

**LEASE**  
**245 S Main Street**

**245 S MAIN STREET**

Clinton, TN 37716

**PRESENTED BY:**

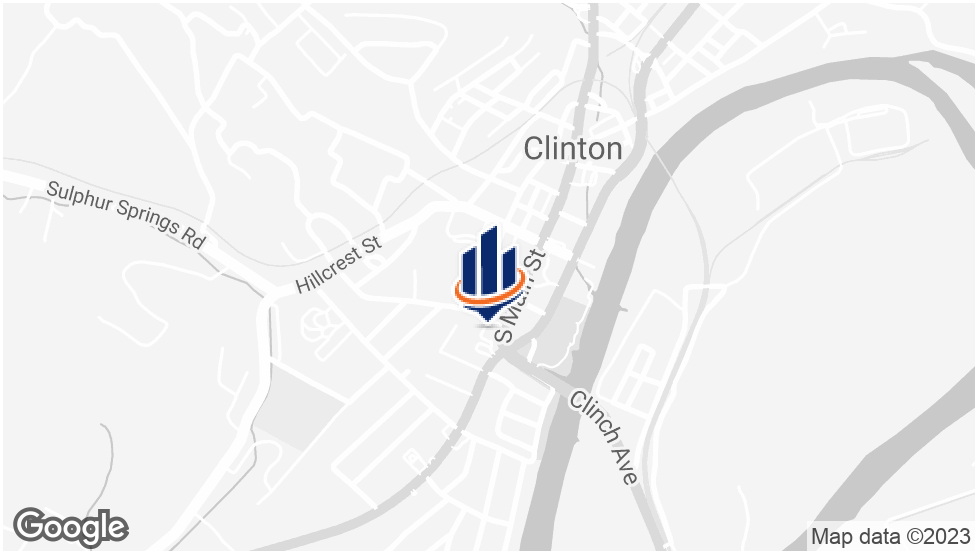
**JAMES PARSONS**

O: 850.294.0013

jparsons@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	13,650 SF
CAP RATE:	5.50%
NOI:	\$345,000
LEASE TYPE:	NNN
LEASE EXP:	4/30/28

PROPERTY OVERVIEW

SVN Southland is pleased to present this NNN Walgreen's in Clinton, Tennessee. There are 6+ years remaining in the primary lease term. There are 10 (5-year) options to renew. There are many other national tenants surrounding the property such as Burger King, McDonalds, Advance Auto, and many more. This site benefits from high traffic counts with over 24,000 vehicles per day. There are several major manufacturing companies located in Clinton.

PROPERTY HIGHLIGHTS

JAMES PARSONS

O: 850.294.0013  
jparsons@svn.com

## TENANT PROFILES



### TENANT OVERVIEW

COMPANY:	-
FOUNDED:	-
LOCATIONS:	-
TOTAL REVENUE:	-
NET INCOME:	-
NET WORTH:	-
HEADQUARTERS:	-
WEBSITE:	-

#### JAMES PARSONS

O: 850.294.0013

jparsons@svn.com

245 S MAIN STREET | Clinton, TN 37716

# Walgreens

### ABOUT WALGREENS

Founded in 1901 as a single drugstore, Walgreens today is a provider of trusted care in communities around the U.S. Through constant innovation, Walgreens has a history of breaking new ground to meet its customers' needs and improve their health, from offering self-service stores beginning in the 1950s to developing a 5-star rated mobile app today. In its pharmacies, Walgreens was the first major drugstore chain to put prescriptions into child-resistant containers in the 1960s (long before it was required by law) and in 2016 was the first to offer safe medication disposal kiosks in its stores. With its brand as a foundation, Walgreens is building its business in four areas: pharmacy, front end, health care services and consumer services. These areas are being enabled through partnerships, new store layouts and product assortments, new approaches to pricing and promotion to unlock value and by helping team members better serve customers by eliminating unproductive work and putting more decisions in their hands. Source: Walgreens.com

