



Walgreens

2320 N DRUID HILLS RD | ATLANTA, GA 30329



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

WALGREENS

2320 N Druid Hills Rd | Atlanta, GA 30329

EXCLUSIVELY LISTED BY



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±13,990 SF
GLA



2011
Year Built



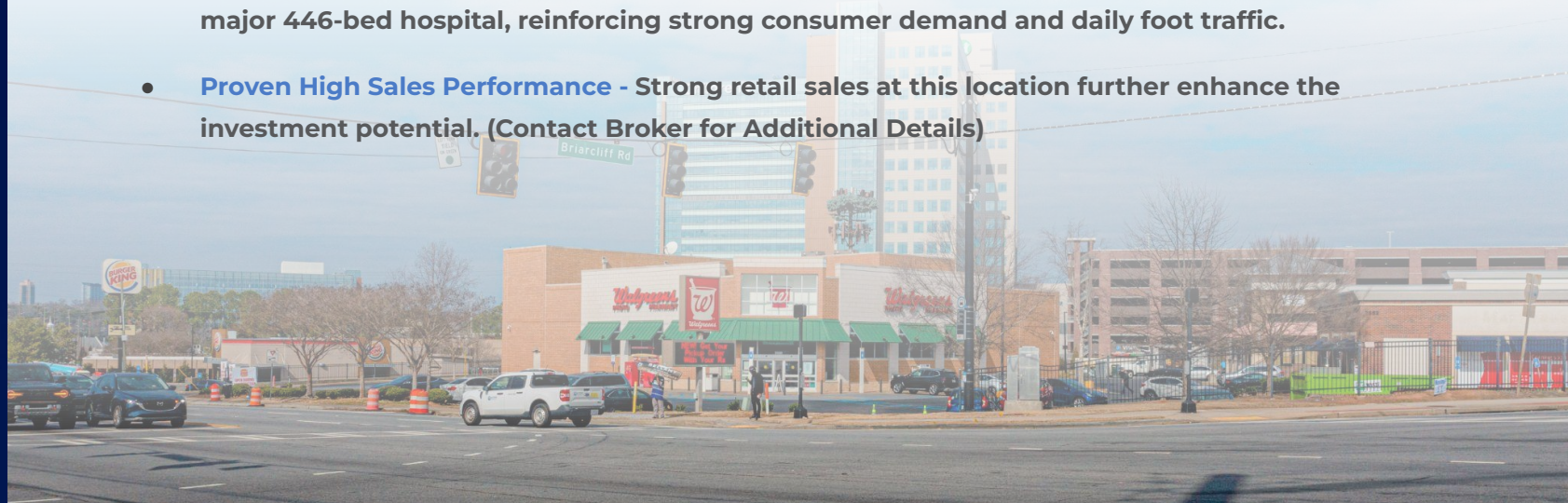
±53,000
Vehicles Per Day



Absolute NNN
Lease Type

PROPERTY OVERVIEW

- **Generational Real Estate** - Strategically positioned on a hard, signalized corner within Buckhead's primary shopping district, this 1.11-acre property offers unparalleled long-term investment stability.
- **Top-Performing Location** - Ranked in the top 17% of Walgreens locations nationally per Placer AI data, ensuring strong tenant performance and consistent foot traffic.
- **Long-Term Corporate-Backed Lease** - Secure passive income with over 10 years remaining on the lease, fully guaranteed by Walgreens corporate, providing long-term financial stability.
- **Exceptional Traffic Exposure** - Direct access from Northeast Expressway with 70,000 vehicles passing daily, while the intersection of N Druid Hills Rd NE & Briarcliff Rd NE sees over 48,000 vehicles per day.
- **Extremely Affluent Neighborhood** - Situated in a high-income area with an average household income exceeding \$146,000 within a 5-mile radius, serving a dense population of 386,632 residents.
- **True Absolute NNN Lease** - A fully hands-off investment with zero landlord responsibilities, ensuring hassle-free ownership and stable cash flow.
- **Thriving National Retail Corridor** - Surrounded by top national brands, including Chick-fil-A, Target, Arby's, Firestone, Panera Bread, Cava, Goodwill, Moe's Southwest Grill, and two major shopping centers—Brighten Park Mall & The Village at Druid Hills.
- **Proximity to Major Healthcare Hub** - Located adjacent to Children's Healthcare of Atlanta, a major 446-bed hospital, reinforcing strong consumer demand and daily foot traffic.
- **Proven High Sales Performance** - Strong retail sales at this location further enhance the investment potential. (Contact Broker for Additional Details)



