WALGREENS

805 W MADISON AVE, ATHENS, TN, 37303

TRI OAK
CONSULTING GROUP

Alec Marks

Sales Associate
(404) 905-2364
Alec@Tri-Oak.com

Brian Brockman

Broker
License #: 343847
Bang Realty-Tennessee Inc
bor@bangrealty.com
513-898-1551

TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS 4

OFFERING SUMMARY 5

TENANT OVERVIEW 7

LOCATION INFORMATION 9

TRI OAK
CONSULTING GROUP

CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.

- **20+ Years of Operating History –** Walgreens has operated at this location since 2005, demonstrating a long-standing presence within the Athens market.
- **Absolute NNN Lease –** Zero landlord responsibilities provide investors with passive income through the remaining lease term.
- **Established & Growing Trade Area –** More than 24,000 residents within five miles, with continued population and household growth projected through 2031.
- **Large 1.64-Acre Parcel –** Substantial land area provides added flexibility and supports long-term residual value.
- **Strong Access & Visibility –** Convenient access to surrounding Athens thoroughfares supports long-term usability for both Walgreens and future occupants.
- **Surrounded by Key Community Anchors –** Located near Starr Regional Medical Center, Cleveland State Community College, Athens City Middle School and McMinn County High School, helping drive consistent daily activity throughout the trade area.

5 | OFFERING SUMMARY

LIST PRICE:	**$3,199,000**
CAP RATE:	**8.28%**

NOI:	$265,000
LEASE START:	09/01/2005
LEASE END:	08/31/2030
TERM REMAINING:	4.1 Years
OPTIONS:	Ten, 5-Year Options
BUILDING SIZE:	14,550 Square Feet
LOT SIZE:	1.64 Acres
YEAR BUILT:	2005
LEASE TYPE:	Absolute NNN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant

TRI OAK
CONSULTING GROUP

Walgreens
PHARMACY
PHOTO
Walgreens
PHARMACY
PHOTO
605

Walgreens
PHARMACY
PHOTO

DRIVE THRU PHARMACY

Walgreens
PHOTO
PHARMACY

Walgreens

7 | TENANT OVERVIEW

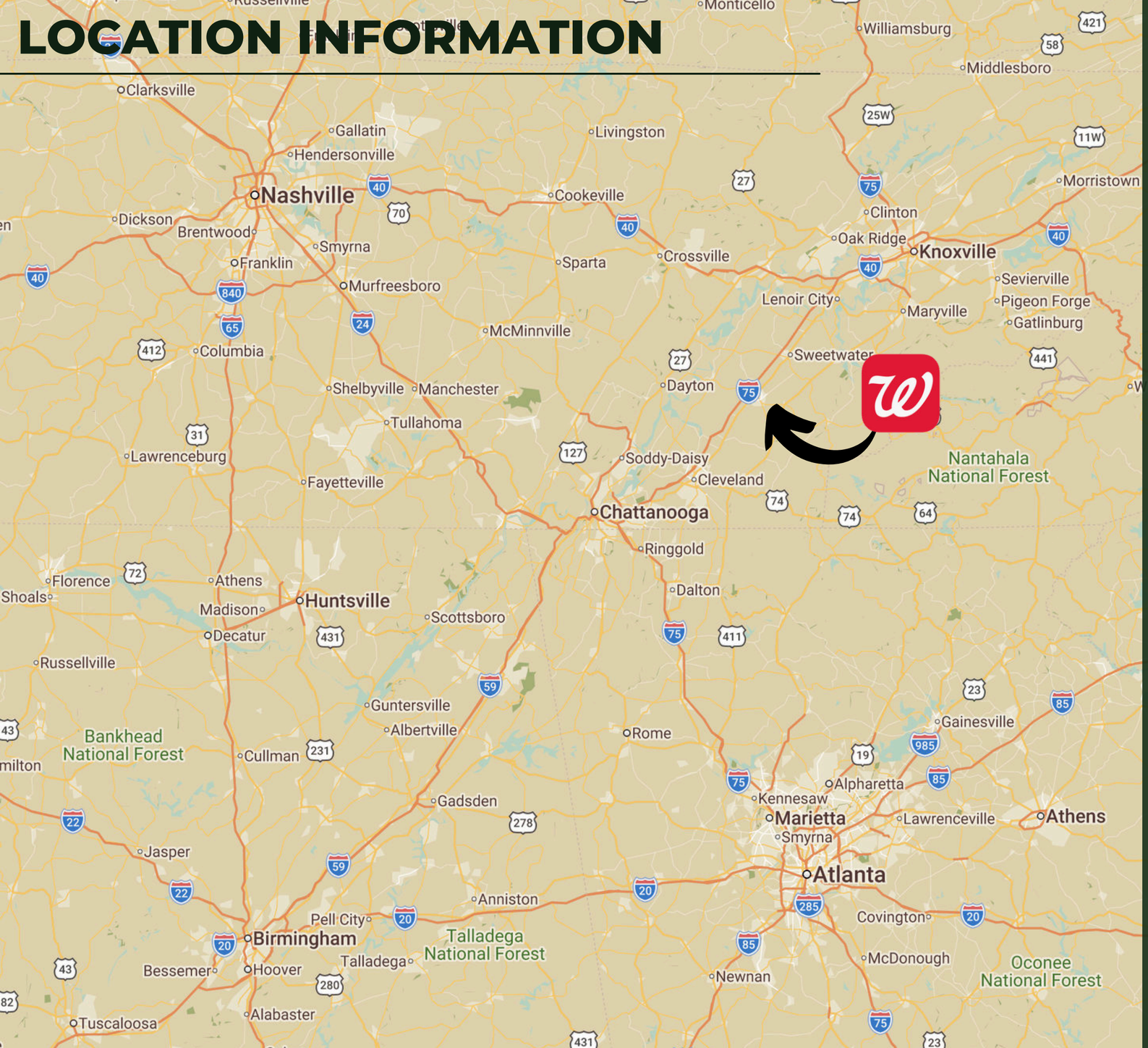
Company:	**Walgreens Boots Alliance**
Year Founded:	**1901**
Locations:	**8,700+**
Annual Sales (2025):	**$160 Billion**
Website:	**www.walgreensbootsalliance.com**
Headquarters:	**Deerfield, Illinois**
Guarantor:	**Corporate**

