

MARSTELLER REALTY, INC. & ROCKSTAR REALTY, LLC.

AVAILABLE FOR SALE
Rite Aid (Walgreens Credit)
26 Maddex Square Drive
Shepherdstown, WV 25443



- Tenant:** Walgreen Company (Walgreens Boots Alliance, Inc.)
- Building:** 11,597+/- sf building built in 1998 with drive-thru window on 1.74+/- acres of land located at the NE corner of Martinsburg Pike (Rt.45) and Maddex Square Drive. Located adjacent to Food Lion, United Bank, McDonalds, Quality Inn and less than a mile from Shepherd University with an enrollment of 3,779 students. Closest Walgreens in the area is over 8 miles away in Martinsburg, WV.
- Ownership:** Fee simple ownership, land and building are included.
- Lease:** Tenant has been on site for 20 years and just exercised its first five-year option running until March 30, 2023 on a corporate NN lease, with three, five-year options remaining with rare approx. 3.9% rental increases in each of the options. Landlord is responsible for roof and structure.
- Rent:** \$146,167 annual minimum rent vs. 1.5% of sales. Features rare approx. 3.9% rental increases in each of the five-year option periods.
- 2017 Sales:** Consistent total store sales reported \$4,391,000 for 2017 with an attractive 3.32% rent to sales ratio, excluding beer and wine, lottery, tobacco products, milk & bread, soft drinks, etc. and paying a rent of \$12.88 per sq. ft.
- Price:** **\$2,165,437 or a 6.75% cap**

Contact:	Robert Marsteller, Broker Marsteller Realty, Inc. bob@marstellerrealty.com (301) 580-0923 (240) 366-6078 (FAX) Lic#: 33009	Rachel A. Marsteller, Agent Marsteller Realty, Inc. rachel@marstellerrealty.com (301) 514-3069 (240) 366-6078 (FAX) Lic#: 642406	Paul Napoli, Broker Rockstar Realty, LLC. PaulNapoli68@hotmail.com (304) 596-2402 Lic#: WV0023831
-----------------	--------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------

All of the above is deemed accurate; however, it is subject to errors, omissions and all sizes are approximate. Broker assumes no liability for the condition of the legal status of the property. Property is offered subject to prior sale, change of price and/or terms or withdrawal from the market; all without prior notice.

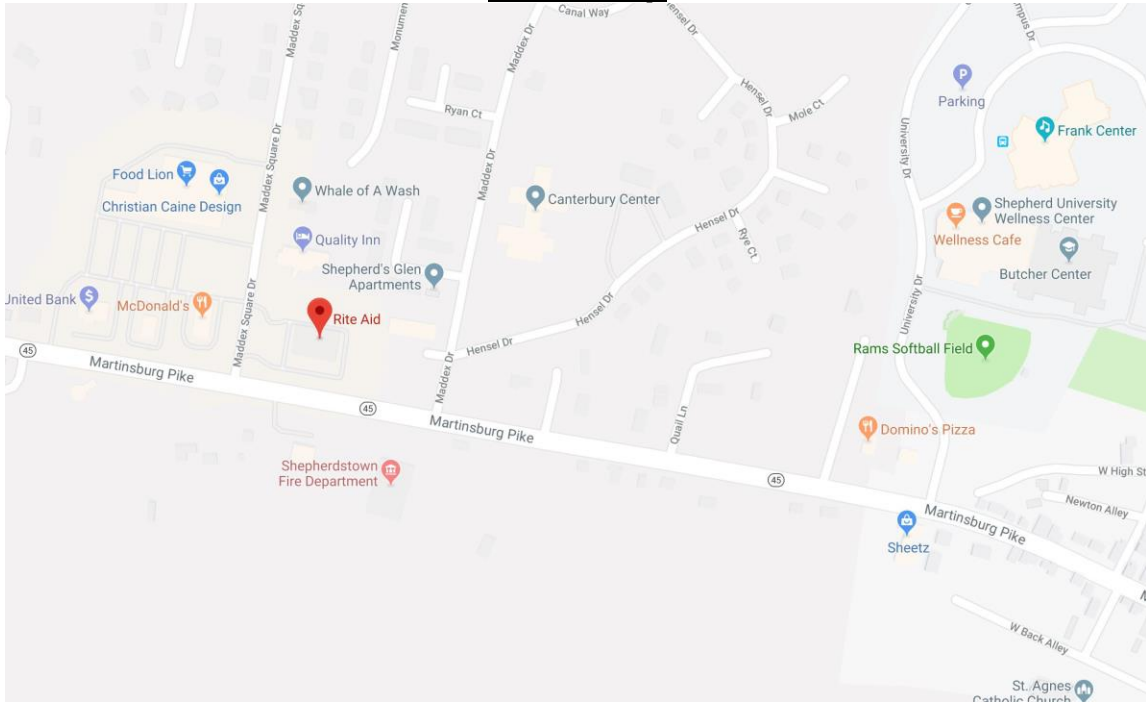
6101 Ed Crone Lane, Frederick, Maryland 21703 / 815 King Street, Martinsburg, WV 25401

