

Walgreens

208 W. Route-59
SPRING VALLEY, NY



 **New England**
Retail Properties, Inc.

FOR SALE

\$11,500,000

MATT HALPRIN

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Executive Summary

New England Retail Properties, Inc. has been exclusively tasked with the sale of the Walgreens Pharmacy located at **208 W. Route-59 in Spring Valley, New York**. This freestanding, ground-up construction has served the community since 2012, and represents a rare opportunity to acquire a **corporate-guaranteed, absolute NNN asset** in one of the New York metro area's most densely populated suburban markets.

Built in 2012, the **14,737-square-foot building** sits on a generous **1.50-acre site** at the **signalized, four-way intersection** of Route 59 and South Main Street — one of Spring Valley's busiest commercial crossroads. The lease is structured as a true **absolute triple-net agreement**, requiring no landlord responsibilities, with approximately **10 years remaining** and **eight, five-year renewal options** extending a potential lease term through 2077. Current NNN rent is \$690,000 annually, **backed by Walgreens Co.** (NYSE: WAG), an **investment-grade** national tenant with a **long-standing operating history** at this location.

Actual Site



\$11,500,000

Asking Sale Price

\$690,000

NNN Rental Income

ASSET DETAILS

Address	208 W. Route-59, Spring Valley, NY 01977
County	Rockland County
Building Size	14,737 sq. ft.
Property Size	1.50 AC
Year Built	2012
Guarantor	Walgreens Co. (NYSE: WAG)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Expiration	2/29/2037
Remaining Term	10 Years
NNN Rent	\$690,000.00
Renewal Options	Eight(8), 5-year options



HIGHWAY ACCESS

Approximately 0.7 miles,
2 minutes to I-95



TRAFFIC COUNTS

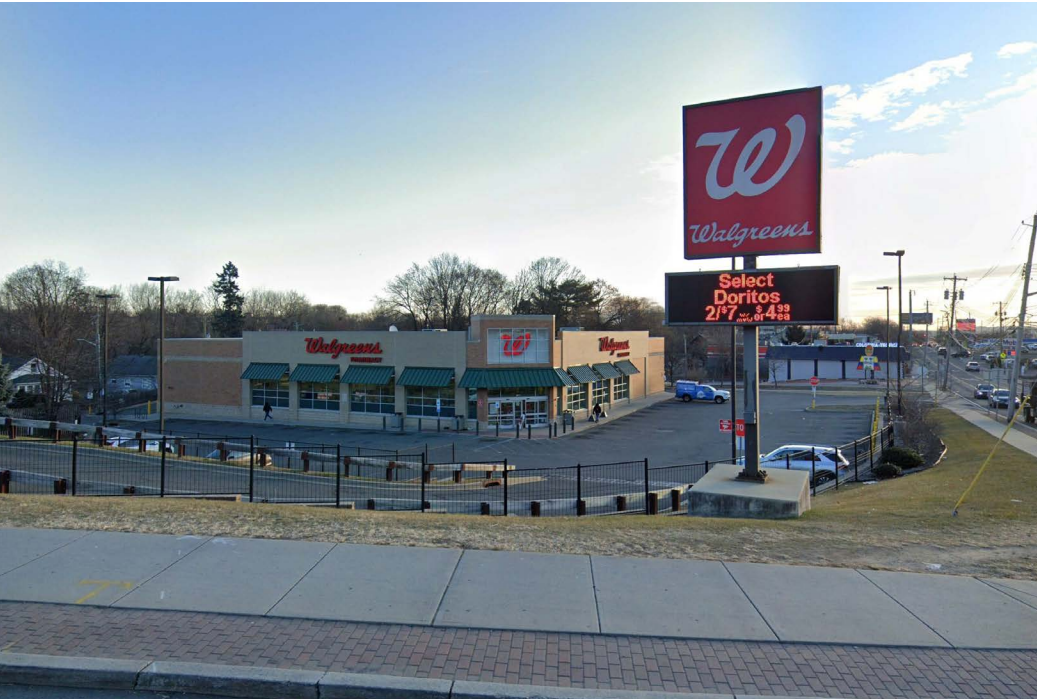
Traffic counts with over
13,500 vehicles per day



