



562 Main St

Hamilton, OH 45013

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Table of Contents

Walgreens

- 04** Property Overview
- 11** Financial Overview
- 13** Tenant Overview
- 14** Market Overview

Property Overview

Walgreens

562 Main St. Hamilton, OH 45013



562 Main St
Hamilton, OH 45013

±13,650 SF
GLA

2004
Year Built

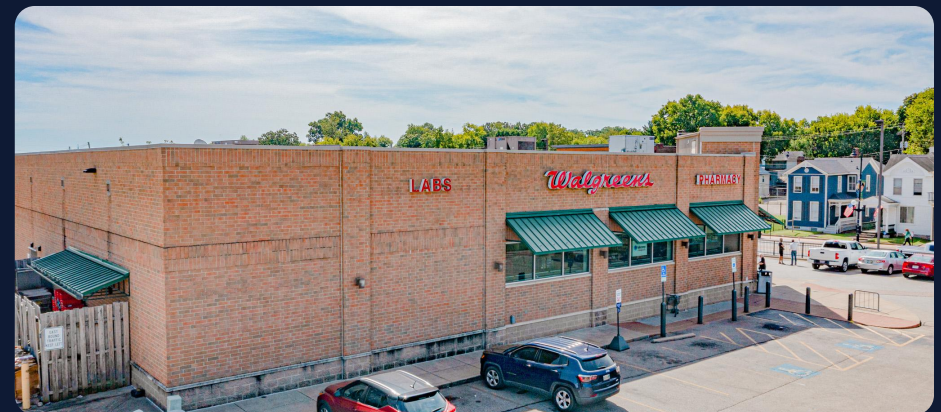
±36,000
Vehicles Per Day

NNN
Lease Type

\$289.38
Price Per SF



Property Photos



Investment Highlights

Property Highlights

- **PROXIMITY TO REGIONAL HOSPITAL** – Walgreens is the closest national pharmacy and located just 0.7 miles south of Kettering Health Hamilton, Hamilton's primary full-service hospital, providing 24/7 emergency care, cancer care, cardiovascular services, maternity, surgery, orthopedics, and other specialty services to Hamilton and the surrounding Butler County community.
- **LABCORP STORE** – This Walgreens features an on-site Labcorp patient service center, further establishing the property as a healthcare destination and generating additional needs-based customer traffic beyond traditional pharmacy and retail visits. The location is the only Walgreens offering Labcorp/laboratory services in the immediate Hamilton market, providing a differentiated healthcare amenity at the property.
- **CINCINNATI, OH MSA** – Located in Hamilton, the county seat of Butler County and approximately 20 miles north of Downtown Cincinnati, the property benefits from its position within one of Ohio's largest and most diversified metropolitan economies. Hamilton provides access to a substantial regional population and employment base, while Butler County continues to benefit from growth and investment along the Cincinnati-Dayton corridor.
- **HAMILTON REVITALIZATION** – Hamilton has undergone significant revitalization, with more than \$250 million invested in Downtown over a five-year period. Major redevelopment, Main Street infrastructure improvements, and the transformative Spooky Nook Sports Champion Mill project have helped attract new businesses and continued private investment throughout the community.



Investment Highlights

Property Highlights

- **ASSISTED LIVING PROXIMITY** – Located within 1.3 miles of five assisted living and senior communities—Colonial Foundation, Westover Retirement Community, Berkeley Square, Centerhaven Adult Care Facility, and Sherman Manor Senior Housing—the property benefits from needs-based pharmacy demand generated by nearby senior residents, healthcare professionals, and visiting family members.
- **STRONG VISIBILITY & SIGNALIZED INTERSECTION** – Strategically positioned at the signalized intersection of Main Street and Eaton Avenue, the property benefits from prominent frontage, convenient access, and exposure to more than 36,000 vehicles per day, supporting strong visibility and consistent daily traffic.
- **CONTINUED DEVELOPMENT & INVESTMENT** – Hamilton continues to attract substantial private investment, highlighted by a \$35 million, 123,000 SF Kroger Marketplace, the planned \$61+ million, 150-room Marriott Tribute Portfolio hotel redevelopment, and the \$29 million Shuler-Benninghofen Mill redevelopment, featuring 125 apartments and 7,000 SF of commercial space. These projects represent the next wave of Hamilton's ongoing commercial, residential, and hospitality resurgence.