Walgreens was founded in 1901 in Chicago, Illinois, and has grown from a single drugstore into one of the largest pharmacy chains in the U.S. The company is known for its commitment to accessible healthcare and convenient retail services. Its culture emphasizes community service, innovation in pharmacy care, and trusted relationships with customers, employees, and partners.

With more than 8,000 locations across all 50 states, Puerto Rico, and the U.S. Virgin Islands, Walgreens plays a vital role in local communities by offering prescription services, health and wellness products, and basic household needs.

Learn more about Walgreens at www.walgreensbootsalliance.com.

LOCATION INFORMATION



TRI OAK CONSULTING GROUP

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2026 Population	5,042	17,132	24,437
2031 Projection	5,127	17,546	25,102
Annual Growth 2020-2026	0.03%	0.53%	0.64%
Annual Growth 2026-2031	0.33%	0.48%	0.54%
HOUSEHOLDS			
2026 Households	1,985	7,101	10,086
2031 Projection	2,044	7,357	10,487
INCOME			
AVG. Household Income	$72,356	$70,695	$76,148

11,000+ VPD

along W Madison Ave

9 | LOCATION OVERVIEW - Athens, TN

Athens, Tennessee, is the county seat of McMinn County and a growing regional community located between Knoxville and Chattanooga along the Interstate 75 corridor. The city had an estimated population of approximately 15,263 in 2025, representing growth of roughly 8% since 2020. Athens serves as a commercial and employment hub for the surrounding area, supported by its accessibility to major Southeast markets, established industrial base, and local retail and service sectors. Retail activity is particularly significant, with the city recording approximately $694 million in retail sales in 2022.

Manufacturing is a primary economic driver in Athens and the broader McMinn County area, with a strong concentration of automotive suppliers and industrial manufacturers. Major employers include DENSO Manufacturing, Adient, E&E Manufacturing, Heil Trailer International, ABB, and Mayfield Dairy Farms. DENSO alone employs more than 1,300 workers locally, making it one of the area's largest employers. Healthcare and education also provide substantial employment through Starr Regional Medical Center and the McMinn County school system, while agriculture, food production, retail, and transportation further diversify the local economy. Athens' combination of manufacturing employment, regional accessibility, and established healthcare and educational institutions provides a stable foundation for continued economic activity and growth.

TRI OAK
CONSULTING GROUP

Alec Marks

Net Lease Advisor
404.905.2364
Alec@Tri-Oak.com

Brian Brockman

Broker
License #: 343847
Bang Realty-Tennessee Inc
bor@bangrealty.com
513-898-1551

805 W MADISON AVE, ATHENS, TN, 37303