FINANCIAL SUMMARY



\$7,000,000

LIST PRICE



8.07%

CAP RATE



\$500.36

PRICE PER SF

TENANT SUMMARY

Address	2320 N Druid Hills Rd Atlanta, GA 30329
NOI	\$565,000
Yr Built	2004
Building SF	±10,453
Acreage	±1.11
Rent Commencement	3/15/2010
Lease Expiration	3/15/2035
Lease Term Remaining	10 Years
Renewal Options	Ten, 5-years
LL Responsibilities	None
Expense Structure	Absolute NNN Lease

RENT SCHEDULE

RENT PERIOD	ANNUAL RENT	PSF	MONTHLY RENT	% INCREASE
Years 1-25	\$565,000.00	\$54.00	\$47,083	0.00%
Option 1-10	\$565,000.00	\$54.00	\$47,083	0.00%





Walgreens

TENANT PROFILE

Walgreens is one of the largest retail pharmacy chains in the United States, providing prescription medications, health and wellness products, and general convenience items. Founded in 1901, it has grown to operate thousands of locations nationwide, serving millions of customers daily. The company's stores are strategically located in high-traffic areas, including standalone locations and shopping centers, making them easily accessible. Walgreens plays a key role in the healthcare industry by offering pharmacy services, immunizations, and partnerships with healthcare providers to expand access to essential medical care.

With over a century in business, Walgreens has demonstrated strong market presence, long-term stability, and the ability to adapt to industry shifts. The company has expanded through both organic growth and acquisitions, maintaining a large customer base and steady revenue streams. As a provider of essential healthcare services, Walgreens benefits from consistent demand, reinforcing its resilience in economic cycles. Its established brand, prime real estate locations, and focus on innovation in pharmacy and retail healthcare make it a reliable and attractive investment for long-term stability.

HEADQUARTERS
Deerfield, IL

YEAR FOUNDED
1901

OF EMPLOYEES
±312,000

THE BRYN HOUSE
337 UNITS



KITTREDGE MAGNET SCHOOL
552 STUDENTS



LENSCRAFTERS



VILLAGE AT DRUID HILLS



BRIARCLIFF RD NE ± 22,500 VPD

Walgreens
SUBJECT PROPERTY

N DRUID HILLS RD ± 53,000 VPD



DOWNTOWN ATLANTA



TOP RETAIL SUBMARKETS IN MSA

Lenox Mall.....	3.0miles
Buckhead.....	4.1miles
Atlanta.....	.8miles

± 246,000 VPD

EMORY HEALTHCARE



BRUNTWOOD ESTATES

CHILDREN'S HEALTHCARE OF ATLANTA
446 BEDS

BRIGHTEN PARK

hopdoddy BURGER BAR | MOE'S SOUTHWEST GRILL | PLATO'S CLOSET

WINGS TOPS | Starbucks | SMOOTHIE KING | THE JOINT chiropractic

Jersey Mike's | DOLLAR TREE | Panera BREAD | CAVA | Guitar Center



N DRUID HILLS RD ± 53,000 VPD

Walgreens
SUBJECT PROPERTY

VILLAGE AT DRUID HILLS

WILLY'S MEXICANA GRILL | Authentic Brazilian Wax | Sublime doughnuts | HUMMUS REPUBLIC MODERN MEDITERRANEAN KITCHEN | tropical CAFE SMOOTHIE



MARKET OVERVIEW

Being the capital of Georgia and the cradle of the Civil Rights movement, Atlanta is the most populous city in Georgia with nearly 500,000 residents. It is the principal commercial and transportation center of the southeastern United States. Also serving as a major educational center, Atlanta is home to many prestigious schools including Emory University, Georgia Institute of Technology and Georgia State University. The educated workforce is what attracts corporations to conduct business operations in the city.