Financial Overview

Walgreens

562 Main St. Hamilton, OH 45013



Financial Summary

\$3,950,000

List Price

9.77%

Cap Rate

\$289.38

Price Per SF

±0.97 AC

Lot Size

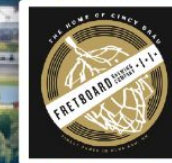
Property Details

Tenant Trade Name	Walgreens
Parcel Number	P6411-004.000-053
Store Number	#7239
Type of Ownership	Fee Simple
Lease Guarantor	Walgreens Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant's Responsibility
Lease Expiration Date	01/31/2029
Term Remaining on Lease	±2.33 Years
Rental Escalations	None
Options	Ten, 5-Year

Annualized Operating Data

	Dates	Lease Years	Annual Rent	Monthly Rent
Current	02/01/2024 - 01/31/2029	Years 1-25	\$386,000.00	\$32,166.67
Options 1 - 10	02/01/2029 - 01/31/2079	25-75	\$386,000.00	\$32,166.67





Main St ±22,520 VPD



Kettering
HEALTH

±220 Beds | ±1,005 Employees
±0.7 Miles Away

Eaton Ave ± 13,730 VPD

Main St ± 22,520 VPD

Walgreens
Subject Property



Tenant Overview

Year Founded
1901

Headquarters
Deerfield, IL

Ownership Status
Privately Held

Employees
211,000

Locations
8,000

Credit Rating
SGL-2

Annual Revenue
\$147.66B



Tenant Overview

Walgreens, originally founded as the Walgreen Co. in Chicago in 1901, has evolved into one of America's most enduring and recognizable pharmacy and retail healthcare brands. Headquartered in Deerfield, Illinois, the company has maintained a strong national presence for over a century, anchoring community-level healthcare and everyday convenience through its vast network of retail pharmacy locations.

Why Invest in Walgreens?

- **Massive scale:** With thousands of locations, Walgreens remains a dominant U.S. pharmacy network.
- **Footprint optimization:** The store closure initiative signals a disciplined approach to refocusing operations on profitable assets.
- **Adaptability:** The company continues to invest in omnichannel capabilities and human-centered services even amid structural realignment.
- **Institutional-Caliber Credit & Long-Term Viability:** As one of the largest retail pharmacy chains in the country by revenue and location count, Walgreens presents a compelling risk-adjusted profile for net lease investors seeking tenants with high visibility, stable cash flows, and national credit recognition.