RETAILER MAP



JAMES PARSONS  
O: 850.294.0013  
jparsons@svn.com

245 S MAIN STREET | Clinton, TN 37716

## AERIAL MAP



**JAMES PARSONS**

O: 850.294.0013

jparsons@svn.com

245 S MAIN STREET | Clinton, TN 37716

SVN | SOUTHLAND COMMERCIAL

# DEMOGRAPHICS MAP & REPORT

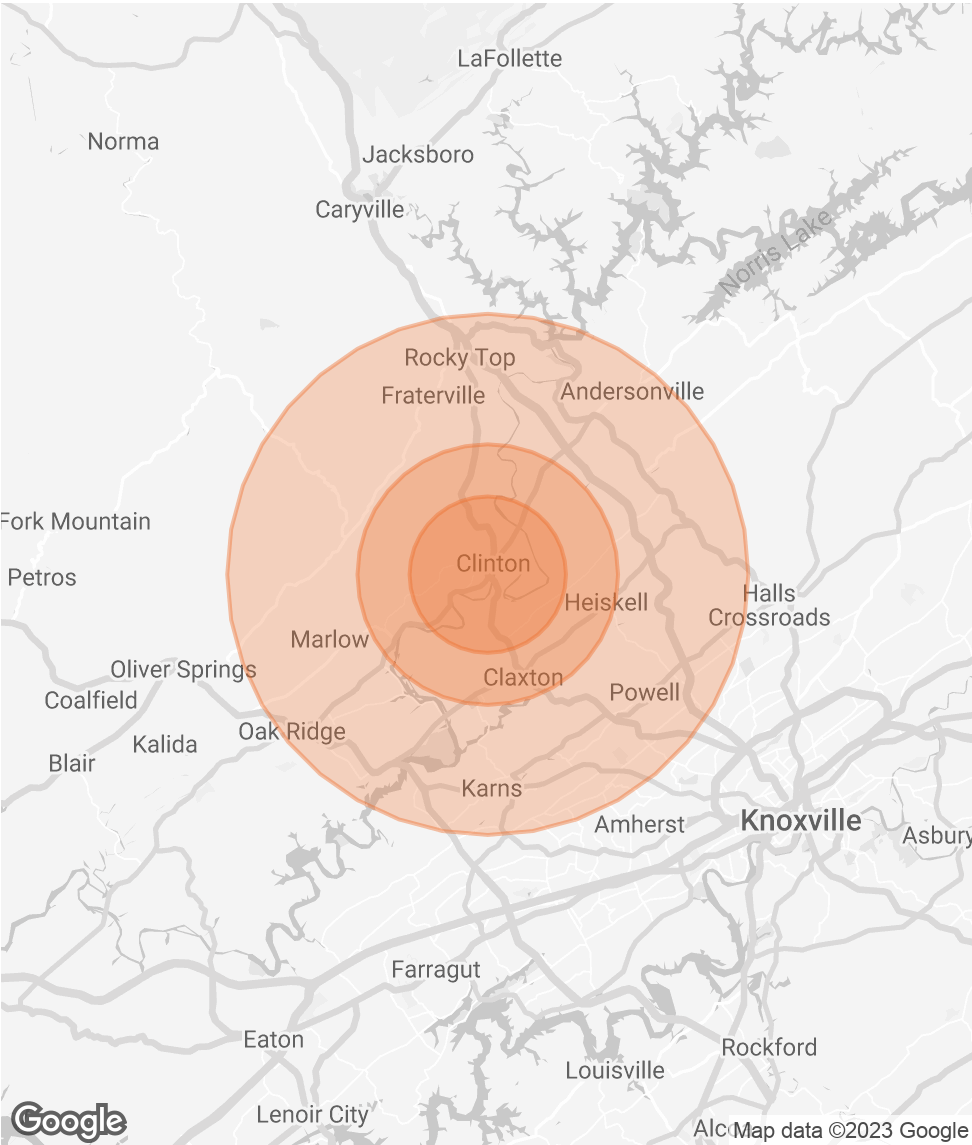
## POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	12,559	26,277	119,768
AVERAGE AGE	41.9	41.1	40.4
AVERAGE AGE (MALE)	40.0	39.7	39.0
AVERAGE AGE (FEMALE)	43.3	42.4	41.9

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	5,632	10,977	48,536
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$49,242	\$54,133	\$62,534
AVERAGE HOUSE VALUE	\$156,059	\$161,369	\$176,012

\* Demographic data derived from 2020 ACS - US Census



**JAMES PARSONS**

O: 850.294.0013  
jparsons@svn.com

245 S MAIN STREET | Clinton, TN 37716

## REGIONAL MAP



**JAMES PARSONS**

O: 850.294.0013

[jparsons@svn.com](mailto:jparsons@svn.com)

**245 S MAIN STREET** | Clinton, TN 37716

**SVN | SOUTHLAND COMMERCIAL**

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

### JAMES PARSONS

O: 850.294.0013

jparsons@svn.com