

WALGREENS

245 S. MAIN STREET
CLINTON, TENNESSEE 37716

**OFFERING MEMORANDUM
NNN LEASE OPPORTUNITY | ZERO LL RESPONSIBILITIES**

FOR SALE

- Freestanding building with drive-thru
- Full Walgreens corporate guaranty
- Located within a high growth area only 20 miles from Knoxville
- Excellent retail location



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NS New South
Properties
OF THE CAROLINAS, LLC

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PROPERTY DETAILS

\$3,900,000

ASKING PRICE

8.85%

Cap Rate

\$345,000

Annual Net Rent

± 13,650

Square Feet

1.84

Acres

Current Tenant | *Walgreens*

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	3,500	14,840	25,985
AVG. HH INCOME	\$77,355	\$89,762	\$93,586
DAYTIME POP.	4,487	14,508	21,501



PROPERTY SUMMARY

Prime Location: The property is situated in a highly desirable location in Clinton, offering easy access to key transportation routes and high visibility.

Tenant: The property is fully leased to Walgreens providing a stable and reliable income stream for potential investors.

PROPERTY HIGHLIGHTS

- Parcel ID: 074O-A-017.00
- Year Built: 2003
- LED 4/30/2078
- 98 parking spaces
- High traffic corner sees 20,557 cars per day at intersection
- Termination Option: Tenant may terminate every five (5) years as of 5/31/2028, with at least twelve (12) months prior written notice
- Tennessee has no state income tax

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**SITE
AERIAL**

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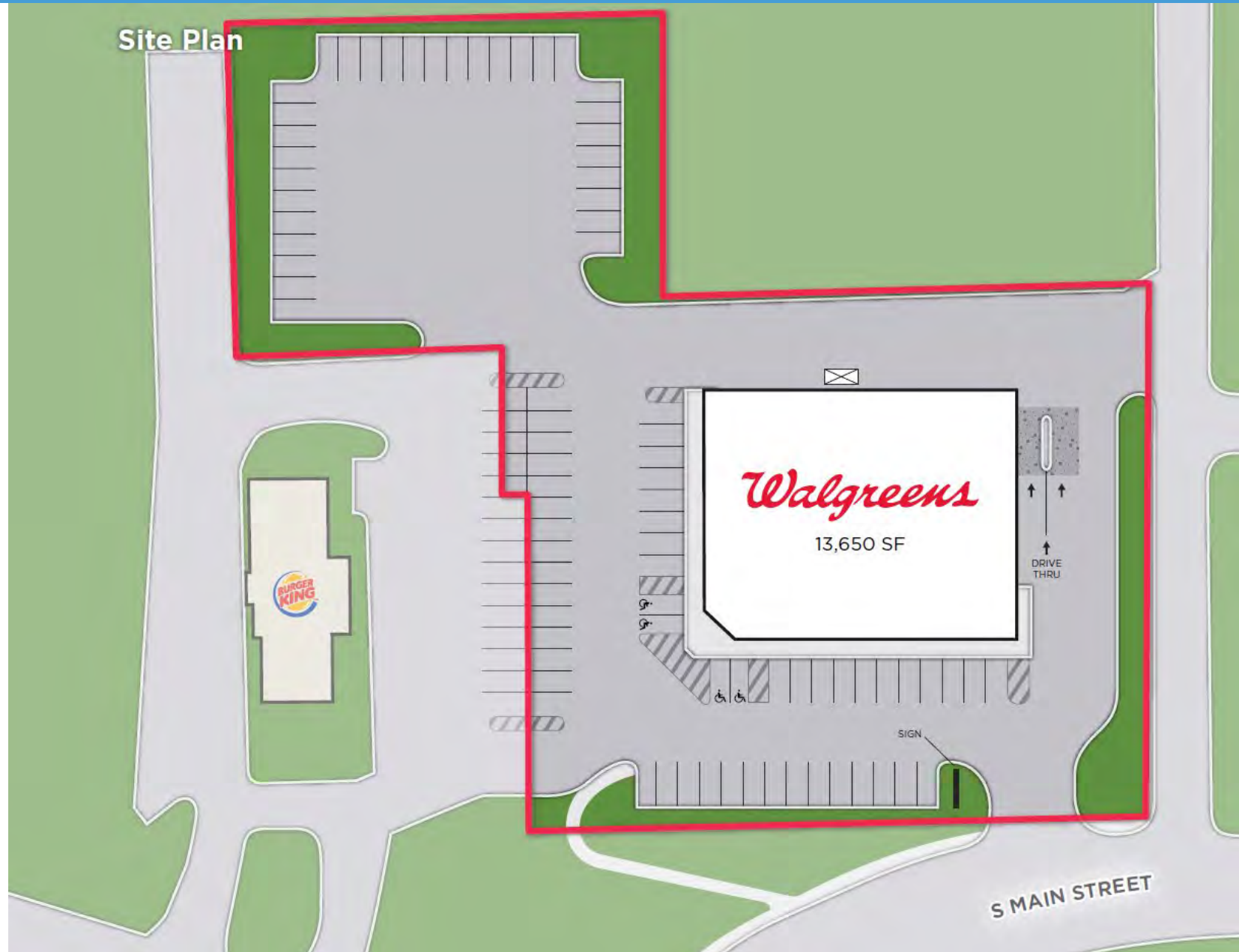
CORRIDOR
AERIAL

