



WALGREENS

800 WAYNE ROAD
SAVANNAH, TN

MARKET  STREET
retail advisors

A photograph of a Walgreens store at dusk. The store is a single-story building with large windows and a green awning over the entrance. A large sign on the roof features the Walgreens logo, a white 'W' inside a red mortar and pestle. The sky is dark blue with some clouds. The foreground shows a paved parking lot and a grassy area.

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Investment Highlights

- ✓ **\$265,000 / year** (\$22,083 / month)
- ✓ **25 year** original lease, **commenced** July 2007
- ✓ Approximately **6 years** remaining on lease
- ✓ Tennessee is an **income tax free** state.
- ✓ Located on Wayne Road - **17,313 ADT**
- ✓ **Corporate lease** with Walgreens as tenant



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Offering Summary

Pricing Summary



\$3,581,081

OFFERING PRICE



\$265,000

NET OPERATING
INCOME



7.40%

CAPITALIZATION
RATE

Lease Details

25 years

INITIAL TERM

07/01/07

LEASE
COMMENCEMENT

06/30/2032

LEASE EXPIRES

Absolute Net

TENANT
RESPONSIBILITIES

None

INCREASES

50

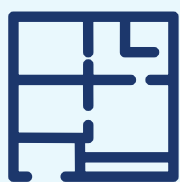
1-Year
OPTIONS



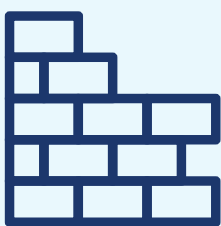
Walgreens



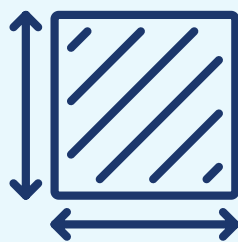
800 WAYNE ROAD
SAVANNAH, TN



14,820 SQUARE FEET



BUILT IN 2007



1.42 ACREAGE





McALISTER'S
DELI

AT&T

fastpace health
urgent care

LOWE'S

CO-OP
DRIVEN TO SERVE

DOLLAR TREE

Walmart

O'Reilly
AUTO PARTS

HCB
THE HARDIN COUNTY BANK

DOLLAR GENERAL
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Little Caesars Pizza

