



Walgreens

OFFERING MEMORANDUM

901 South 14th Street | Leesburg (Orlando MSA), FL

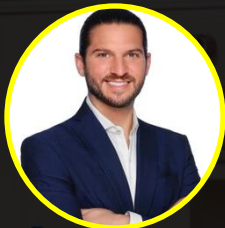
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Market Overview

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Walgreens Portfolio

Three Walgreens Properties in Florida
Properties can be Purchased Separately or as a Portfolio
Please Contact Listing Agents for More Information

Portfolio Pricing Summary

Tenant	Address	City, State	SF	NOI	Lease Type	Cap Rate	Price
Walgreens	4529 W Hillsboro Blvd	Coconut Creek (FTL MSA), FL	14,478	\$333,720	Absolute NNN	6.00%	\$5,562,000
Walgreens	901 S 14 th St	Leesburg (Orlando MSA), FL	14,313	\$260,820	Absolute NNN	6.00%	\$4,347,000
Walgreens	3863 S Dale Mabry Hwy	Tampa, FL	14,164	\$383,554	Absolute NNN	6.00%	\$6,392,567
TOTAL:			42,955	\$978,094	-	6.00%	\$16,301,567

Investment Highlights



OFFERING PRICE

\$4,347,000



CAP RATE

6.00%



NOI

\$260,820

Executive Summary

Current Real Estate Advisors is pleased to present the opportunity to acquire this Walgreens in Leesburg (Orlando MSA), FL (the "Property"), a freestanding ±14,313 SF retail building sited on 1.63 acres, located at the signalized corner (80K+ VPD) of the two main thoroughfares in the market, leading west to I-75, east to SR441, south to Orlando, and north to Gainesville.

This Walgreens offering benefits from ±12.5 years remaining on their recently renewed Absolute NNN lease (zero landlord responsibilities). Further, it includes attractive 5% increases every 5 years, as well as 12, 5-year options - demonstrating this proven operator's commitment to the location.

The Property is available as part of a portfolio of Walgreens assets (available together or separately), presenting a unique opportunity for an astute investor to acquire strategically distributed real estate in Florida (or to hand pick their desired location for an individual acquisition), that includes properties with long-term stability, stable cash flow and excellent underlying real estate fundamentals.

Opportunity Highlights

Strong Operating History



Walgreens has operated at this location for 20+ years and recently reaffirmed its long-term commitment by executing a new 15-year lease extension, underscoring the strength and performance of this store

Secure + Steady Income Stream



Backed by a long-term Absolute NNN lease with zero landlord responsibilities, the Property features 5% rental increases every five years, delivering truly passive income and built-in inflation protection

Robust RE Fundamentals



Strategically positioned at the signalized intersection of S 14th St/US Hwy 27 & South Street/W Dixie Ave (80,000+ VPD), this 1.6+ Acre site benefits from strong visibility within an established retail corridor

Market Dominance



Located at the intersection of "Main & Main" in the heart of downtown Leesburg, this Walgreens has extremely limited competition, allowing it to capture the vast majority of the surrounding customer base

Offering Summary

Property Summary

Property Address:	901 South 14 th Street Leesburg, FL 34748
Price:	\$4,347,000
Cap Rate:	6.00%
Building Size:	±14,313
Lot Size:	71,092 (1.63Acres)
Year Built:	2003
Parcel No.:	27-19-24-0004-000-10300
Ownership Type:	Fee Simple

Lease Abstract

Tenant:	Walgreens Boots Alliance, Inc.
DBA:	Walgreens
Rent Commencement:	2/23/2023
Lease Expiration:	2/28/2038
Original Lease Term:	15 Years
Term Remaining:	±12.5 Years
Current Annual Rent:	\$260,820
Rent Increases:	5% Every 5 Years
Renewal Options:	12, 5-Year
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Right of First Refusal:	Yes

