

CONFIDENTIAL OFFERING MEMORANDUM



Walgreens

11404 St. Charles Rock Road
Bridgeton, MO 63044



WALGREENS OFFERING MEMORANDUM

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 11404 St. Charles Rock Road, Bridgeton, MO, 311 North Baltimore Street, Kirksville, MO ("the property"). It has been prepared by Colliers International. This 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 Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by our agents from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

1. The Offering Memorandum and its contents are confidential;
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 detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Seller or Colliers International 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. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

PROPERTY OVERVIEW



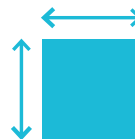
ADDRESS

11404 St. Charles Rock Road
Bridgeton, MO 63044



LAND SIZE

1.95 AC



STORE SIZE

15,120 SF



RENT

\$378,756

RENT PER SF

\$25.05

LANDLORD RESPONSIBILITIES

Roof & Structure

REMAINING BASE TERM

3.5 Years

Reported Sales 2015-2016

\$2,301,689

SALE PRICE: \$5,120,000 | CAP RATE: 7.4%

PROPERTY HIGHLIGHTS

Strong Real Estate Fundamentals

- Located at a major intersection
- Drive-thru enhances residual value for future use
- Minimal landlord responsibilities

Investment Grade Tenant

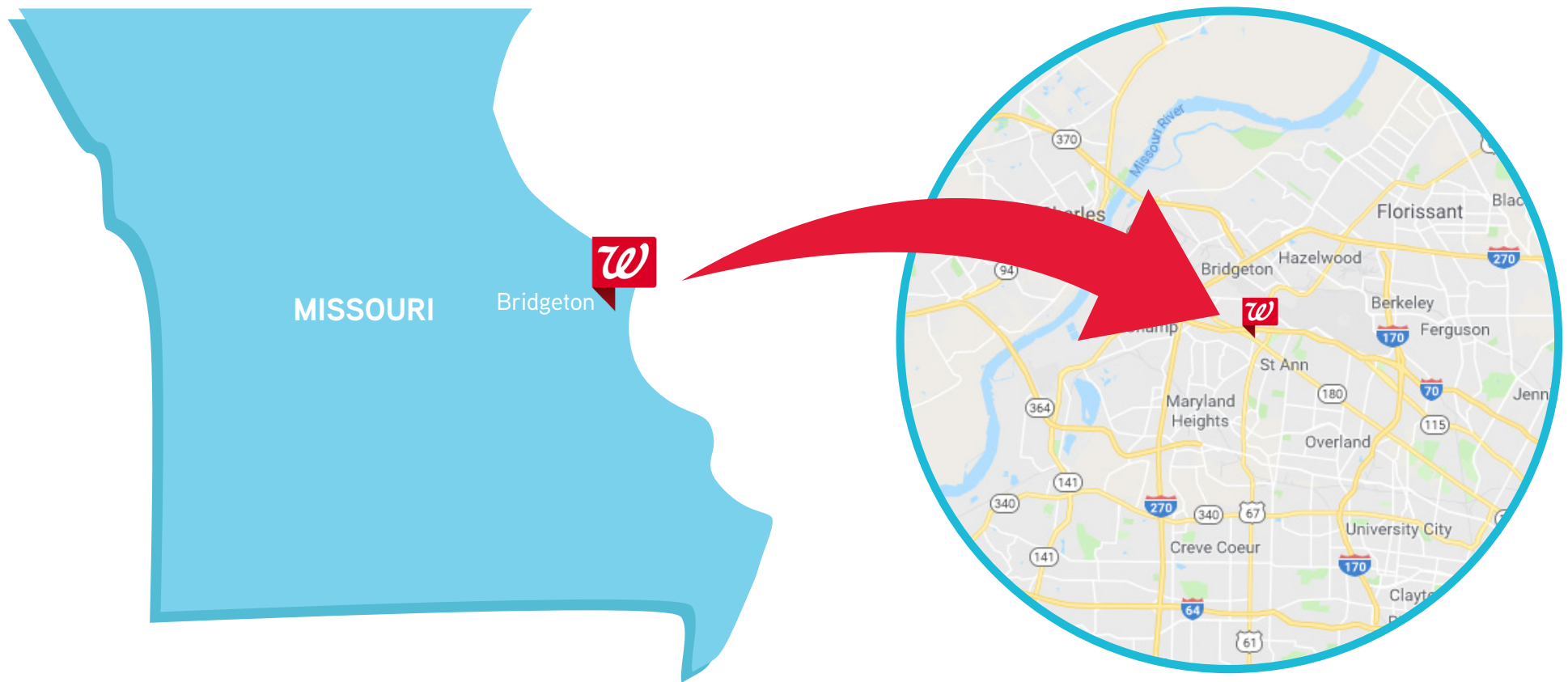
- Walgreen Co., a subsidiary of Walgreens Boots Alliance, Inc.
- NYSE: WAG | S&P BBB | Moody's Baa2

