



635 MAIN ST W

Ripley, WV 25271

**Retail
Investment Opportunity**
Offering Memorandum

EXCLUSIVELY LISTED BY

Brayden Conner

Broker

License No. WVB250301071 (WV)

Matthews™ of WV, LLC.

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PROPERTY OVERVIEW

Walgreens

635 Main St W Ripley, WV 25271



INVESTMENT HIGHLIGHTS

Property Highlights

DRIVE-THRU PHARMACY | ±11,180 SF

Freestanding Walgreens featuring a drive-thru pharmacy situated on a highly visible parcel along Ripley's primary retail corridor.

ATTRACTIVE RENT GROWTH

Lease features a substantial \$40,000 rent increase during the first option period, followed by approximately \$11,180 rent escalations every five years, providing strong long-term income growth.

STRATEGIC I-77 LOCATION

Positioned just off Interstate 77, the primary north-south corridor connecting Charleston and Parkersburg, with strong visibility along Ripley's primary commercial corridor (±20,000 VPD).

REGIONAL HEALTHCARE DEMAND DRIVER

Located near WVU Medicine Jackson General Hospital, a regional healthcare provider offering emergency care, surgery, cardiology, orthopedics, neurology, and specialty services, supporting consistent prescription demand.

ESTABLISHED NATIONAL RETAIL CORRIDOR

Surrounded by national retailers including Walmart Supercenter, Kroger, McDonald's, Taco Bell, Wendy's, Sheetz, and AutoZone, generating steady daily consumer traffic.

LIMITED PHARMACY COMPETITION

Walgreens is the only national pharmacy operator in Ripley, with the nearest Walgreens approximately 12 miles away. Walmart and Kroger pharmacies represent the only other major pharmacy competition within the trade area.

STEADY POPULATION GROWTH

The surrounding trade area has experienced stable population growth from 2020-2025, including approximately 1.6% annual growth within one mile, supporting long-term healthcare and retail demand.