Market Overview

Walgreens

562 Main St Hamilton, OH 45013



Hamilton, OH

Market Demographics

64,644

Total Population

\$55,166

Median HH Income

28,693

Employed Population

3.7%

Retail Vacancy



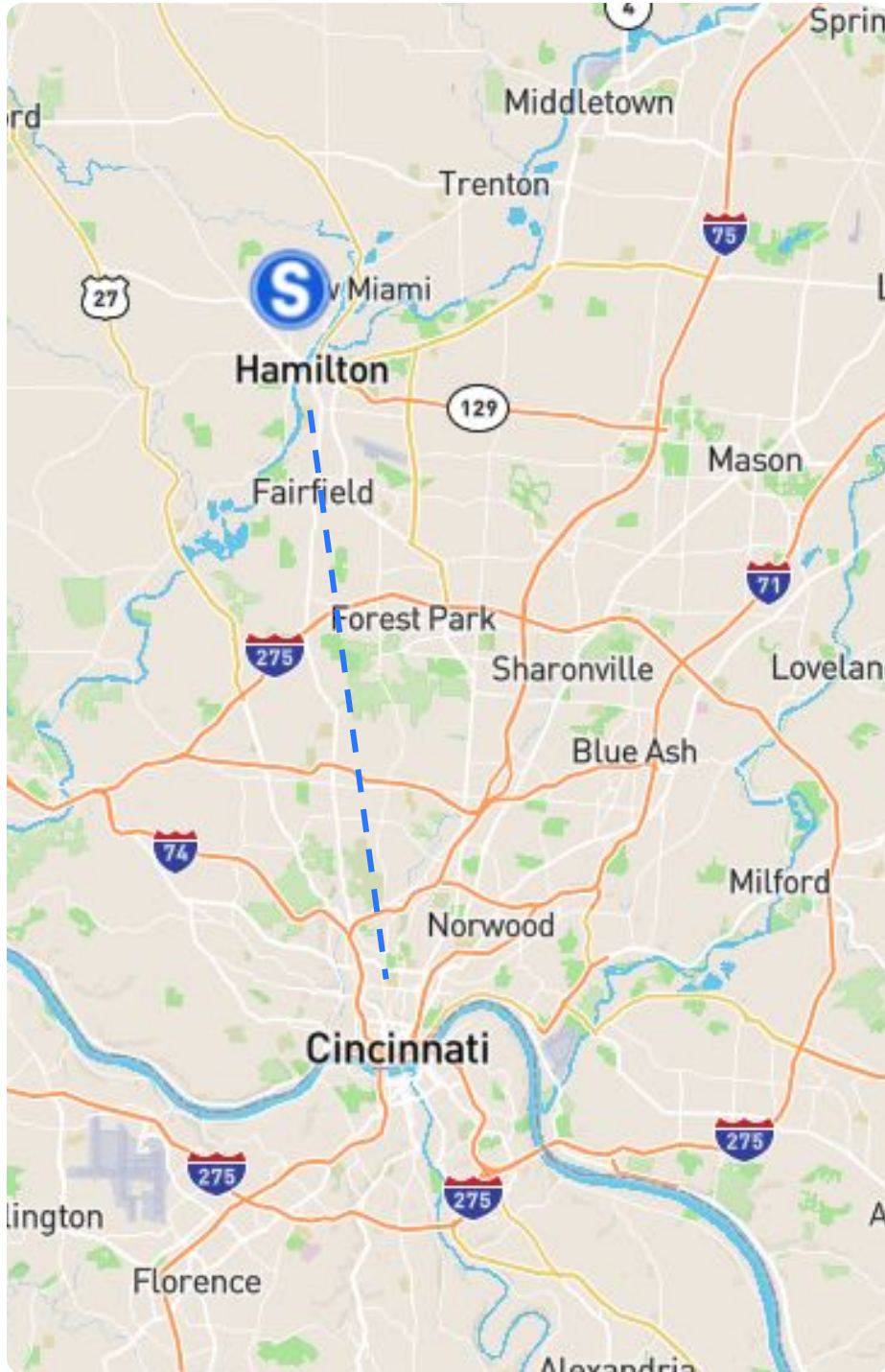
Local Market Overview

Hamilton serves as one of Butler County's established population and employment centers, benefiting from its strategic position within the greater Cincinnati region. The city combines an accessible cost of living with a diverse employment base spanning retail trade, manufacturing, health care and social assistance. Hamilton's estimated population of more than 64,000 residents supports a substantial local consumer base, while continued regional connectivity expands access to employment, education and commercial amenities throughout southwest Ohio.

Housing affordability remains a defining component of Hamilton's market profile. With a median property value of \$165,200 and a homeownership rate of 54.3%, the city offers a comparatively attainable residential environment for households and employers seeking access to the Cincinnati metropolitan economy. Hamilton's workforce of approximately 28,700 employed residents, together with its concentration in manufacturing, retail and health care, provides a diversified foundation for local commercial activity and long-term demand.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	15,159	70,199	113,225
Current Year Estimate	14,766	68,202	110,257
Growth Current Year-Five-Year	2.66%	2.93%	2.69%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,245	27,397	43,845
Current Year Estimate	6,072	26,586	42,664
Growth Current Year-Five-Year	2.85%	3.05%	2.77%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$81,714	\$83,772	\$94,826



21 Miles
To Cincinnati

2.31M
MSA Population

1.19M
Labor Force

Hamilton, OH

The Cincinnati Metropolitan Statistical Area serves as a major economic center for the Midwest, supporting a population of more than 2.3 million residents. The region benefits from a diverse economy and strong consumer base, providing businesses with access to a large and established metropolitan market.

The Cincinnati MSA is supported by a diverse employment base spanning healthcare, manufacturing, logistics, financial services, consumer goods and professional services. Major employers and corporations throughout the region contribute to a strong labor force and support continued economic activity across the metropolitan area.

The region's central location and extensive transportation infrastructure provide convenient access to major Midwest markets. With a large labor force, diverse economy and strong connectivity to surrounding commercial centers, the Cincinnati MSA continues to support business growth, consumer demand and long-term commercial activity.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 562 Main St. Hamilton, OH, 45013 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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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.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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