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. Being a trade and transportation hub of the southeast, the city's economy is driven by the service, communications, retail trade, manufacturing, finance, and insurance industries.

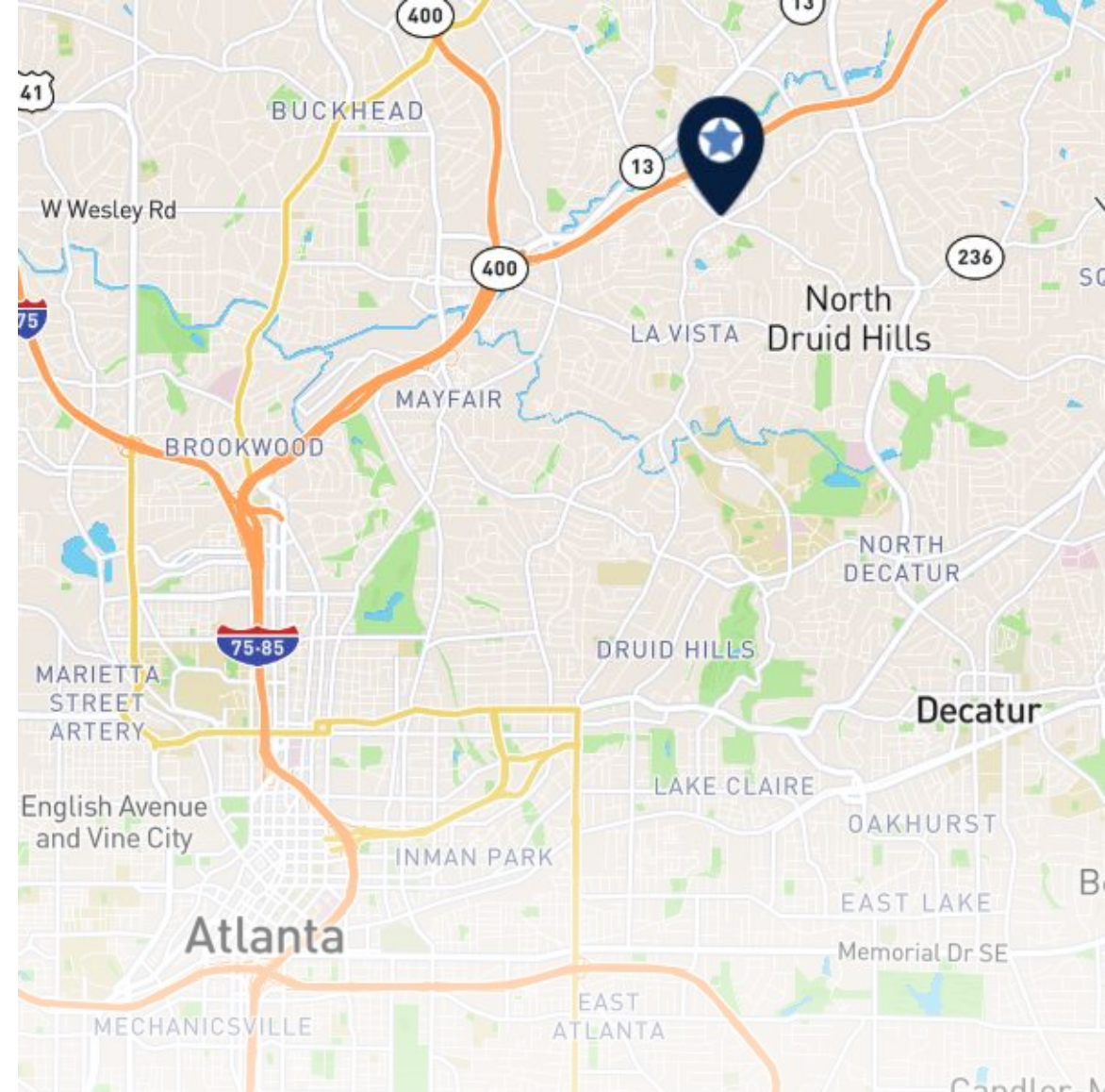
Atlanta, Georgia, is a premier destination for tourists, offering a blend of history, culture, and modern attractions. Known as the "City in a Forest" due to its lush greenery, Atlanta is home to iconic landmarks such as the Martin Luther King Jr. National Historical Park, where visitors can explore the life and legacy of the civil rights leader. The city also boasts the Georgia Aquarium, one of the largest in the world, and the World of Coca-Cola, where guests can learn about the history of the famous beverage. The Atlanta BeltLine, a network of trails and parks, provides a scenic way to explore the city's diverse neighborhoods, art installations, and culinary hotspots.



