OFFERING MEMORANDUM

Walgreens - 11 + yrs. remain - 11.13% CAP

$3.099M	11.13%	$345K
PRICE	CAP RATE	NOI

8815 STAGECOACH RD
Little Rock, AR 72210

PRICE REDUCED!!

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Walgreens - 11 + yrs. remain - 11.13% CAP

8815 STAGECOACH RD
Little Rock, AR 72210

PRICE	CAP RATE	NOI
$3,099,000	11.13%	$345,000

CONTENTS

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Executive Summary

8815 STAGECOACH RD
Little Rock, AR 72210

- This Walgreens property backed by an absolute NNN lease, providing investors with zero landlord responsibilities. Tenant pays taxes, insurance and all maintenance directly.
- The lease includes over 11 years remaining on the original term, and while the site recently closed, it continues to generate full rent There is also potential for a substantial lease buyout by Walgreens, presenting a unique opportunity for value realization.
- The tenant is responsible for all property maintenance, taxes, insurance, and operating expenses, further reinforcing the passive nature of the investment.
- Strategically positioned at the signalized intersection of State Route 5 and State Route 338, the site benefits from excellent visibility and high traffic counts, with approximately 28,000 vehicles per day.

$3,099,000
ASKING PRICE

$345,000
NOI

11.13%
CAP RATE

2012
YEAR BUILT

PROPERTY DATA

Property Status	Vacant
Years Left	11 +
Lease Type	True NNN
Year Built	2012
Lot Size (acres)	1.87
Building Size	14,996 sq.ft.
Options	10 x 5 years

Investment Highlights

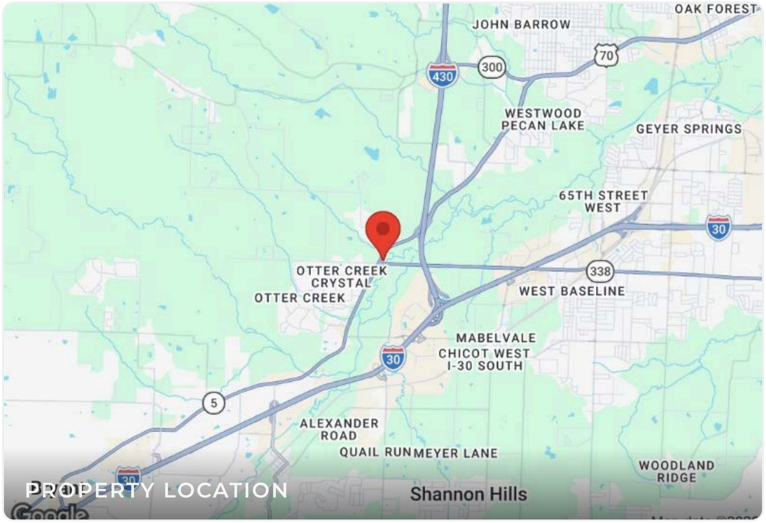
- In a significant corporate development, Walgreens is being acquired by Sycamore Partners, a well-capitalized private equity firm with plans to aggressively revitalize the company's operations, enhancing the long-term credit profile and lease security.
- The lease includes over 11 years remaining on the original term, and while the site is currently dark (recently closed), it continues to generate full rent, offering long-term, stable cash flow. There is also potential for a substantial lease buyout by Walgreens/their new owners, presenting a unique opportunity for value realization. There are no "escape" clauses in the lease so Walgreens/their new owners must continue paying the $28,750 monthly rent.
- ABSOLUTE NNN: Tenant directly pays 100% of maitenance, real estate taxes and insurance
- Present loan with 6 years remaining at 3.89%, which may be assumable.
- Walgreens was recently acquired by Sycamore Partners, a well-capitalized private equity firm with plans to aggressively revitalize the chain's pharmacy operations.

KEY METRICS

Asking Price	**$3,099,000**
NOI	**$345,000**
Cap Rate	**11.13%**
Year Built	**2012**

Location Highlights

- With great exposure and visibility this property is strategically located at the corner of State Route 5 and State Route 338, with approximately 28,000 vehicles per day.
- Within 4 minute drive is a new Outlet Center with 70+ stores
- Close to the only Bass Pro Shop in Arkansas that draws patrons for all over the state.
- West of the University of Arkansas at Little Rock with approximately 27,000 students.
- There are about 13,000 people living in the immediate area, which is a benefit to any retail store.