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Walgreens is the largest drugstore chain in the United States, with more than 8,200 locations across all 50 states, the District of Columbia, Puerto Rico, and Guam. Founded in 1901 in Chicago and now headquartered in Deerfield, Illinois, Walgreens has built a trusted brand over more than a century of retail and pharmaceutical service.

Walgreens is a subsidiary of Walgreens Boots Alliance, the world's largest retail pharmacy company, operating over 13,400 stores in 11+ countries. This global backing provides strong financial stability and strategic resources. In the U.S., Walgreens also includes the Duane Reade brand and previously expanded its footprint through the acquisition of over 1,900 Rite Aid stores.

A typical Walgreens store offers about 25,000 items and generates approximately \$8.5 million in annual sales, reflecting the company's strength in high-demand, essential goods. Walgreens locations are highly visible, well-trafficked, and often located on premium hard-corner sites—further supporting consistent performance.



Walgreens Boots Alliance

Walgreens



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LOCATION
OVERVIEW

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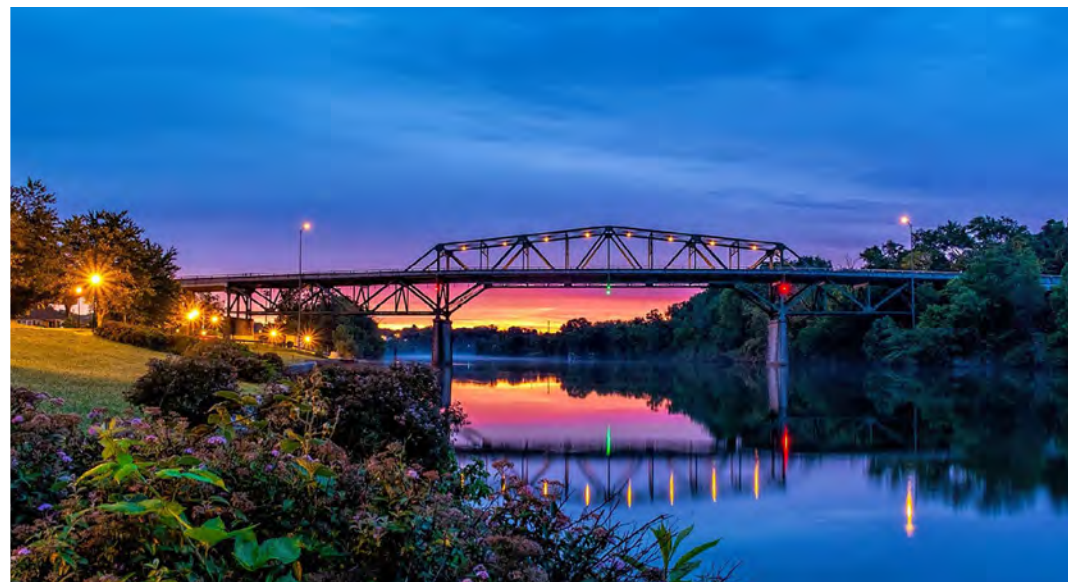
TN

CLINTON, TN - ANDERSON COUNTY

Clinton, Tennessee is a close-knit community of approximately 10,000 residents, located just 20 miles northwest of Knoxville. Known for its historic downtown and vibrant antiques scene—ranked among the top 10 in the country—Clinton offers a relaxed pace of life rooted in small-town charm. The city's scenic location along the Clinch River, one of the top trout fisheries in the U.S., supports a strong culture of outdoor recreation.

