

Franklin, LA

Only National Chain Drug Store
Within 25-Miles

- Heart of Cajun Country
- 18.5 Year Remaining Term
- Retailing Hub for Greater Rural Area
- Closest Retailing to Cypress Bayou Casino & Chitimacha Indian Reservation
- Open & Operating Store
- Closest Drug Store to Hospital
- Top 100 Small Towns In USA

Walgreens



Standard & Poors Rated: Investment Grade "BBB" Stable Outlook

Walgreens is the largest drugstore chain in the U.S., with more than 8,200 stores in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. The company had fiscal 2014 sales of more than \$76 billion. With stores located within five miles of 75 percent of Americans, and with popular online offerings and an award-winning mobile app, Walgreens interacts with 8 million customers a day.

Fortune magazine World's Most Admired Companies (published March 2015)

Walgreens Boots Alliance ranked No. 5 among food and drugstores and has been listed for the past 22 consecutive years.

Fortune magazine 500 Largest U.S.-Based Companies (published June 2015)

Walgreens ranked 35th overall in revenue.

Fortune magazine Global 500 Largest Companies (published July 2014)

Walgreens ranked 117th overall in revenue.

Forbes Global 2000 (published May 2015)

Walgreens Boots Alliance ranked 165th on this list of the 2000 largest public companies worldwide.

Fast Company magazine "Fast 50" issue (published February 2013)

Walgreens ranked as the 7th most innovative health care company for its leadership in redefining the role of the pharmacy. The magazine cited new mobile app features that help patients manage their medications as well as the company's partnerships with the CDC and the Department of Health and Human Services to expand in-store HIV testing, which created a new standard for the patient-pharmacy relationship.

DiversityBusiness.com Top 50 Organizations for Multicultural Business Opportunities (published January 2014)

Walgreens ranked 26th overall among the top 50 corporate and organizational buyers of diversity products and services throughout the U.S., according to the more than 1.5 million diversity business owners participating in the survey.

Exclusive Agent: I.C.A. Realty Corp. Phone: (631)725-4300 E-mail: James@icarealty.com

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Between Morgan City (25 Miles South) & New Iberia (25 Miles North)



The subject Walgreens store is located in a retail hub location that services a rural trade area that encompasses approximately a 15-mile radius. The users in the immediate area are Wal-Mart, Winn-Dixie, Valero, Capital One and the Franklin Foundation Hospital. The closest competitive CVS or Rite Aid are 25+ miles north or south in either New Iberia or Morgan City. This is also the closest retail submarket to many of the area attractions including Cypress Bayou Casino and Bayou Teche Scenic Byway. The trade area includes the communities of Calumet, Centerville, Baldwin, Charenton, Sorrel, Glencoe and the Chitimacha Indian Reservation.

Description	10 Miles	15 Miles
Population		
2020 Projection	18,820	32,599
2015 Estimate	19,174	32,980
2015 Est. Median Age	38.6	37.4
2015 Est. Average Age	39.0	38.3
2015 Est. Average Household Income	\$51,308	\$54,577
2015 Est. Median Household Income	\$35,700	\$39,813
2015 Est. Average Household Size	2.63	2.66
2015 Est. Avg. Travel Time to Work in Minutes	26.70	25.66



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The brief summary of information presented herein is confidential and presented solely for the limited use of potential purchasers. It has been obtained from sources deemed reliable; however, no representation is made to the accuracy thereof. It is not all-inclusive and is subject to errors or omissions, availability, prior sale, change in price, terms, rentals, or other conditions without notice. Prospective purchasers should make independent determination as to the accuracy of information provided herein and further information will be made available upon request.

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Lease Summary

Guarantor	Walgreens Co., Inc. (Investment Grade)
Location	2030 Main Street, Franklin, LA 70538
Building Size	14,820 Square Feet
Plot Size	1.614 Acres / 70,305 Square Feet
Parking Spaces	59 Spaces
Lease Type	Triple Net (NO Roof or Structural responsibility for Landlord)
Rent Commencement Date	February 3, 2014
Base Term	20 Years
Approximate Remaining Primary Term	18.5 Years
Options To Renew	Walgreens may terminate the lease by sending written notice one year prior to the 20th, 25th, 30th, 35th, 40th, 45th, 50th, 55th, 60th, 65th and 70th anniversaries of the lease. The first termination right is in approximately 18.5 years.
Percentage Rent	If a sum equal to 2% of Gross Sales (except food and prescription items), and 0.5% of food and prescription items (excluding prescription items sold through Third Party Prescription Plans) exceeds fixed rent in a year, Tenant will pay to Landlord the amount in excess in Percentage Rent. Percentage Rent cannot exceed twice the amount of fixed rent.
Right of First Refusal	Yes
Annual Rent	\$300,000
Price	\$5,217,391
Capitalization Rate	5.75%
Contact	James Dwoskin

