



WALGREENS

2418 GEORGE WASHINGTON HWY
HAYES, VA

MARKET  STREET
retail advisors

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Investment Highlights

- ✓ **\$500,000 / year** (\$41,667 / month)
- ✓ **25 year** original lease, **commenced** January 2011
- ✓ Approximately **9.7 years** remaining on lease
- ✓ **\$109,000** average household income within 7 miles
- ✓ Located on George Washington Highway Road - **30,000 ADT**
- ✓ **Corporate lease** with Walgreens as tenant



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Offering Summary

Pricing Summary



\$6,369,426
OFFERING PRICE



\$500,000
NET OPERATING
INCOME



7.85%
CAPITALIZATION
RATE

Lease Details

25 years

INITIAL TERM

01/01/11

LEASE
COMMENCEMENT

12/31/2035

LEASE EXPIRES

Absolute Net

TENANT
RESPONSIBILITIES

None

INCREASES

50

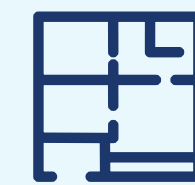
1-Year
OPTIONS



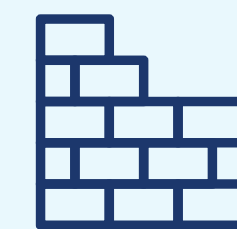
Walgreens



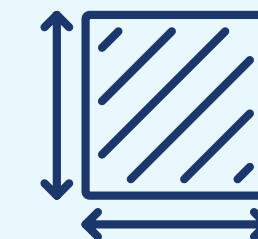
2418 GEORGE WASHINGTON
HWY, HAYES, VA



14,820 SQUARE FEET



BUILT IN 2011



1.47 ACREAGE



Hallmark



YRC CINEMAS

bealls
OUTLET

BayPort
Credit Union



Advance
Auto Parts



S GEORGE WASHINGTON MEMORIAL HWY: 30,000 VPD

USPS.COM

DOLLAR GENERAL

AutoZone



Walgreens

Site Plan

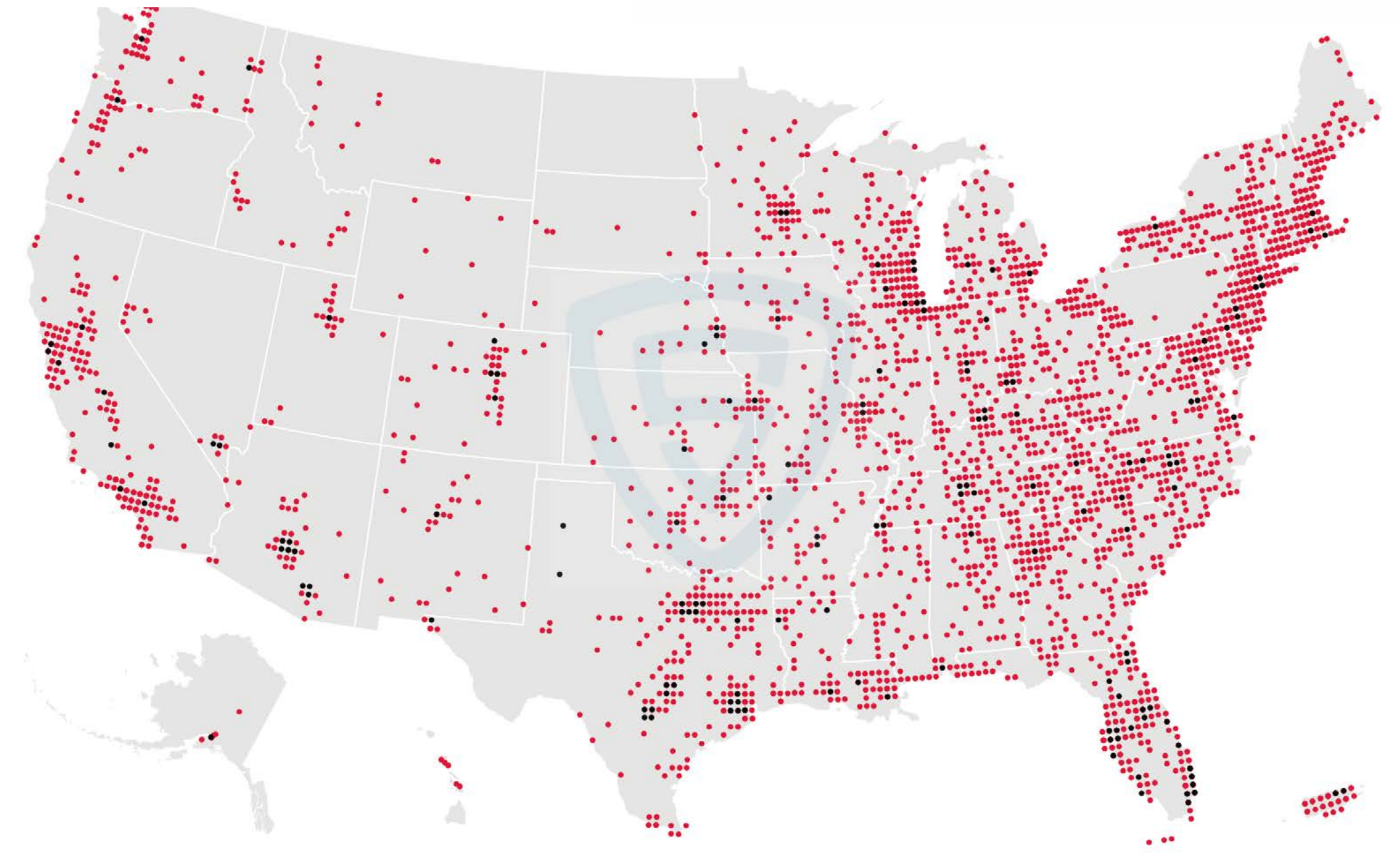


Tenant Overview

Walgreens is one of the largest retail pharmacy chains in the U.S., built around a convenient neighborhood-store model that combines prescription pharmacy, health and wellness products, everyday essentials, photo services, and select grocery and convenience items. Its store network, digital platform, and pharmacy services position Walgreens as a highly recognizable necessity-based retailer serving recurring customer needs across healthcare and daily shopping trips.