Rent Schedule

Years	Annual Rent	Monthly Rent	Cap Rate
Year 1	\$260,820	\$21,735	6.00%
Year 2	\$260,820	\$21,735	6.00%
Year 3	\$260,820	\$21,735	6.00%
Year 4	\$260,820	\$21,735	6.00%
Year 5	\$260,820	\$21,735	6.00%
Year 6	\$273,861	\$22,822	6.00%
Year 7	\$273,861	\$22,822	6.30%
Year 8	\$273,861	\$22,822	6.30%
Year 9	\$273,861	\$22,822	6.30%
Year 10	\$273,861	\$22,822	6.30%
Year 11	\$287,554	\$23,963	6.62%
Year 12	\$287,554	\$23,963	6.62%
Year 13	\$287,554	\$23,963	6.62%
Year 14	\$287,554	\$23,963	6.62%
Year 15	\$287,554	\$23,963	6.62%

12, 5-Year Options (5% Bump at Each Option)

Tenant Summary

Walgreens

About Walgreens

Walgreens Co. ("Walgreens") is a leading U.S. pharmacy retailer offering prescription and over-the-counter medications, along with a broad range of general merchandise, including personal care, beauty products, household essentials, convenience foods, and photo services. A wholly owned subsidiary of Walgreens Boots Alliance, Inc. ("WBA"), Walgreens ranks among the largest retail chains in the country by revenue.

Founded in 1901, Walgreens has grown into a global, pharmacy-led health and wellness enterprise, providing convenient, omnichannel access to pharmacy services and consumer products across the United States and internationally. In addition to in-store offerings, Walgreens provides mail, online, and specialty pharmacy services, including clinical and respiratory care. In 2014, Walgreens Boots Alliance was formed following WBA's acquisition of the remaining stake in Alliance Boots GmbH. Today, WBA operates approximately 12,500 locations, employs over 312,000 people, and reported \$147.7 billion in revenue for fiscal year 2024.

On March 6, 2025, WBA announced a definitive agreement to be acquired by Sycamore Partners, a private equity firm focused on retail and consumer investments. The transaction, valued at approximately \$10 Billion, closed on August 28, 2025. WBA will now become a privately held company, continuing to operate under the Walgreens, Boots, and associated consumer brands. The acquisition is expected to strengthen WBA's position as a leading provider of pharmacy, retail, and health services.