(301) 942-6463 / (301) 831-4223 / (304) 596-2402

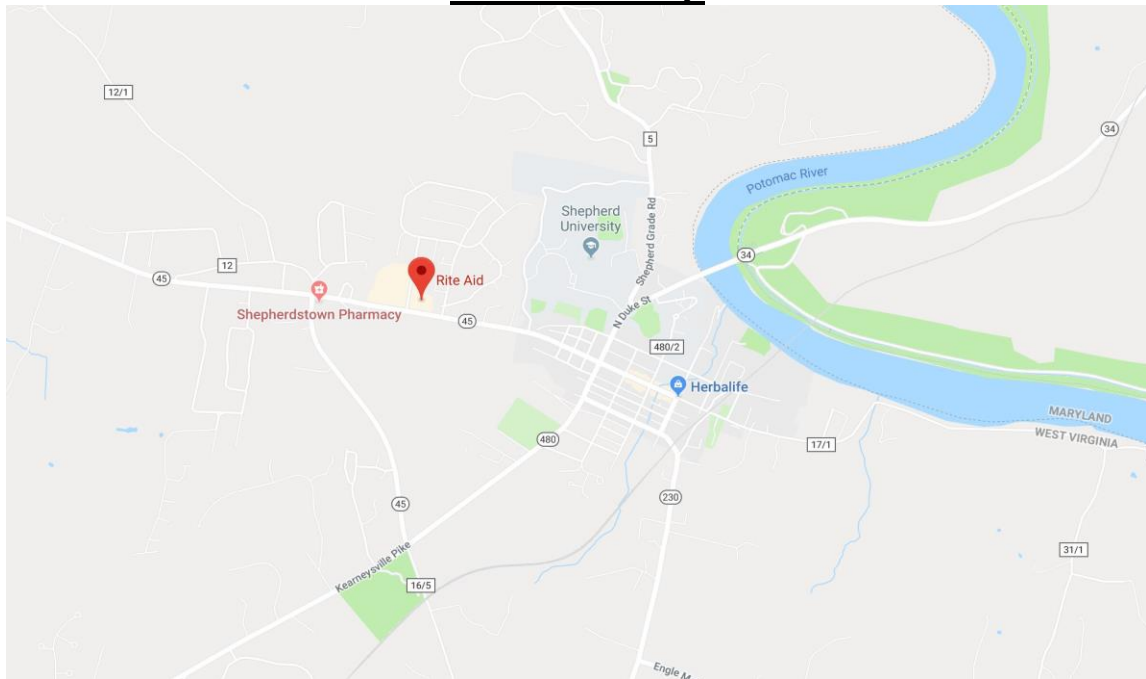
www.MarstellerRealty.com

MARSTELLER REALTY, INC. & ROCKSTAR REALTY, LLC.

Local Map



Overview Map



All of the above is deemed accurate; however, it is subject to errors, omissions and all sizes are approximate. Broker assumes no liability for the condition of the legal status of the property. Property is offered subject to prior sale, change of price and/or terms or withdrawal from the market; all without prior notice.

6101 Ed Crone Lane, Frederick, Maryland 21703 / 815 King Street, Martinsburg, WV 25401

(301) 942-6463 / (301) 831-4223 / (304) 596-2402

www.MarstellerRealty.com

MARSTELLER REALTY, INC. & ROCKSTAR REALTY, LLC.

Rent Roll

Option 1	\$146,167
Option 2	\$151,842
Option 3	\$157,516
Option 3	\$163,180

Walgreens Credit

On September 19, 2017, Rite Aid accepted Walgreens \$4.4 billion deal to buy 1,932 Rite Aid stores. The Rite Aid pharmacies, like this one, that Walgreens bought will be rebranded as Walgreens stores. This deal positioned Walgreens to have more locations than their competitor CVS.

All of the above is deemed accurate; however, it is subject to errors, omissions and all sizes are approximate. Broker assumes no liability for the condition of the legal status of the property. Property is offered subject to prior sale, change of price and/or terms or withdrawal from the market; all without prior notice.

6101 Ed Crone Lane, Frederick, Maryland 21703 / 815 King Street, Martinsburg, WV 25401
(301) 942-6463 / (301) 831-4223 / (304) 596-2402
www.MarstellerRealty.com