Founded in 1901 in Chicago by Charles R. Walgreen Sr., Walgreens grew from a single drugstore into a national pharmacy platform with approximately 8,000 locations across all 50 states and Puerto Rico. Today, Walgreens serves millions of customers and patients daily and remains focused on pharmacy, access, and community-based healthcare services, supported by its broad national footprint and long-standing brand recognition.

Walgreens



LOCATIONS ACROSS THE NATION

8,000+

Investment Location



Demographics

 Population By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	11,617	17,686	26,117
April 1, 2010	11,110	17,605	26,967
April 1, 2020	12,678	19,201	30,278
January 1, 2025	13,249	20,060	31,382
January 1, 2030	13,425	20,301	31,731

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	\$483,546,131	\$768,238,116	\$1,345,377,956
Total Household Income	\$483,546,131	\$752,928,471	\$1,325,854,748
Median Household Income	\$75,701	\$72,288	\$85,749
Avg. Household Income	\$91,098	\$97,999	\$109,376
Per Capita Income	\$38,141	\$40,010	\$44,434

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	4,634	6,864	10,001
April 1, 2010	4,563	7,012	10,648
April 1, 2020	5,308	7,683	12,122
January 1, 2025	5,492	8,000	12,606
January 1, 2030	5,569	8,129	12,836

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - Jan 1, 2025	5,492	8,000	12,606
Family Households	3,678	5,302	8,793
Non-Family Households	1,630	2,381	3,329
Avg. Size of Household	2.39	2.45	2.46
Median Age of Householder	54.9	55.6	56.3
Median Value Owner-Occupied	\$273,281	\$284,749	\$314,332
Median Rent Per Rent	\$879	\$898	\$969
Median Vehicles Per Household	2.6	2.6	2.6