PROPERTY LOCATION

LOCATION

Address	**8815 STAGECOACH RD**
City	**Little Rock**
State	**Arkansas**
Zip Code	**72210**
Coordinates	**34.671796, -92.417068**

TRANSIT

Baseline	**0.1 mi**
Baseline	**0.1 mi**
9201 Stagecoach Rd	**0.3 mi**

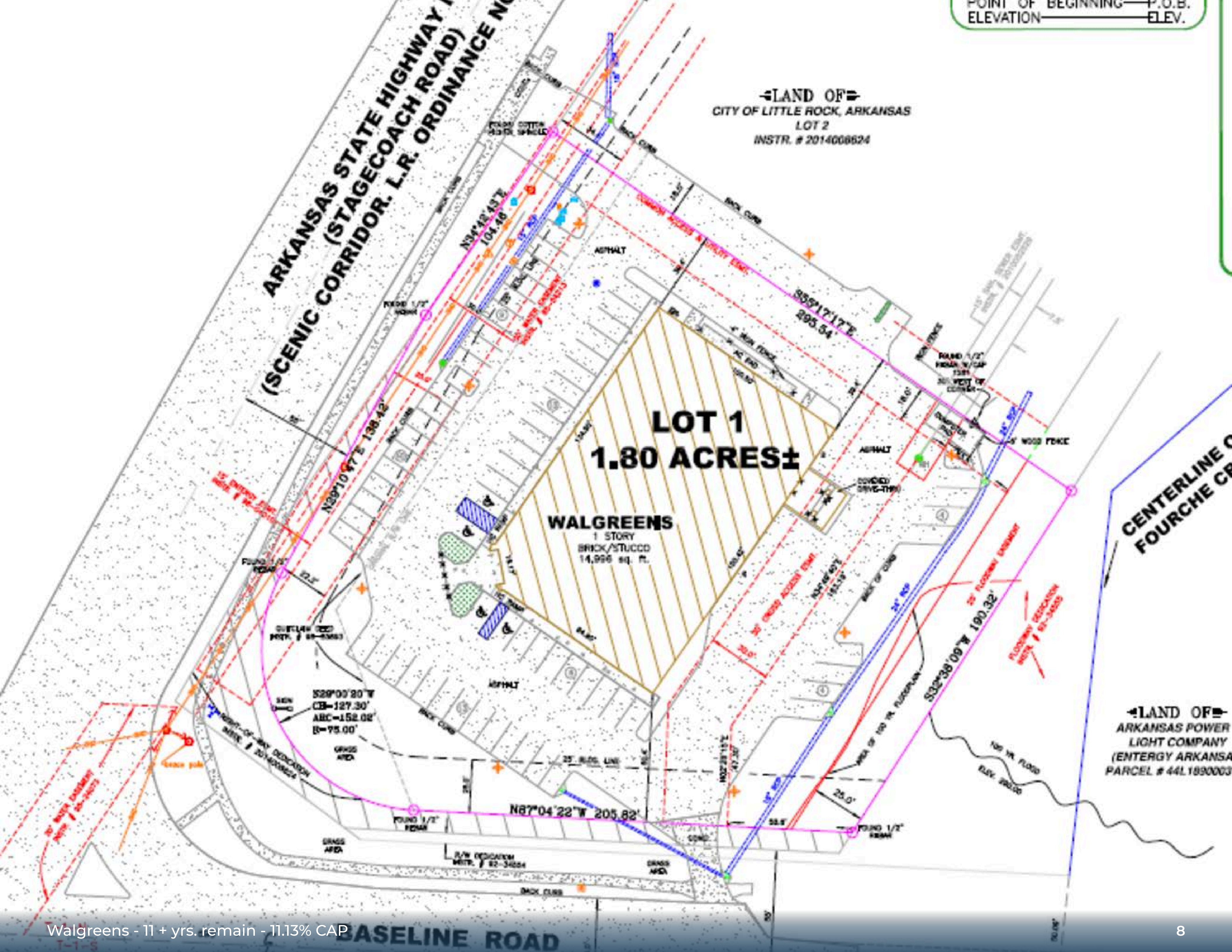
AIRPORTS

Bill and Hillary Clinton National Airport	**11.8 mi**
Henry Field	**28.5 mi**
Goacher Airport	**28.4 mi**

