

## Property and Area Description

**LONG-TERM ABSOLUTE NNN LEASE** The subject retail pharmacy operates under a long-term, corporate, absolute NNN lease with no landlord maintenance or management responsibilities whatsoever. **WELL-ESTABLISHED RETAIL PHARMACY** The subject property is a well-established Walgreens retail pharmacy store with over 18 years of operational history at this location. **WALGREENS - AMERICAS #1 RETAIL PHARMACY** Walgreen Boots Alliance (Nasdaq: WBA) is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day. The company operates more than 12,500 locations across the U.S., Europe, and Latin America. The subject property lease is guaranteed by Walgreen Co., which carries a BBB- rating from Standard & Poors and Ba1 from Moodys. **FARGO-MOORHEAD MSA | CENTRALLY LOCATED ALONG MAIN AVE** The subject property is centrally located in Downtown Moorhead along Main Avenue with strong daily traffic counts of 10,625 VPD. The well-established retail pharmacy is surrounded by regional and national tenants including Ace Hardware, Scheels, KFC, Taco Bell, Hornbachers Supermarket and national tenants situated in the immediate trade area include Target, Walmart Supercenter, Tractor Supply, Menards and more. **SURROUNDED BY HIGHER-LEARNING INSTITUTIONS** The city of Moorhead and the larger Fargo-Moorhead MSA is home a number of higher-learning institutions, including Minnesota State University Moorhead (6,700 students annually), Concordia College (2,300+ students annually), Minnesota State Community and Technical College (3,600+ students annually), and North Dakota State University (14,500+ students annually).

<b>Building Type:</b>	Retail
<b>Available SF:</b>	14,490
<b>Total SF:</b>	14,490
<b>Sale Price:</b>	\$4,146,000
<b>Last Updated:</b>	Apr 23, 2025

## Economic Development Contact

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## Realtor/Owner Contact

**Jason Hernandez**  
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## Population



Source: ESRI®, 2024

## Households



Source: ESRI®, 2024

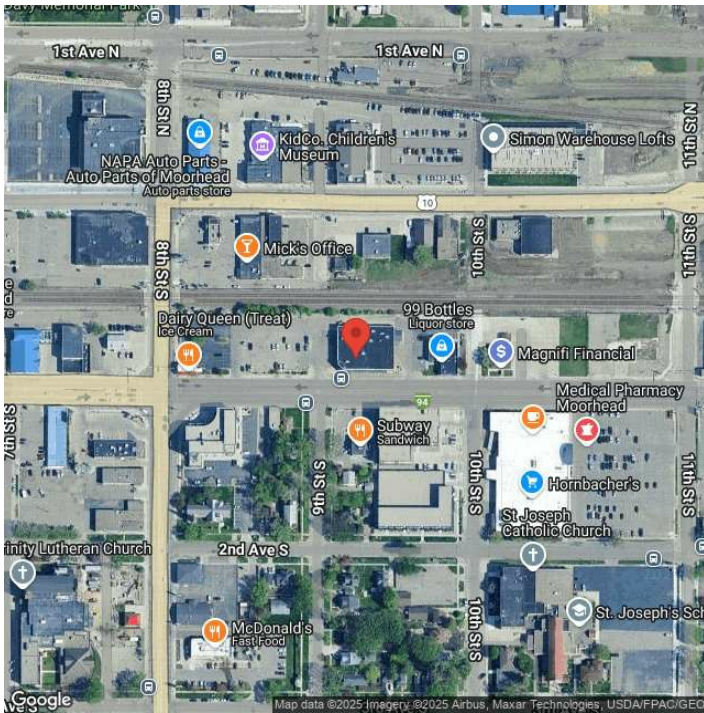
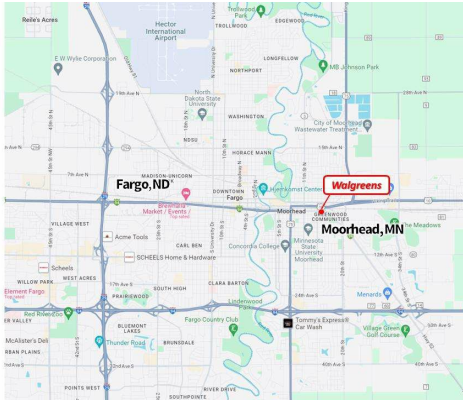
## Transportation

**Rail Served:** No  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** Unknown

## Utilities

**Electric:** Xcel

# Property Images



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