Established Location

- High traffic retail corridor
- Centrally located in mature retail market
- Close proximity to dense residential neighborhoods
- History of strong store sales



LOCATION MAP



BRIDGETON, MO

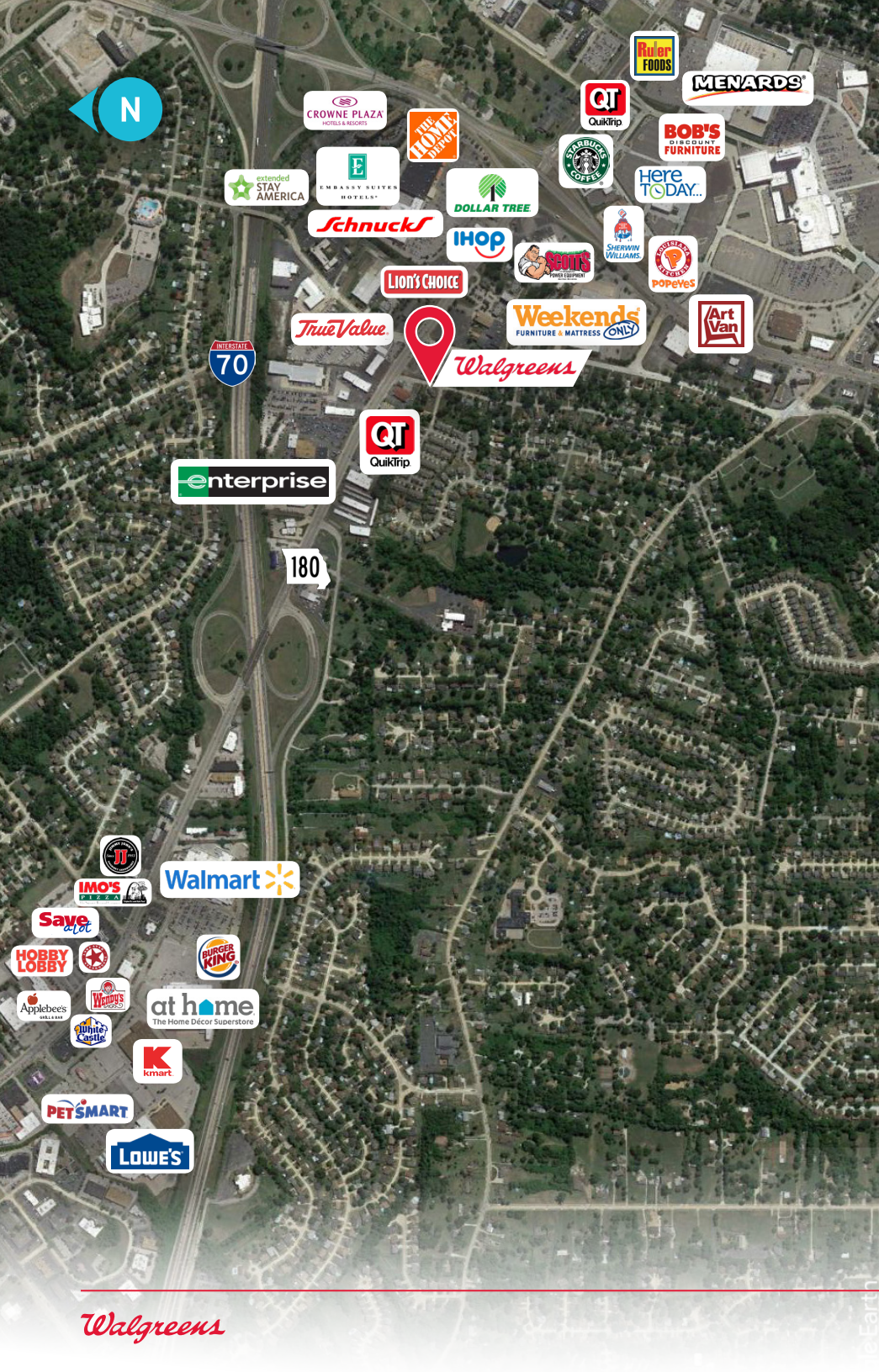
Property Overview

Address	11404 St. Charles Rock Road Bridgeton, MO 63044
Year Built	2001
Building Size	15,120 SF
Land Area	1.95 AC

Lease Overview

Commencement	May 1, 2002
Years Remaining on Base Term	3.5 Years
Net Operating Income	\$387,756
Rental Rate	\$25.05/SF
Lease Type	NN
Options	Eight 5-year options
Landlord Responsibilities	Roof & Structure





BRIDGETON, MO

Location Overview

Known for its vibrant retail corridor on St. Charles Rock Road with such businesses as Walmart Supercenter, Target, Kohl's, Best Buy, Home Depot, Lowes, Sports Authority, Schnuck's, Super K-Mart, and a number of quick service and casual dining restaurants, the "Rock Road" is a regional shopping destination.

Bridgeton is located in the heart of the St. Louis metropolitan region, adjacent to Lambert-St. Louis International Airport. With an expansive retail corridor, Bridgeton has a strong daytime population. Bridgeton is home to Missouri's highest volume interchange, I-70 & I-270, with more than 160,000 vehicles trips daily.

Also home to an equally vibrant industrial base, among the manufacturing firms located in Bridgeton are Hussmann Refrigeration, Hunter Engineering, Virbac Inc, Materials Lifecycle Management Company, and Challenge Manufacturing.

Bridgeton is also home to the only Level II Trauma Center in North St. Louis County, SSM DePaul Health Center. The 476-bed, full-service hospital, with its 2,208 employees, provides care to over 20,000 admitted patients, 110,000 out-patient, and 60,000 emergency room patients per year.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