ACE
Hardware

Hardin HMC Medical Center

piggly wiggly

CVS
pharmacy

HOME BANKING COMPANY
FBC
1915

Walgreens

WAYNE RD: 17,313 VPD

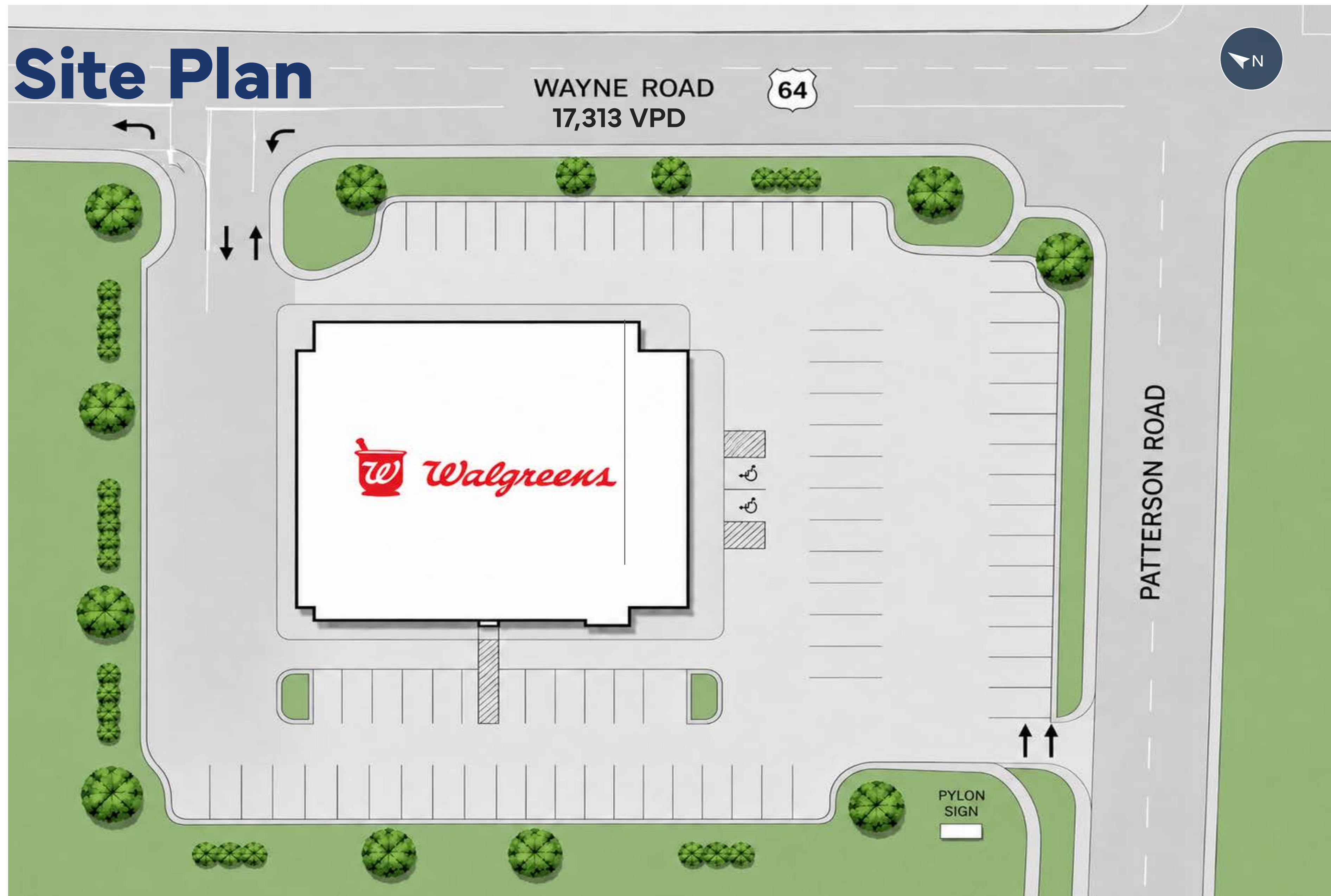


DQ

SUBWAY



Site Plan

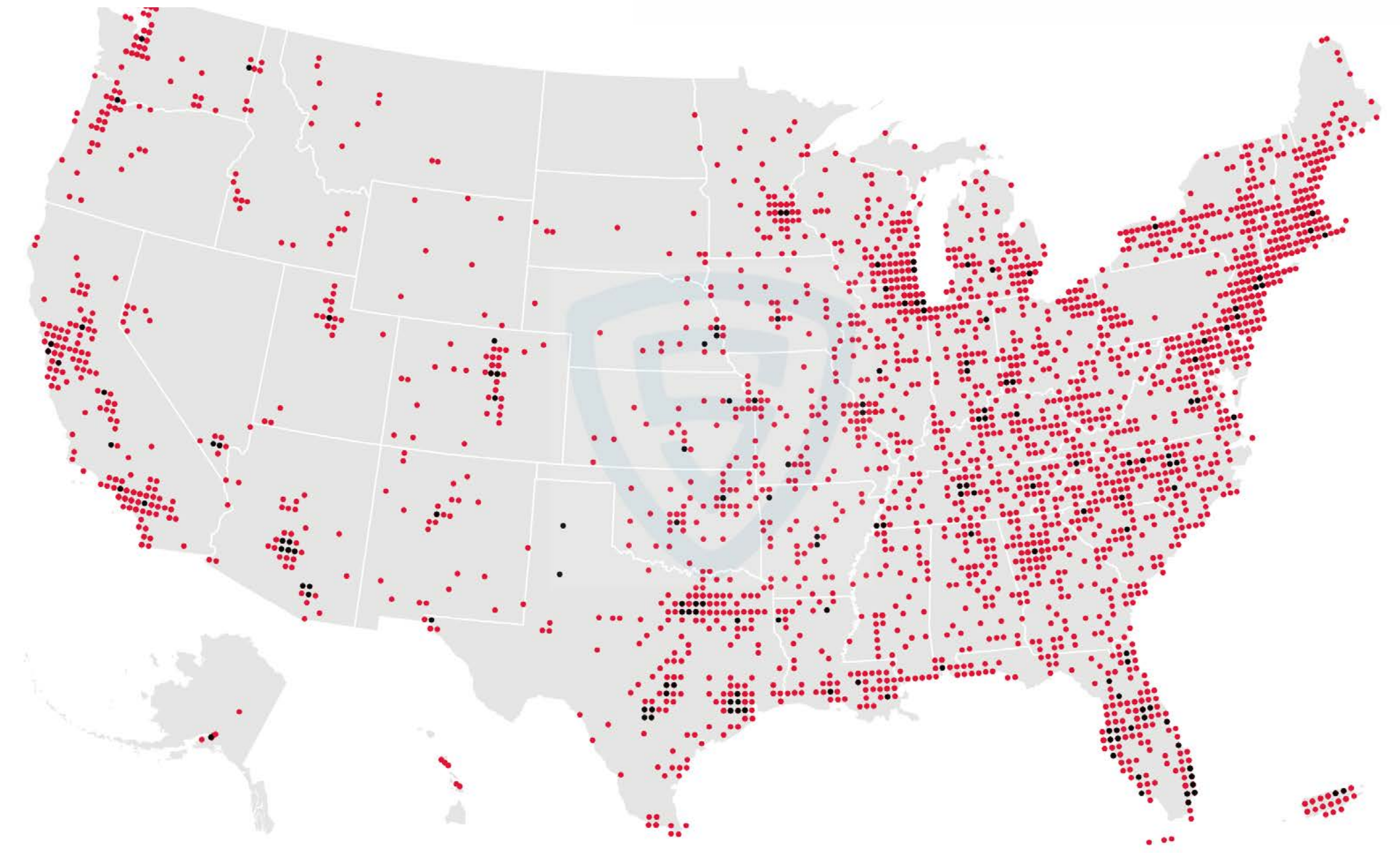


Tenant Overview

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	8,714	9,033	17,495
April 1, 2010	8,907	9,242	18,051
April 1, 2020	9,154	9,780	18,865
January 1, 2025	9,526	10,180	19,565
January 1, 2030	9,558	10,216	19,630

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	\$235,092,200	\$254,411,460	\$482,669,590
Total Household Income	\$230,559,500	\$249,878,760	\$472,389,173
Median Household Income	\$45,305	\$46,381	\$47,445
Avg. Household Income	\$61,156	\$62,485	\$61,774
Per Capita Income	\$25,682	\$26,013	\$25,585

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	3,636	3,761	7,076
April 1, 2010	3,630	3,759	7,227
April 1, 2020	3,770	3,999	7,647
January 1, 2025	3,866	4,103	7,814
January 1, 2030	3,886	4,125	7,855

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - Jan 1, 2025	3,866	4,103	7,814
Family Households	2,555	2,731	5,041
Non-Family Households	1,215	1,268	2,606
Avg. Size of Household	2.36	2.38	2.41
Median Age of Householder	52.9	54.6	54.5
Median Value Owner-Occupied	\$167,761	\$168,787	\$154,747
Median Rent Per Rent	\$525	\$516	\$530
Median Vehicles Per Household	2.2	2.2	2.3

Savannah, TN Market Overview

