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6503 West Waters Avenue
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6503 West Waters Avenue, Tampa, Florida

Mike Milano, CCIM, MAI, with the Milano-Glickman Team at Colliers International, is pleased to offer for sale Walgreens at West Waters Avenue and Twelve Oaks Blvd. in Tampa, FL. Walgreens signed a 20-year NN lease that has 5 years of primary term remaining with eight 5-year renewal options. The tenant is responsible for all operating expenses, insurance and real estate taxes and the landlord is responsible for maintaining the roof and structure.

The property is strategically located and well positioned at the NW corner of a signalized intersection. This portion of West Waters Avenue is a major retail corridor, with a traffic count of 50,500 vehicles per day. Other retailers in the area include Publix, Walmart, Target, Office Depot, Lowe's Home Improvement, BJ's Wholesale, Save-A-Lot, AMC, Bealls Outlet and multiple single-tenant quick-service restaurants, banks and gas stations. In addition to being on a major roadway and having access to the Veterans Expressway, the subject is situated in an established and densely populated submarket of northwest Hillsborough County known as Town and Country. The daytime population is slightly greater than the permanent population resulting in a high level of traffic throughout the day, thus making this a highly desirable retail location.

PHYSICAL AND FINANCIAL SUMMARY

Address:	6503 West Waters Avenue Tampa, FL 33634
Total Square Footage:	15,120± SF
Year Built/Renovated:	2002
Lease Type:	Double-Net (landlord is responsible for roof and structure)
Initial Lease Term:	20 Years
Lease Commencement Date:	September 1, 2002
Expiration Date:	August 31, 2022
Remaining Term on Lease:	5± Years
Options:	Eight (8) - Five (5) year options
Price:	\$5,200,000

INVESTMENT HIGHLIGHTS

- > Assumable debt in-place at market rate and terms.
- > National credit tenant - rated BBB (S&P).
- > 8,175± total Walgreens locations.
- > Minimum landlord responsibilities (NN).
- > Eight (8) - five (5) year options.
- > High traffic count of 50,500± vehicles per day.

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ABOUT THE TENANT

Founded:	1901 (116 years ago)
Founder:	Charles Rudolph Walgreen
Headquarters:	200 Wilmot Road Deerfield, IL
Number of locations:	8,175±
Area served:	United States
Key people:	James A. Skinner (Chairman) Alex Gourlay (President) Stefano Pessina (CEO)
Products:	Drug store/Pharmacy
Parent:	Walgreens Boots Alliance, Inc. (2014-present)
Traded as:	WBA (NASDAQ)
Rating	Long Term Senior S&P: BBB (11/2014) Fortune 500: #19
Website:	www.walgreens.com

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