HIGHWAYS

I 430;US 70	**0.6 mi**
US 70	**0.6 mi**
I 430: US 70	**0.6 mi**
I 430	**0.7 mi**

Actua


POINT OF BEGINNING—P.O.B.
ELEVATION—ELEV.
ARKANSAS STATE HIGHWAY
(STAGECOACH ROAD)
(SCENIC CORRIDOR. L.R. ORDINANCE NO
LAND OF
CITY OF LITTLE ROCK, ARKANSAS
LOT 2
LOT 1
1.80 ACRES±
WALGREENS
1 STORY
BRICK/STUCCO
14,996 sq. ft.
ASPHALT
S55°17'17"E
295.54'
N34°42'43"E
104.46'
N29°10'47"E 136.42'
S29°00'20"W
CB=127.30'
ARC=152.02'
R=75.00'
N87°04'22"W 205.82'
S32°38'09"W 190.32'
25' BLDG. LINE
CENTERLINE OF
FOURCHE CR
LAND OF
ARKANSAS POWER
LIGHT COMPANY
(ENTERGY ARKANSA
BASELINE ROAD

Gallery Page 1

Overview of Walgreens

Walgreens is one of the largest pharmacy-retail chains in the United States. Founded in Chicago in 1901, it operates over 8,700 locations nationwide. Walgreens offers prescription services, health and wellness products, photo processing, groceries, and a wide range of convenience items. It is known for its strong brand recognition and widespread footprint in both urban and suburban communities.

The company is part of Walgreens Boots Alliance (WBA), a global healthcare and retail group formed in 2014 through the merger of Walgreens and Alliance Boots. Headquartered in Deerfield, Illinois, WBA has historically generated over $130 billion in annual revenue and employs hundreds of thousands of team members worldwide.

Recent Acquisition by Sycamore Partners

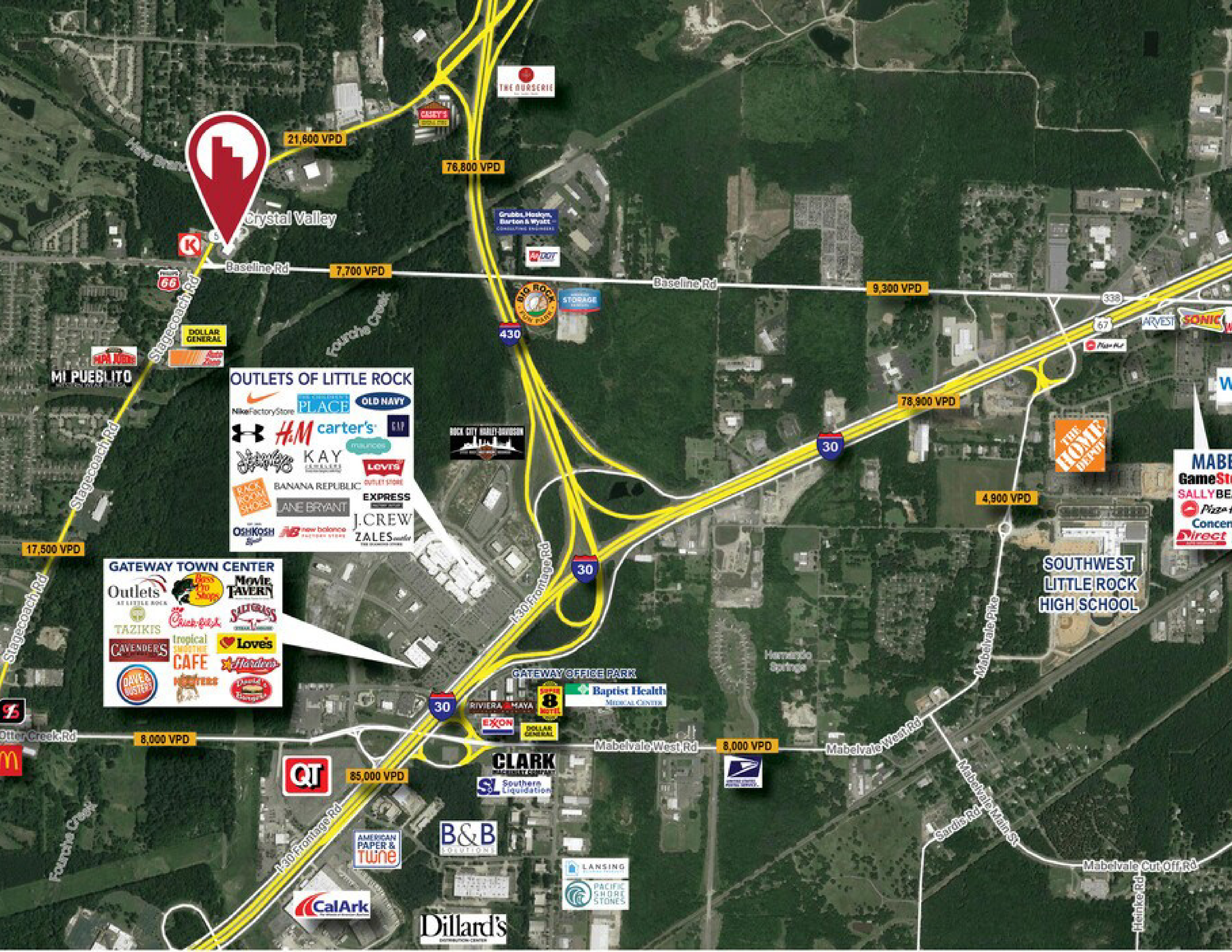
In March 2025, Walgreens entered into a definitive agreement to be acquired by private equity firm Sycamore Partners. The offer will result in Walgreens becoming a privately held company. The deal includes a significant portion of debt financing, making it one of the largest leveraged buyouts in recent retail history.