Savannah is a West Tennessee river market and the county seat of Hardin County, positioned along the Tennessee River with regional access via U.S. Highway 64 and nearby access to I-40. The city serves as the primary commercial, civic, and daily-needs hub for Hardin County, supporting demand from local residents, county government, schools, healthcare, manufacturing, retail, and regional recreation. Savannah has a 2025 TNECD-certified population of approximately 7,360, while Hardin County totals roughly 26,824 residents.

Savannah benefits from a diverse local demand base anchored by major area employers, including Packaging Corporation of America, Hardin County Board of Education, The Praxis Companies, Hardin County General Hospital, Walmart, Clayton Homes, Jones Motor Co., Hardin County Government, Design Team Sign Company, and Hardin County Regional Health Center. TNECD lists multiple county employers with 125 to 600 estimated employees, creating a stable base of healthcare, education, government, manufacturing, logistics, and retail employment.

The market also benefits from its location near some of West Tennessee's top outdoor and tourism drivers, including Pickwick Landing State Park, Pickwick Lake, the Tennessee River, and Shiloh National Military Park. Pickwick Landing offers a lodge, cabins, campground, marina, golf course, conference space, swim beaches, and other recreational amenities, while Shiloh National Military Park is a nationally recognized historic destination centered around one of the most significant Civil War battlefields.



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