 Population	6,867	60,747	166,076
 Median Age	43.0	39.1	38.3
 Average HH Income	\$79,204	\$67,878	\$72,660
 Employees	5,140	50,286	172,008
 Businesses	293	2,670	8,480

COMPANY OVERVIEW

Walgreens, headquartered in Deerfield, IL, is the largest drug retailing chain in the United States with more than 8,175 stores in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. Walgreens built out its national platform through its corporate real estate department heavily during the 1990's continuing through the mid 2000's. By 2012, Walgreens had opened its 8,000th store and later that year the company made a bold move by purchasing a 45% interest in Alliance Boots, a leading international pharmacy-led health and beauty group. Two years later, Walgreens exercised its option to purchase the remaining 55% of the Switzerland based Alliance Boots to merge and create a new holding company named Walgreens Boots Alliance (NASDAQ: WBA).

This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years. Today, Walgreens is part of the Retail Pharmacy USA division of Walgreens Boots Alliance. The company sells prescription and non-prescription drugs and general merchandise including household products, convenience and fresh foods, personal care, beauty care, photo finishing, as well as home medical equipment, contact lenses, vitamins, supplements and other health and wellness solutions. Walgreens also provides specialty pharmacy services for managing complex and chronic health conditions. In addition to these in-store offerings, the company operates digital businesses that include Walgreens.com, Drugstore.com, Beauty.com, SkinStore.com, and VisionDirect.com.