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Franklin, St. Mary's Parish, Louisiana

Rich in History, Natural Beauty & Tradition

Named in the top 100 small towns in America by Norman Crampton



Franklin, St. Mary's Parish is in the heart of Louisiana fishing, shrimping and crawfishing industries. Waterfronts in small fishing villages are dotted with fishing boats, reminders of how land and water influence life. In the 1930's oil and natural gas discoveries in the area began a petroleum boom that transformed the landscape and played a major role in the area's economics. In addition to its dynamic wildlife and scenery, the region is also recognized for its rich cultural heritage. Home to Cajuns, Creoles and two Native American groups - the Houma and Chitimacha - the area abounds with tasty cuisine, music, arts and folk traditions. The ecological drama of this area is as intriguing as its cultural landscape. Bayou Teche National Wildlife Refuge which receives thousands of visitors a year is located in Franklin. Louisiana black bears are relatively abundant throughout the refuge. Other wildlife include alligators, wading birds, ducks and bald eagles. The 9,028-acre refuge is forested with bottomland hardwoods and cypress-gum forests. St Mary's Parish's geographical position and proximity to the Great Atchafalaya River Basin and the Gulf of Mexico, coupled with its abundant wealth of natural resources, played a major role in shaping the industrial dynamics of the parish. Agriculture and sugar mills, carbon black plants, shipbuilders, fabrication firms and seafood processors are all part of the industry found in St. Mary Parish. Interstate 49 will soon be completed through the parish, enhancing industrial and retail expansion along that corridor. The Parish has two ports – one on each end of the Parish, strategically located to accommodate business, industry, and international trade.

Franklin Area Attractions

Atchafalaya National Heritage Area

A Native American word, "Atchafalaya" (ah-CHA-fa-LIE-ah) means long river. Atchafalaya National Heritage Area stretches across 14 parishes in south-central Louisiana. It is home to Cajun culture, as well as a diverse population of European, African, Caribbean and Native-American descent. It also features beautiful scenery and abundant wildlife. Enjoy swamp tours, music, food, driving adventures and more throughout the Heritage Area.

(800) 256-2931

www.atchafalaya.org

Bayou Teche Scenic Byway

This 125-mile route winds through three parishes: St. Mary, Iberia and St. Martin. The Bayou Teche Scenic Byway is home to two distinct cultures-the French Cajun culture of the upper Teche area and the Anglo-Saxon culture of the lower Teche. It is also home to an incredibly beautiful natural landscape. Over 100 historic properties, many on the National Register of Historic Properties.

www.byways.org/explore/byways/2066/

Cypress Bayou Casino Hotel

Louisiana's first land-based casino is located 50 miles southeast of Lafayette on the Chitimacha Indian Reservation in Charenton. Inside you will find over 1,300 slot machines and 35 table games. OTB (Off Track Betting) featuring a variety of tracks, including Louisiana. Seven restaurants including Mr. Lester's Steakhouse, RIKRAK, Loco Mexican Grill & Cantina, Cafe Bayou, Eat's, Fresh and Boca's. Rox, an upscale nightclub, features live entertainment every weekend plus national acts.

(800) 284-4386

www.cypressbayou.com

832 Martin Luther King Road Charenton, LA 70523

Franklin Historic District

On the National Register of Historic Places, the Franklin Historic District boasts more than 420 noteworthy structures. Stunning antebellum homes under a live oak arcade, charming Victorian cottages and a late-1800s downtown shopping district all contribute to the romance and elegance of this jewel of the Bayou Teche. A walking tour is a must for lovers of historic architecture and those looking for the authentic Old South.

(800) 256-2931 or (985) 395-4905

www.franklin-la.com

East Main Street, downtown and surrounding area Franklin, LA 70538

Grevemberg House Museum

On the National Register of Historic Places, this 1851 Greek Revival style townhouse is authentically restored. Four "Temple of the Winds" Corinthian columns grace the home, which contains fine antiques, documented wallpapers and early artifacts from St. Mary Parish. Available for rental. Tour takes approximately 45 minutes.

(337) 828-2092

www.grevemberghouse.com

407 Sterling Road Franklin, LA 70538

Shadowlawn

This striking Greek temple was built chiefly of northern pine circa 1850 by Simeon Smith. The rear of his home was attached to a smaller 1807 Greek Revival building, which was originally a tavern operated by Barnet Hulick. Shadowlawn remained in the Smith-Berwick-Snowden family for a century and a half. The home was meticulously restored by the late Dr. Mildred Christian, and in 2011 it was donated to the St. Mary Landmarks Society by Dr. Alan Hoberman. View a St. Mary Cannoneers Flag along with other historic confederate items on display.

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