12,500+
Locations



9
Total Countries



walgreens.com
Website



1901
Founded



Deerfield, IL
HQ



Private
Company Type

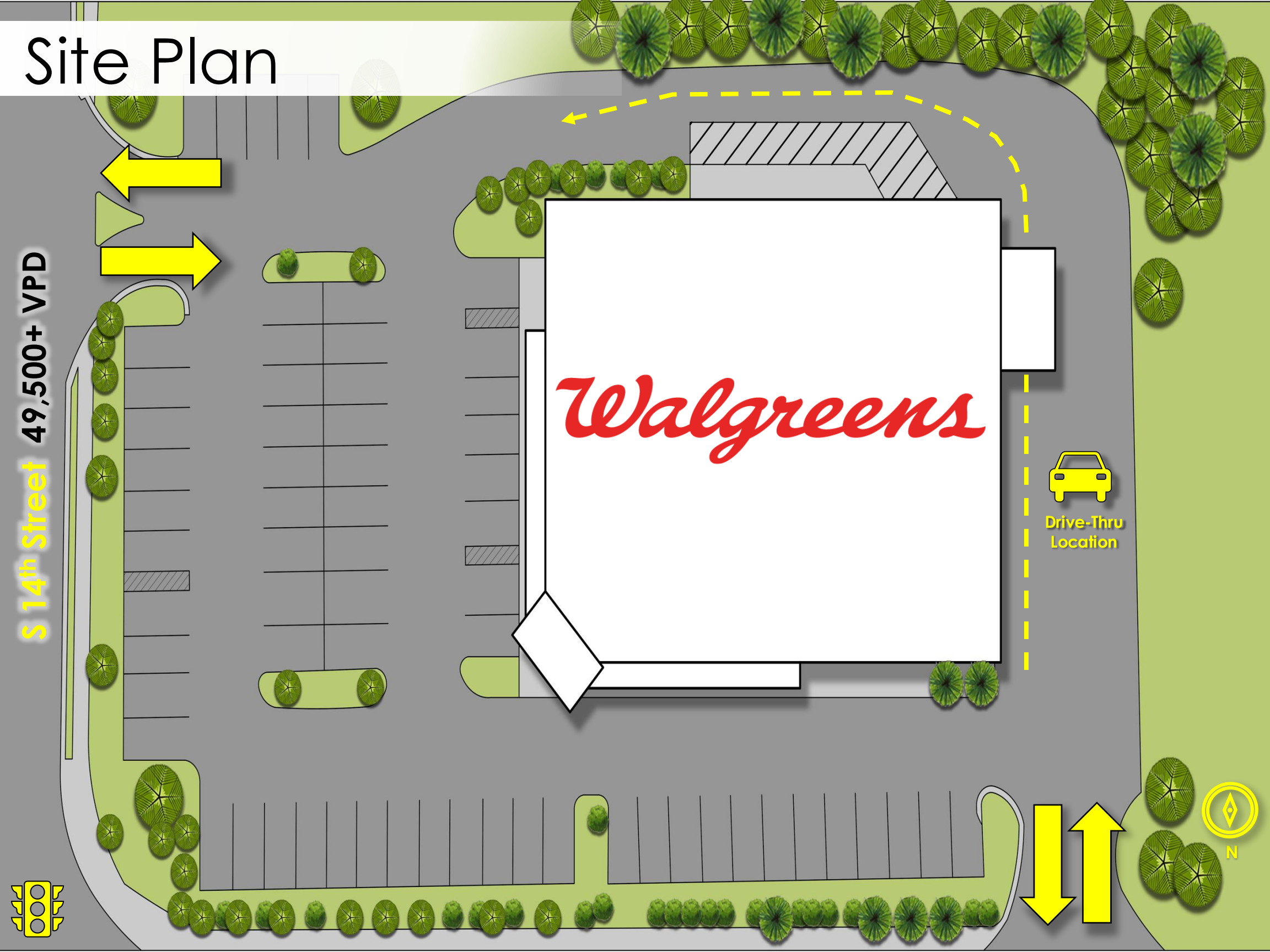
Bird's Eye View

S 14th Street 49,500+ VPD

Walgreens



Site Plan



S 14th Street 49,500+ VPD

Walgreens

Drive-Thru
Location



Aerial Context

UF UNIVERSITY of
FLORIDA

73 MILES | 1 HR 15 MINUTES

Leesburg High School



BESCO



Walgreens



S 14th Street 49,500+ VPD



Aerial Context



45 MILES | 45 MINUTES

Lake Square Aluminum, Inc.



Precision Off-Road

Click Our logo to visit our main website

PREFERRED
MARBLE & GRANITE, INC.