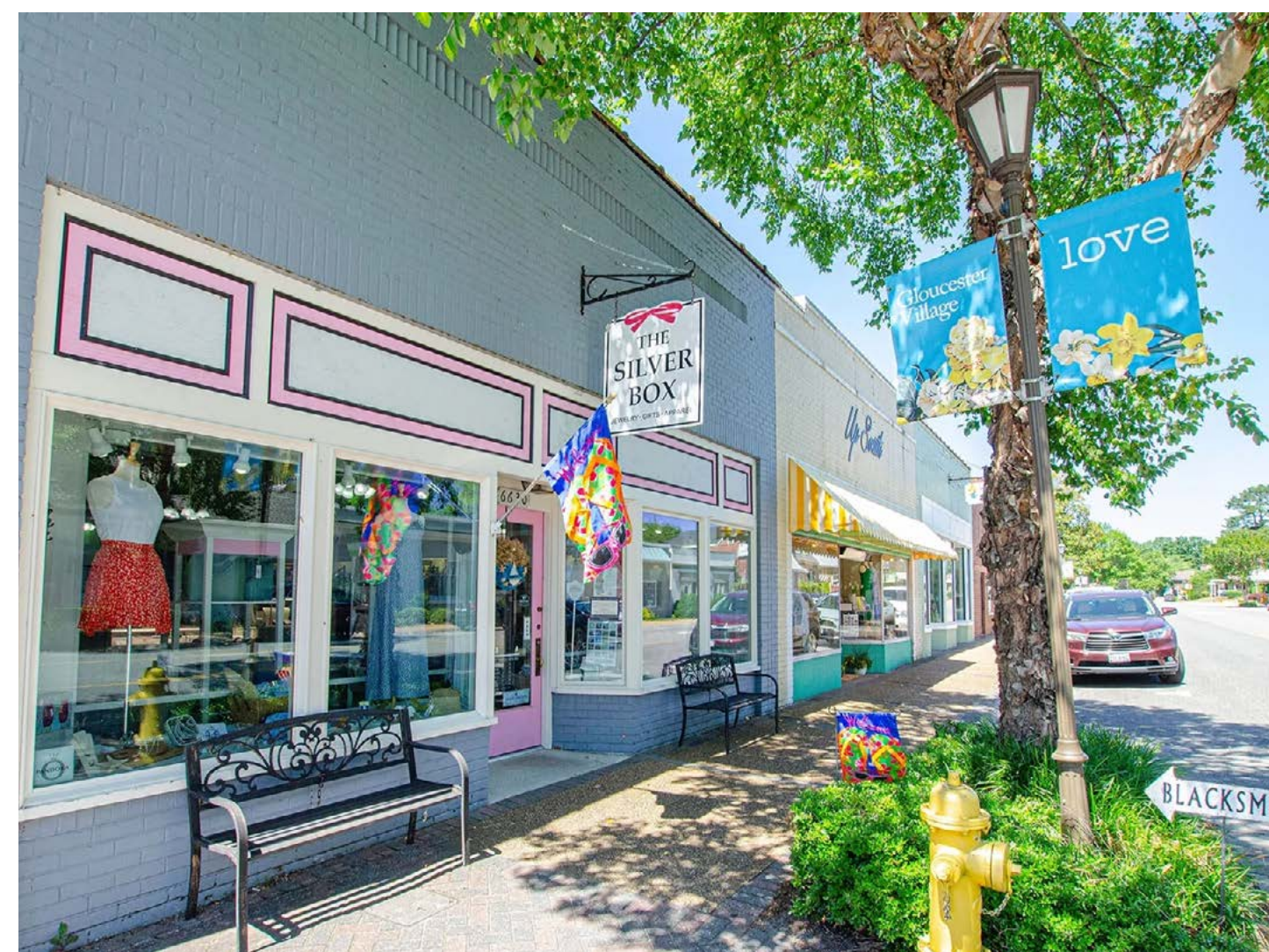
Hayes, VA Market Overview

Hayes is a community in Gloucester County, Virginia, positioned along U.S. Route 17 just north of Gloucester Point and the York River. The community functions as one of Gloucester County's primary commercial nodes, with nearby shopping centers including York River Crossing, Hayes Plaza, and Hayes Stores, giving residents convenient access to daily-needs retail, services, and regional highway connectivity.

Hayes benefits from its location on Virginia's Middle Peninsula, directly north of Yorktown across the Coleman Memorial Bridge and within reach of the broader Hampton Roads / Williamsburg employment base. Gloucester County's transportation profile is anchored by U.S. Route 17, with I-64 located within approximately 12 miles of the county and Newport News-Williamsburg International Airport approximately 23.6 miles away.

The surrounding demand base is supported by a mix of healthcare, education, government, marine science, and local industry.

The area also offers a strong coastal lifestyle component, with nearby access to Gloucester Point Beach Park, the York River, fishing piers, kayak launches, marinas, and waterfront recreation. Gloucester Point Beach includes York River access, a fishing pier, small boat landing, and canoe / kayak launch, reinforcing the area's appeal as a quieter residential alternative near Yorktown, Williamsburg, and Hampton Roads.





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