

WALGREENS

171 WEST STREET, WARE, MA





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OVERVIEW

The KeyPoint Partners Investment Sales Team has been exclusively engaged to sell the fee simple interest in 171 West Street (Route 32), in Ware, MA, which is NNN leased to Walgreens through June 2081. This passive investment has no landlord responsibilities. Walgreens has termination rights commencing in August 2031 (6+ years).

Ware is centrally located within the state approximately equidistant (25 miles) from Springfield to the west and Worcester to the east. The 2.5 acre site is positioned at a signalized hard corner and is improved with a highly visible 14,550 SF building with a drive thru pharmacy. A busy US Post office is on the opposite corner. There are numerous "name brand" retailers in the immediate vicinity including Big Y Supermarket, Dollar Tree, Family Dollar, McDonald's, Napa Auto Parts, Cumberland Farms, and CVS.



INVESTMENT HIGHLIGHTS

- 100% leased to Walgreens with 6+ years committed base term remaining
- Strong location within the trade area and sited at a signalized hard corner
- Property is across the street from Big Y Supermarket, Dollar Tree, and US Post Office
- Excellent visibility and access
- Totally passive investment with no landlord responsibilities
- Ware is equidistant (25 miles) from Springfield and Worcester
- Walgreens purchased the nearby Rite Aid, closed the store, and moved the Rx files to the subject property




PROPERTY DETAILS


- LOCATION: 171 West Street, Ware, MA
- BUILDING SIZE: approximately 14,550 SF
- DRIVE THRU: Yes
- LOT SIZE: approximately 2.5 acres
- UTILITIES: Public water and sewer
- YEAR BUILT: constructed in 2006
- PARKING: Approximately 69 onsite spaces
- ZONING: Located within the "HC" Zone




LEASE SUMMARY

- LEASE TYPE: Building lease
- TENANT: Walgreen Eastern Co., Inc., New York
- GUARANTOR: Walgreen Co., Illinois
- TERM: 75 years ending on 7/31/2081
- TERMINATION RIGHT: Tenant has right to cancel lease any time after 7/31/31 upon 12 months written notice
- RENT: \$399,625
- TAXES, CAM, INSURANCE: Paid by Walgreens
- LANDLORD RESPONSIBILITIES: None
- RIGHT OF FIRST REFUSAL: Tenant has standard perfunctory right to match bona-fide offers within 14 days of notice