Frank's Tires

LINKS
CAR WASH

CIRCLE K

S 14th Street 49,500+ VPD



UNITED STATES
POSTAL SERVICE

TIMBER VALLEY
RUSTIC FURNITURE

DCO
FLOORING

AUTOMASTER
OF LEESBURG

Walgreens

South Street 30,500+ VPD



Hardee's



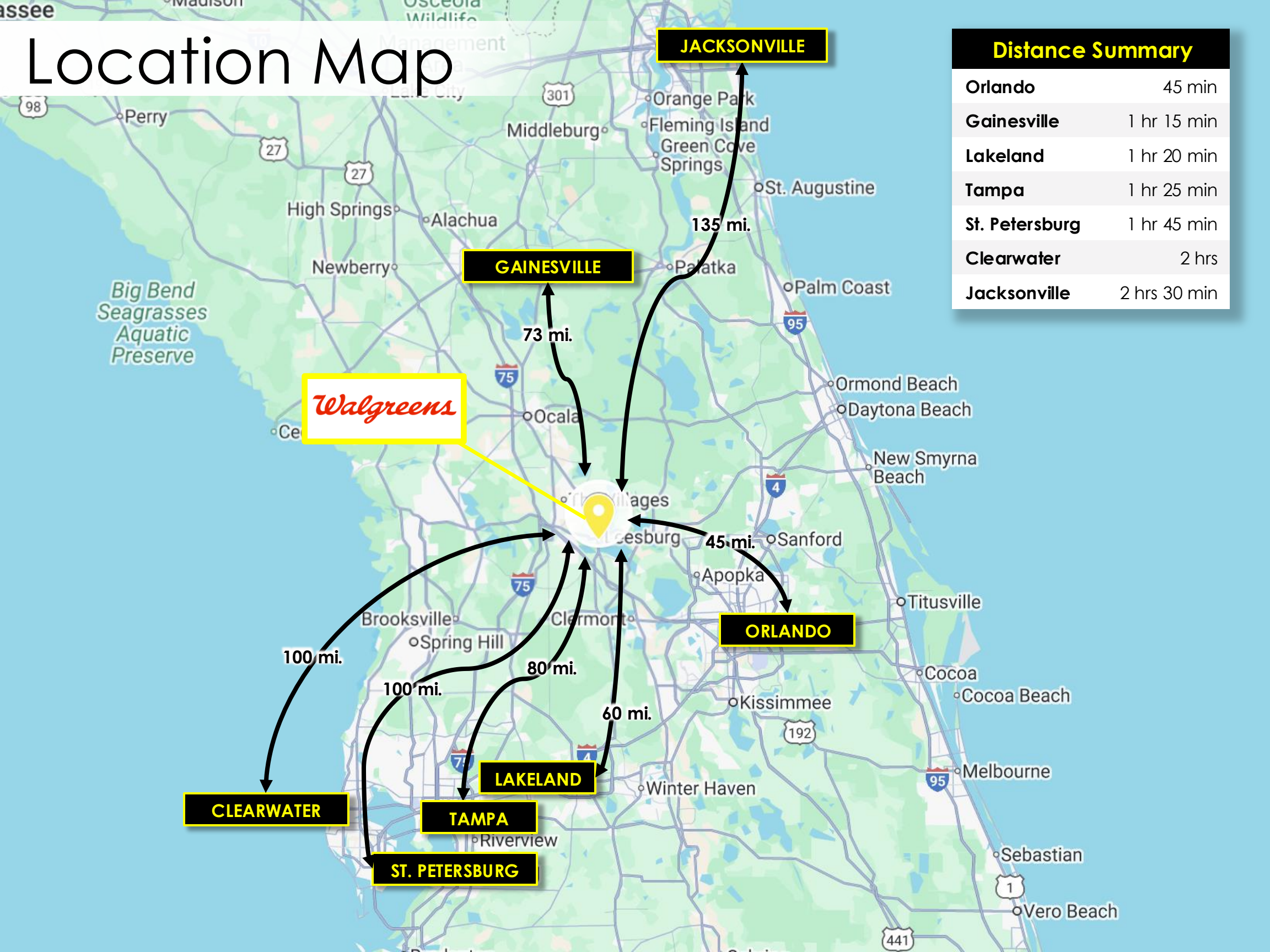
Aerial Photos



Property Photos



Location Map



JACKSONVILLE

GAINESVILLE

Walgreens

ORLANDO

LAKELAND

TAMPA

ST. PETERSBURG

CLEARWATER

Market Overview

Orlando MSA, FL

Orlando anchors one of the fastest-growing metropolitan areas in the United States, offering a dynamic blend of economic strength, population growth, and global visibility. Widely recognized as the theme park capital of the world, Orlando draws over 70 million visitors annually to destinations such as Walt Disney World, Universal Orlando Resort, and SeaWorld, fueling a tourism sector that generates billions in annual economic impact. This global draw not only sustains one of the strongest hospitality markets in the nation but also drives demand for retail, multifamily, and commercial real estate across the region.

Beyond tourism, Orlando has cultivated a diversified economy supported by healthcare, higher education, technology, and advanced industries. Major employers include Orlando Health, AdventHealth, the University of Central Florida, and Lockheed Martin, creating a broad and stable employment base. The city's pro-business climate, robust infrastructure, and connectivity via Interstate 4, the Florida Turnpike, and Orlando International Airport — one of the nation's busiest — further enhance its appeal for investment.

Ranked among the top metros for population growth, Orlando continues to attract families, professionals, and businesses seeking opportunity in Central Florida.

Demographics

	3 Miles	5 Miles	10 Miles
 POPULATION			
2024 Estimate	27,308	57,066	213,601
2029 Projections	32,125	67,258	260,524
2020 Census	24,123	50,718	177,909
 BUSINESS			
2024 Est. Total Businesses	2,254	3,008	7,116
2024 Est. Total Employees	18,875	24,052	57,418
 HOUSEHOLDS			
2024 Estimate	11,632	25,940	105,853
2029 Projection	13,692	30,602	129,993
2020 Census	10,080	22,789	87,534
 INCOME			
Average Household Income	\$55,830	\$65,941	\$78,092
Median Household Income	\$37,078	\$50,047	\$61,199



Walgreens

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