+ Jackson General Hospital
±25 Beds

🏠 Elder Care
Nursing Home

Walmart
Supercenter



± 23,400 VPD



ANYTIME FITNESS

Auto Zone

Peoples BANK

THE WHEELHOUSE
ALL-AROUND STRENGTH

MCCOY'S INN

M
MARATHON

FRESH FOOD
SHEETZ
MADE TO ORDER

Walgreens
Subject Property

TACO BELL

Arby's

Wendy's

NAPA

Academy Dr

W Main St ± 18,800 VPD

Aaron's

TSC TRACTOR SUPPLY CO

Kroger



Academy Dr

Walgreens
±11,180 SF
±1.18 AC

↑ Drive Thru ↑

W Main St ± 18,800 VPD



635 Main St W
Ripley, WV 25271

±11,180 SF

GLA

1999

Year Built

±20,000

Vehicles Per Day

\$40,000

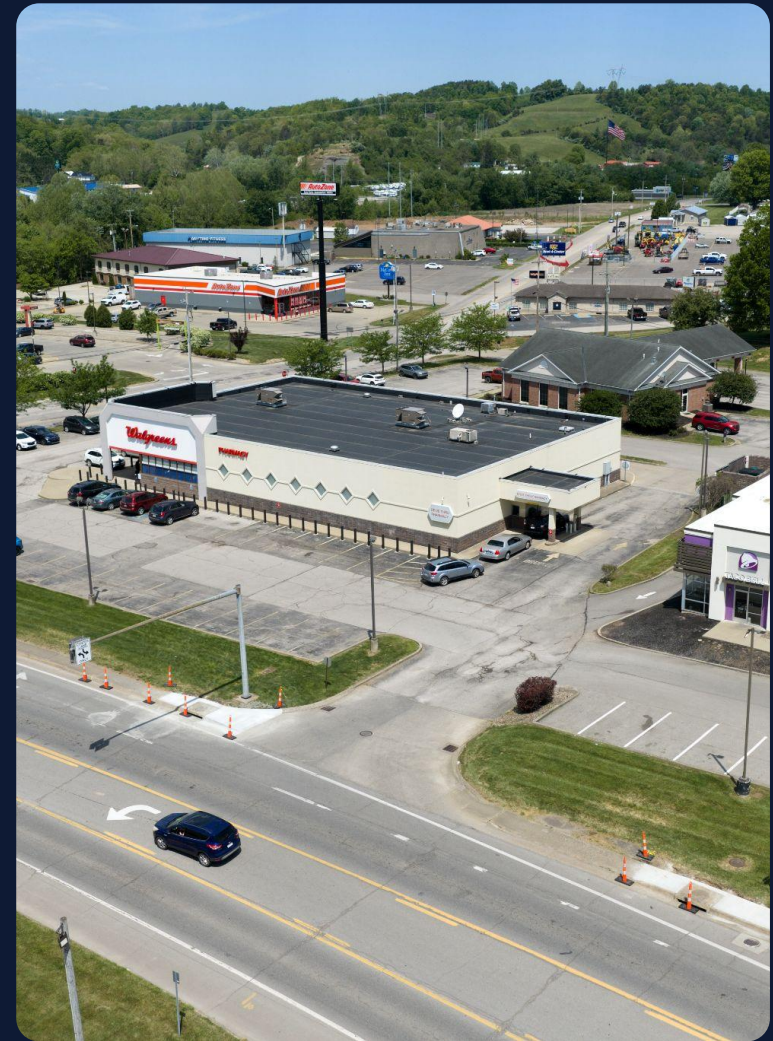
Rent Increase (Aug 2027)

\$261

Price Per SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Walgreens

635 Main St W Ripley, WV 25271



FINANCIAL SUMMARY



\$2,916,000

List Price

8.75%

Cap Rate

\$261

Price Per SF

±1.18 AC

Lot Size

Lease Abstract

Tenant Name	Walgreens
Type of Ownership	Fee Simple
Lease Effective Date	12/30/2016
Lease Expiration Date	8/31/2027
Term Remaining on Lease	±1.25 Years
Rental Increases	\$40,000 Increase on 9/1/2027
Tenant Responsibility	Taxes, Insurance, CAM, & HVAC
Landlord Responsibility	Roof & Structure
Renewal Options	Six, 5-Year

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Now - 8/31/2027	\$21,265	\$255,180	\$22.82	8.75%
Option 1 (9/1/27-8/31/32)	\$24,560	\$294,724	\$26.36	10.11%
Option 2 (9/1/32-8/31/37)	\$25,492	\$305,904	\$27.36	10.49%
Option 3 (9/1/37-8/31/42)	\$26,424	\$317,084	\$28.36	10.87%
Option 4 (9/1/42-8/31/47)	\$27,355	\$328,264	\$29.36	11.26%
Option 5 (9/1/47-8/31/52)	\$28,287	\$339,444	\$30.36	11.64%
Option 6 (9/1/52-8/31/57)	\$29,219	\$350,624	\$31.36	12.02%



TENANT OVERVIEW

Year Founded
1901

Headquarters
Deerfield, IL

Ownership Status
Privately held

Employees
312,000

Locations
8,700+

Website
Walgreens.com

Annual Revenue
\$148B



Tenant Overview

Walgreens is one of the nation's leading pharmacy-led retail companies, operating an extensive network of drugstores and distribution facilities across the United States. Headquartered in Deerfield, Illinois, the company provides prescription medications, health and wellness products, everyday convenience items, and essential healthcare services to millions of customers nationwide. With strong brand recognition, a necessity-based business model, and an integrated retail and healthcare platform, Walgreens is widely regarded as a stable and resilient tenant with significant national scale and long-term operational strength.

Why Invest in Walgreens?