\$117.4 B
Total Revenue



8,100+
Locations



400,000
Employees



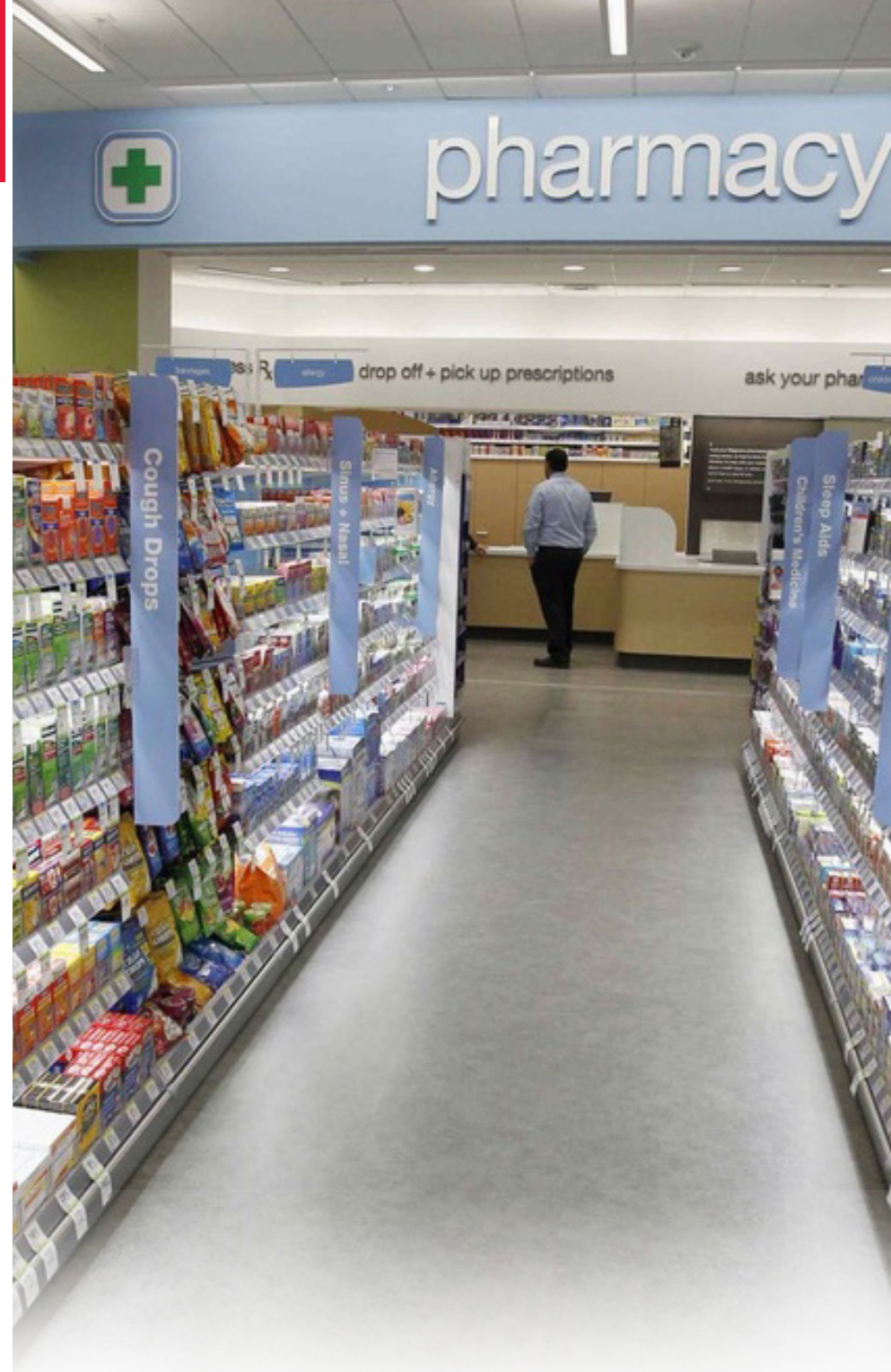
25
Countries



BBB
S&P Rating



NASDAQ: WBA
Stock Symbol



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