Shareholders approved the transaction in July 2025, with an overwhelming majority voting in favor. The transaction is expected to close in the second half of 2025.

Strategic Rationale & Forward Outlook

Under Sycamore Partners' ownership, Walgreens is expected to benefit from greater operational flexibility, accelerated cost-cutting measures, and a sharper focus on Walgreen's core pharmacy business.

The leadership team, led by CEO Tim Wentworth, has committed to positioning Walgreens as a leader in patient care, pharmacy access, and community-based healthcare services.


Crystal Valley
21,600 VPD
76,800 VPD
THE NURSERIE
Grubbs, Hoskyn, Barton & Wyatt
Baseline Rd
7,700 VPD
9,300 VPD
430
DOLLAR GENERAL
PAPA JOHNS
MI PUEBLITO
Stagecoach Rd
Fourche Creek
OUTLETS OF LITTLE ROCK
Nike Factory Store
THE CHILDREN'S PLACE
OLD NAVY
H&M
carter's
GAP
maurices
KAY
Levi's
RACK ROOM SHOES
BANANA REPUBLIC
LANE BRYANT
EXPRESS
J.CREW
OSHKOSH
new balance
ZALES outlet
ROCK CITY HARLEY-DAVIDSON
78,900 VPD
30
ARVEST
SONIC
Pizza Hut
THE HOME DEPOT
4,900 VPD
MABE
GameSt
SALLY BEA
Concen
Direct
SOUTHWEST LITTLE ROCK HIGH SCHOOL
17,500 VPD
GATEWAY TOWN CENTER
Outlets AT LITTLE ROCK
Bass Pro Shops
MOVIE TAVERN
TAZIKIS
Chick-fil-A
SALTGRASS STEAK HOUSE
CAVENDER'S
tropical SMOOTHIE CAFE
Love's
Hardee's
DAVE & BUSTER'S
HOOTERS
I-30 Frontage Rd
GATEWAY OFFICE PARK
SUPER 8 MOTEL
Baptist Health MEDICAL CENTER
RIVIERA MAYA
EXXON
DOLLAR GENERAL
Otter Creek Rd
8,000 VPD
Mabelvale West Rd
8,000 VPD
CLARK MACHINERY COMPANY
SL Southern Liquidation
QT
85,000 VPD
Hamilton Springs
Mabelvale Pike
Sardis Rd
Mabelvale Main St
Mabelvale Cut Off Rd
Heinke Rd
AMERICAN PAPER & TWINE
B&B SOLUTIONS
LANSING
PACIFIC SHORE STONES
CalArk
Dillard's DISTRIBUTION CENTER
338
67

Market Overview

Little Rock Arkansas

Little Rock is the capital and largest city in Arkansas, serving as the state's political, economic, and cultural center. The city has a population of approximately 202,591, while the Little Rock–North Little Rock–Conway MSA totals roughly 770,000 residents, making it the primary population and employment hub for central Arkansas. Located along the south bank of the Arkansas River near the state's geographic center, Little Rock offers a strategic position within the region.

The city benefits from strong connectivity via Interstates 30 and 40, supporting regional commerce and distribution. Its economy is anchored by government, healthcare, education, and corporate employers, including UAMS, Baptist Health, Dillard's, and Windstream. Combined with a low cost of living and business-friendly environment, Little Rock provides stable fundamentals that support long-term investment demand across multiple asset classes.

