 Census	1,422	11,676	18,810
Daytime Population	1-Mile	3-Miles	5-Miles
2023 Population	1,061	12,821	19,861
Income	1-Mile	3-Miles	5-Miles
2023 Average HH Income	\$39,986	\$57,881	\$63,691
2023 Median HH Income	\$22,937	\$34,394	\$39,167

AERIAL



KFC
U-HAUL
Wendy's

Arby's
CAPTAIN D'S
Checkers
Pizza Hut

Dominos
Pizza

O'Reilly
AUTO PARTS
SUBWAY

NISSAN

Ford
LINCOLN

S Harper Road
13,000 VPD

Oakland Baptist Church

McALISTERS
DELI

AutoZone

Harper Square
1.6M Annual Visitors
Top 6% of shopping strips nationwide¹
HOBBY LOBBY **ALDI** **BR**
Little Caesars **Marshalls**

DAIRY QUEEN

Subject Property

LOWE'S
765.9K Annual Visitors
Top ranked location within 15 miles¹

Starbucks **Jack-in-the-Box**

TAKE 5 **EXPRESS OIL CHANGE** **TIRE ENGINEERS**
jiffylube **Krystal Game Stop**
Jack's **goodwill**
GNC **verizon**
SALLY BEAUTY

TSC TRACTOR SUPPLY CO

Highway 72
20,000 VPD

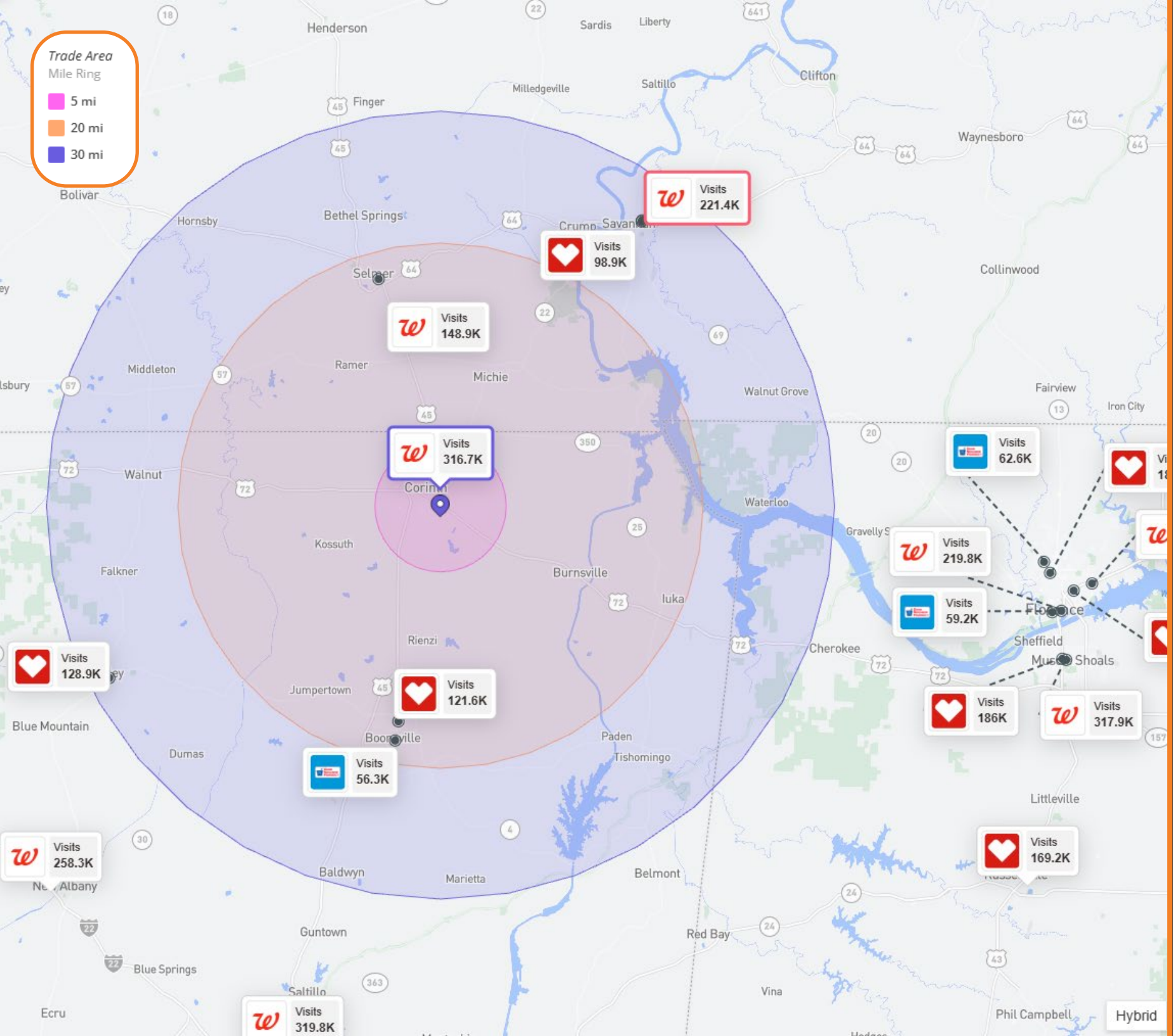
T Mobile
MAPCO
DOLLAR TREE

Walmart
Supercenter
2.5M Annual Visitors
Top ranked location within 15 miles¹

ACE Hardware



COMPETITIVE MAP



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