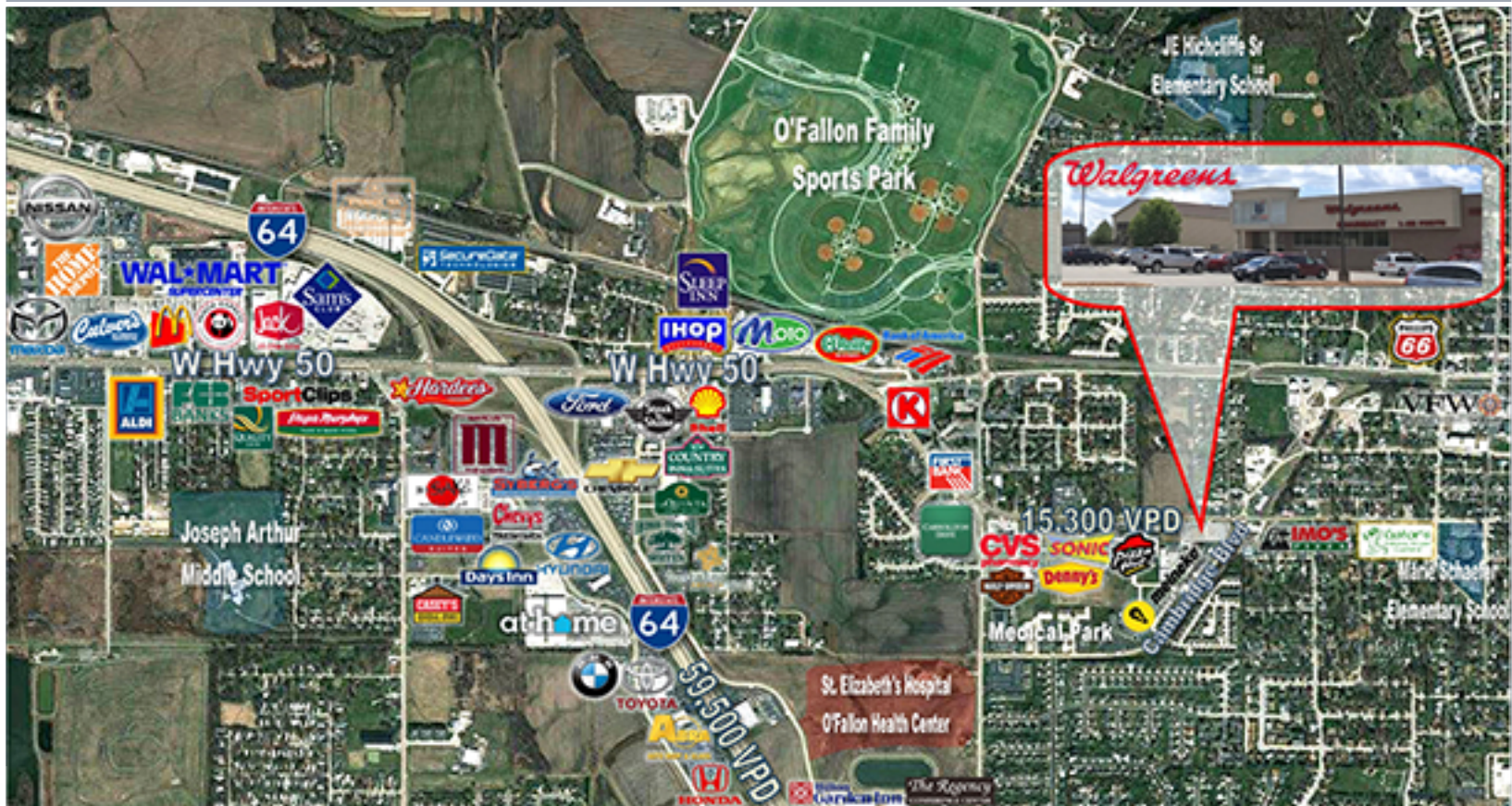


# UPLAND

NET LEASE SALES



**\$3.67M WALGREENS @ 6.25% CAP | ST. LOUIS MSA**



## ESTABLISHED LOCATION NEAR NEW ST. ELIZABETH'S HOSPITAL

TENANT: Walgreen Co.  
LOCATION: O'Fallon, IL  
PRICE: \$3,678,400  
CAP RATE: 6.25%  
NOI: \$229,900  
LEASE TYPE: NN  
LEASE TERM: 10 years  
LEASE EXP. DATE: June 2028  
BUILDING SIZE: 13,905 SQ FT  
5-MILE POP.: 85,370  
5-MILE AVE HH INCOME: \$92,351

Investment grade tenant has been at this location for 20 years, and recently renewed for 10 years.

Low rental rate in an established location near medical offices and the newly opened \$300 Million St. Elizabeth's Hospital and Health Center.

5-mile demographics: Population of 85,000+ and average HH income over \$92,000. O'Fallon is one of the fastest-growing communities in the Metropolitan St. Louis area.

Walgreens is the nation's #1 drugstore chain operating more than 8,100 mostly freestanding Walgreens stores in all 50 US states, the District of Columbia, the Virgin Islands, and Puerto Rico.

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# Look Upland

Where Properties & People Unite!

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