KEY FACTS

Population	193,524
Area	121.3 sq mi
Elevation	335 ft
Time Zone	Central Time Zone
County	Pulaski County
Incorporated	June 1, 1821
State	Arkansas

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS	
Population	4,735
Median HH Income	$61,125
Households	2,368

3-MILE RADIUS	
Population	23,095
Median HH Income	$62,735
Households	9,972

5-MILE RADIUS	
Population	84,539
Median HH Income	$65,793
Households	34,999

Source: ESRI / ArcGIS Business Analyst

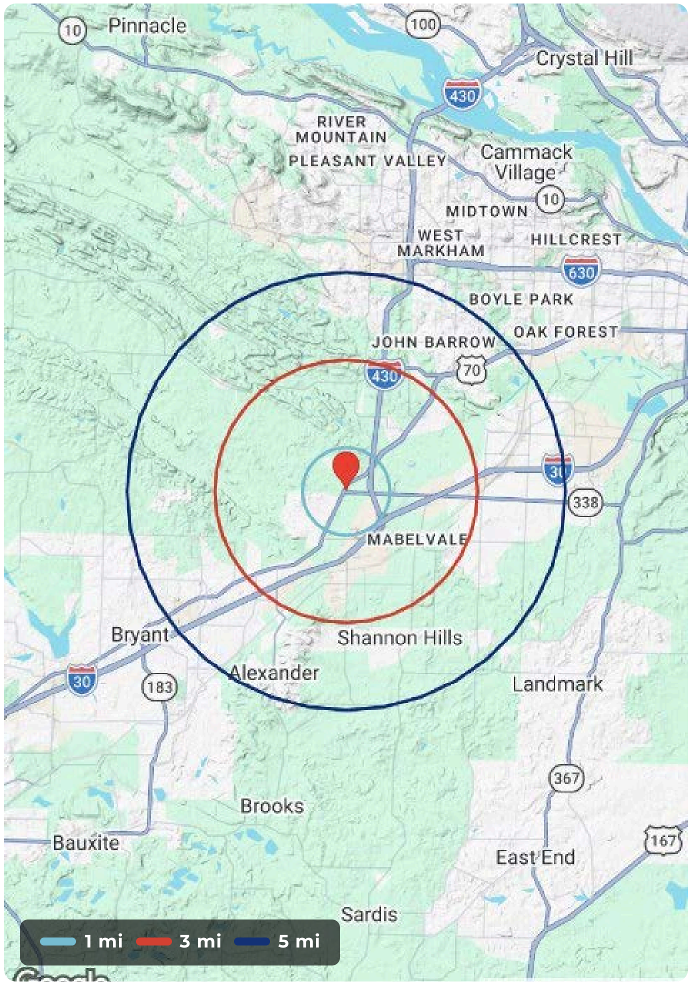
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,976	14,388	64,346
2010 Population	4,171	19,041	74,944
2026 Population	4,735	23,095	84,539
2031 Population	4,785	24,436	86,609
2026-2031 Growth Rate	0.21 %	1.14 %	0.48 %
2026 Daytime Population	4,120	24,163	74,449

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	935	5,871	24,917
2010 Total Households	1,889	7,694	28,595
2026 Total Households	2,368	9,972	34,999
2031 Total Households	2,452	10,803	36,677
2026 Avg. Household Size	2	2.31	2.4
2026 Owner Occupied Housing	1,176	5,587	21,107
2031 Owner Occupied Housing	1,208	5,813	21,884
2026 Renter Occupied Housing	1,192	4,385	13,892
2031 Renter Occupied Housing	1,244	4,990	14,793
2026 Vacant Housing	86	827	3,398
2026 Total Housing	2,454	10,799	38,397

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	135	762	3,150
$15,000-$24,999	164	573	2,158
$25,000-$34,999	198	793	2,522
$35,000-$49,999	471	1,849	5,845
$50,000-$74,999	494	1,912	5,813
$75,000-$99,999	338	1,499	4,969
$100,000-$149,999	364	1,558	6,061
$150,000-$199,999	157	657	2,554
$200,000 or greater	47	370	1,927
Median HH Income	**$61,125**	**$62,735**	**$65,793**
Average HH Income	**$73,712**	**$78,590**	**$85,362**

Source: ESRI / ArcGIS Business Analyst



$61,125
MEDIAN HH INCOME (1-MI)

$73,712
AVG HH INCOME (1-MI)

49.7%
OWNER OCCUPIED (1-MI)

50.3%
RENTER OCCUPIED (1-MI)

3.5%
VACANCY RATE (1-MI)

0.21 %
2026–2031 GROWTH (1-MI)

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