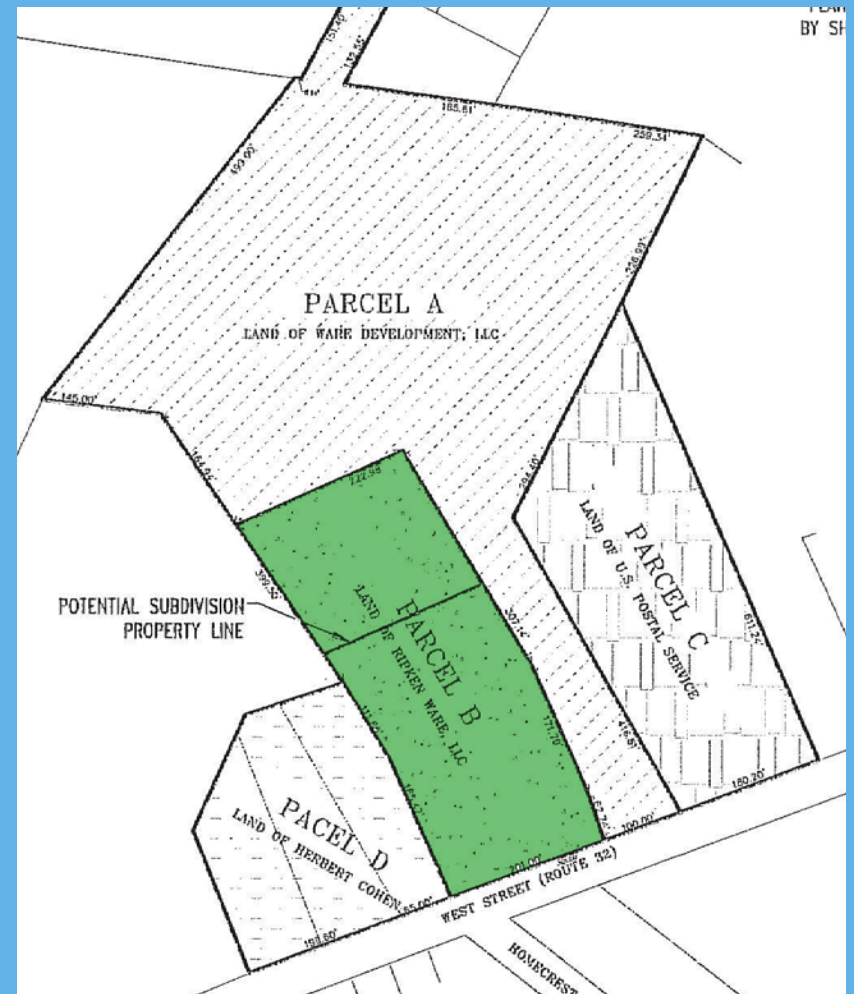
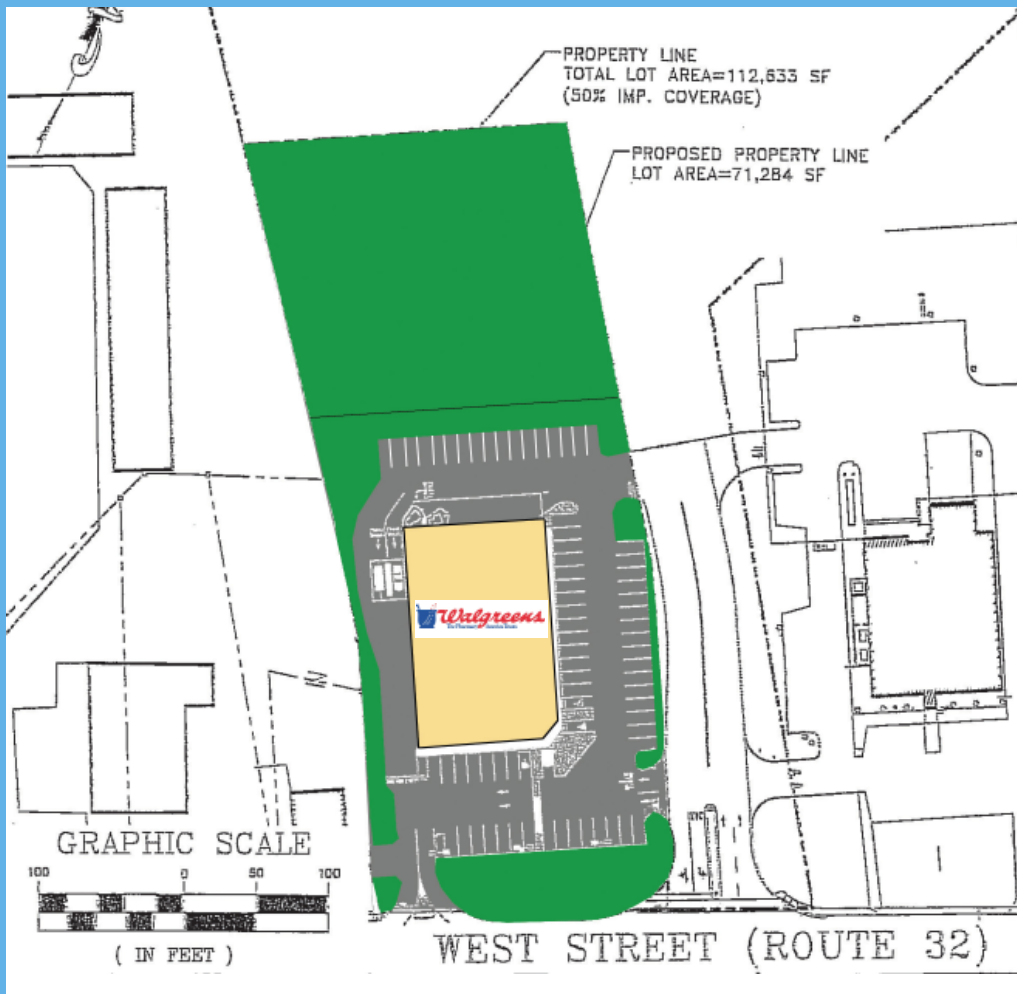
 POPULATION	3 MILE	5 MILES	7 MILES
2025 Population	9,608	16,070	26,928
2029 Population	9,482	15,781	26,733
2020 Population	9,407	16,961	29,142
2010 Population	9,253	16,856	28,665
2025 Daytime Population	2,729	3,657	6,751
2025 Median Age	43.0	43.3	43.8

 HOUSEHOLDS	3 MILE	5 MILES	7 MILES
2025 Total Households	4,171	7,257	12,174

 HOUSEHOLD INCOME	3 MILE	5 MILES	7 MILES
2025 Ave. Household Income	\$90,996	\$98,298	\$107,478

Sites USA 2025

SITE PLAN & PARCEL PLAN





WALGREENS

Walgreens, one of the nation's largest drugstore chains, is the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdaq: WBA). More than 8 million customers interact with the company each day in communities across America. Walgreens operates 8,500+ drugstores with a presence in all 50 states. The company reported revenue of \$147B in fiscal year 2023. It currently operates approximately 140 locations in Massachusetts. The Ware location has been open since 2006.

PROPERTY PHOTOS





SALE PROCESS

The property is being offered without a formal asking price and no formal bid date has been established at this time. Offers will be considered as received.

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