DEMOGRAPHICS

Estimated household income
over \$115,000 within 5-miles

PROPERTY PHOTOS | Walgreens - 208 W Route 59, Spring Valley, NY

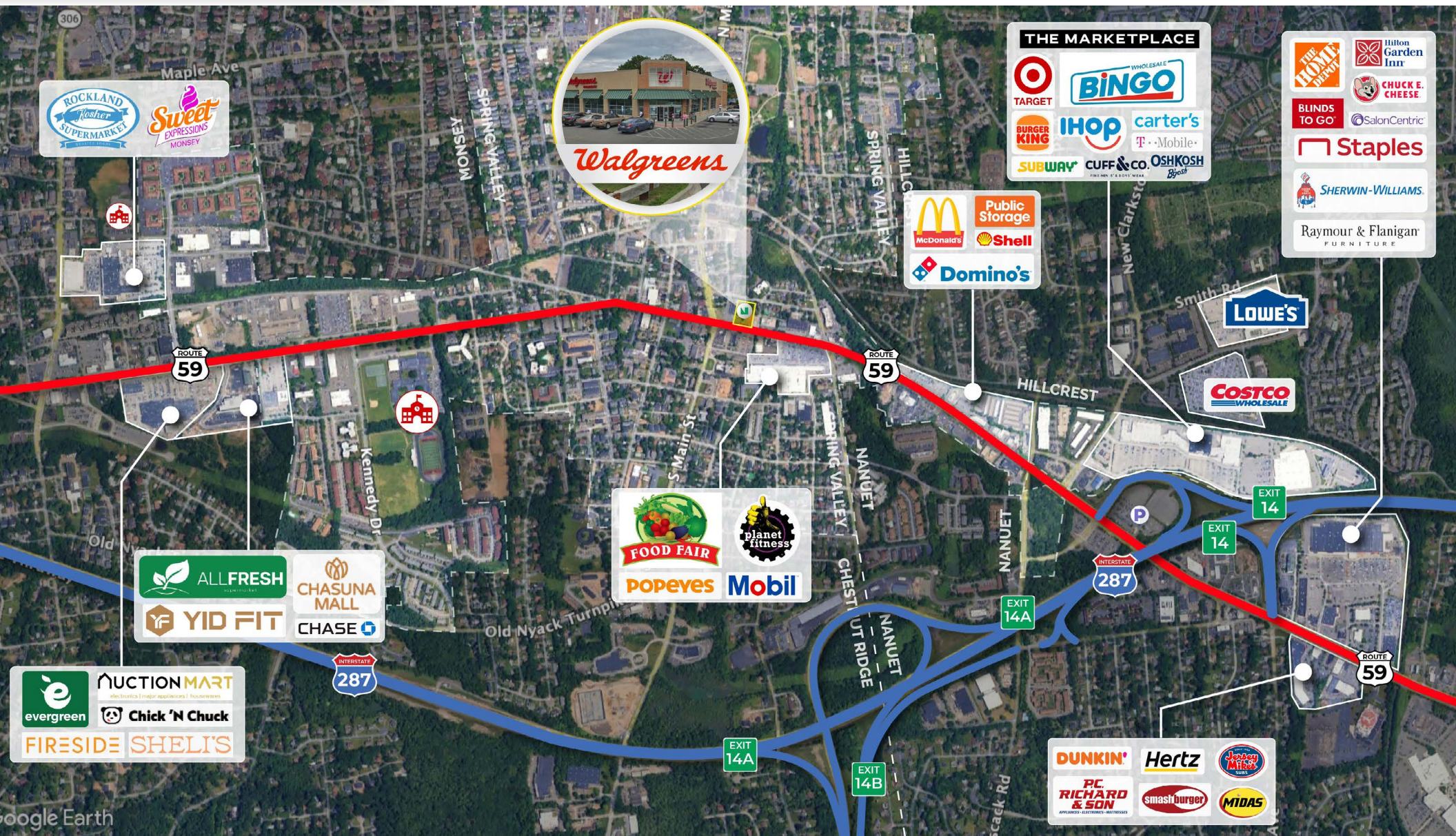


CLOSE AERIAL



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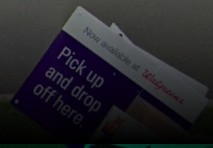
MARKET AERIAL



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Walgreens | 208 W Route 59 SPRING VALLEY NEW YORK



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CONTACT

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