- **Essential-Service Business Model with Durable Demand:** Walgreens operates within a necessity-driven segment of the retail landscape, anchored by prescription pharmaceuticals, basic healthcare services, and daily consumer essentials. Demand for these services remains resilient across economic cycles due to aging demographics, chronic disease prevalence, and recurring prescription needs. This essential-use orientation supports stable store traffic and predictable revenue generation, reinforcing Walgreens' reliability as a long-term real estate tenant.
- **Unmatched National Footprint and Operating Scale:** Walgreens maintains one of the largest retail pharmacy networks in the United States, supported by a deeply integrated distribution and logistics infrastructure. Its national scale enables purchasing leverage, supply-chain efficiency, and operational consistency that smaller competitors cannot replicate. This footprint also allows Walgreens to strategically serve high-density and suburban trade areas, supporting sustained location relevance and tenant longevity.
- **Institutional Credit Characteristics and Operating History:** With decades of operating history and a nationally recognized brand, Walgreens exhibits institutional-grade tenant characteristics despite not being evaluated solely through public equity markets. The company's size, essential-service role, and entrenched market position support ongoing access to capital and disciplined financial oversight. While the retail pharmacy sector faces reimbursement and margin pressures, Walgreens' scale and diversified revenue streams help mitigate volatility and support lease obligations.

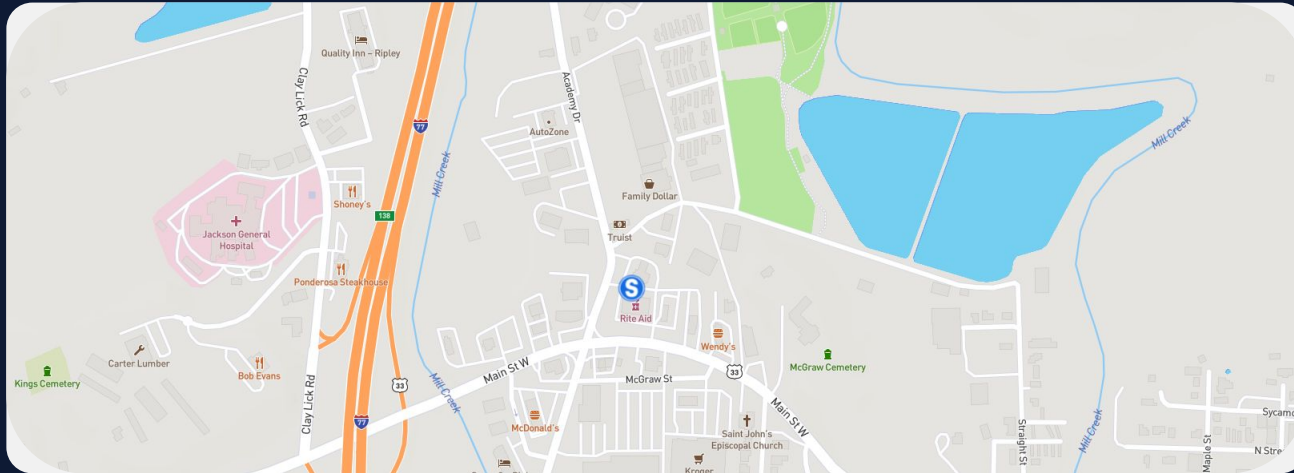
MARKET OVERVIEW

Walgreens

635 Main St W Ripley, WV 25271



RIPLLEY, WV



3,200
Total Population

1,200
Employed Population

Local Market Overview

Situated in western West Virginia along the Interstate 77 corridor, Ripley serves as the county seat of Jackson County and functions as a stable small-town hub within commuting distance of larger employment centers. The area benefits from steady population levels supported by a mix of local industry, government employment, and regional connectivity to Charleston and Parkersburg. Household incomes in the region align with broader Appalachian averages, with a cost of living that remains notably affordable compared to national benchmarks. This affordability supports consistent housing demand, particularly among workforce households seeking accessibility to regional job nodes without the pricing pressures of larger metropolitan areas.

Ripley's local economy is anchored by public sector employment, healthcare services, education, and light manufacturing, contributing to a diversified but stable economic base. The city's location along a primary north-south interstate enhances its appeal for logistics and service-oriented businesses, while also supporting retail activity that draws from the surrounding rural population. Community-oriented amenities, including parks, schools, and annual events, reinforce long-term residency trends and contribute to stable occupancy across residential asset classes. Overall, Ripley offers a predictable, low-volatility market environment suited for investors targeting steady cash flow in a tertiary market setting.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	5,122	8,726	22,965
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	2,240	3,734	9,719
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$76,611	\$89,901	\$91,160

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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