71.3 MILLION
NUMBER OF ANNUAL VISITORS



\$2.75 BILLION
REVENUE



DEMOGRAPHICS

POPULATION

	1-MILE	3-MILE	5-MILE
Current Year Estimate	15,518	150,702	381,898

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
Current Year Estimate	7,611	73,543	188,867

INCOME

	1-MILE	3-MILE	5-MILE
Average Household Income	\$129,895	\$169,578	\$183,083

*Tourism happens to be a **\$68.96 billion industry** in Georgia, which is a leading contributor to its economic growth and prosperity.*



ECONOMY

The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$385 billion. Home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS, Atlanta has the 3rd largest concentration of Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

Recently, it was announced that one of Tesla's rivals, Rivian Automotive, is launching the largest economic development project in Georgia's history with a \$5B electric vehicle assembly plant an hour east of Downtown Atlanta. Rivian expects to hire close to 7,500 people, a number that could grow to 10,000 employees over several years.

Being home to prestigious institutions, Georgia's technology base and talent pool are alluring factors for EV companies, which are in need of a more highly skilled worker base than traditional automakers.

ATLANTA TOURISM

Composed of a large and vibrant city, Atlanta offers Southern charm with a major multi-cultural aspect. Being that it is not a traditional Southern culture, Atlanta possesses one of the most multi-ethnic cities in the country displayed through a unique cultural combination. The art district midtown, quirky neighborhoods on the eastside, and culturally diverse district all portray Atlanta's mix of diversity.



ATTRACTIONS

Atlanta is best known for its Centennial Olympic Park, World of Coca-Cola, Georgia Aquarium, Stone Mountain Park, and Zoo Atlanta. The number one tourist attraction is Stone Mountain Park, which allows guests to enjoy theme-park thrills while bathing among natural beauty and experiencing local history. Additionally, the city is full of history as it served as the epicenter of the Civil Rights Movements and offers a variety of historical museums such as the National Center for Civil and Human Rights.

Atlanta celebrates various events and festivals each year. Food festivals include the Beer, Bourbon, and BBQ Festival in the spring, the Atlanta Food and Wine Festival in the summer, the Atlanta Greek Festival in the fall, and the Oysterfest in the winter. Music and film festivals include the Shaky Knees Music Festival in the spring, the Tunes from the Tombs at Historic Oakland Cemetery in the summer, the Imagine Music Festival in the fall, and the Atlanta Jewish Film Festival in the winter.

Atlanta is known for its NFL team the Falcons, its NBA team the Atlanta Hawks, and its baseball team the Atlanta Braves. Newly constructed, the Falcons play at the Mercedes Benz Stadium which is equipped with a retractable roof. The new stadium allowed for an increase in local GDP and created 4,560 additional jobs.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2320 N Druid Hills Rd, Atlanta, GA, 30329** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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