While quiet and welcoming, Clinton is also a city on the rise. Ongoing municipal projects are revitalizing downtown and enhancing public parks, signaling continued investment in quality of life. The local economy is anchored by strong industrial activity, including two of the world's top five automotive parts suppliers. In fact, Clinton's industrial parks employ nearly half of the city's workforce and continue to attract new business. Just 18 miles southeast, Knoxville—Tennessee's third-largest city—offers expanded opportunities in employment, education, and entertainment.

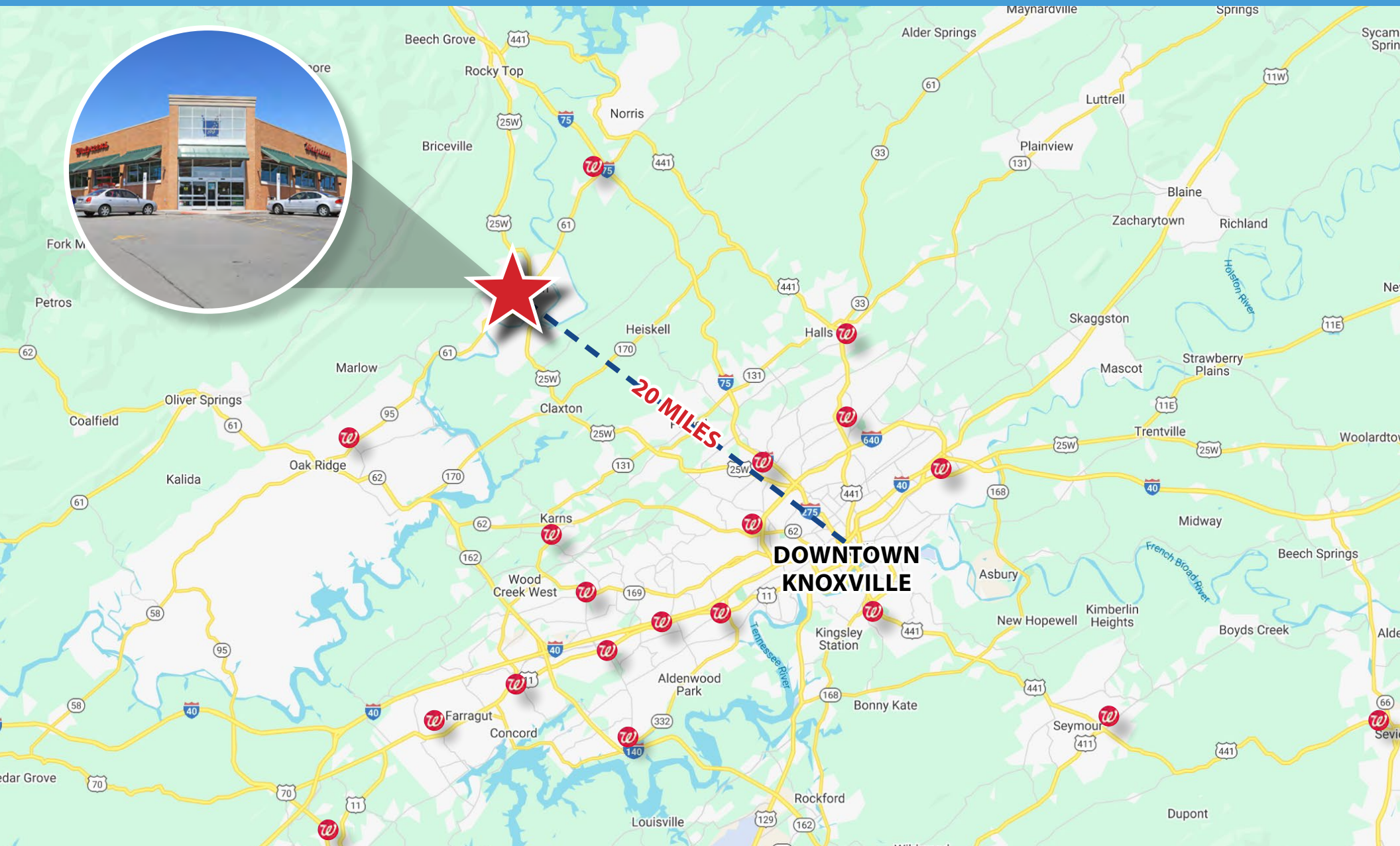
Clinton also benefits from its proximity to the University of Tennessee, a major research institution with nearly 28,000 students from across the U.S. and around the world.



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