

# Walgreens | Mukwonago (Milwaukee), WI



**Purchase Price:**  
**\$6,384,600**

**Cap Rate:**  
**6.50%**

**Stan Johnson Company** is pleased to offer for sale to qualified investors, the opportunity to purchase a 100% fee-simple interest in the Walgreens property located at 212 N. Rochester Street in Mukwonago, Wisconsin ("The Property"). Walgreens is operating under a 25- year absolute NNN lease with zero landlord responsibilities, allowing investors the ability to acquire a truly passive credit investment. The lease will feature 9, 5-year renewal options which permits Walgreens to occupy the building until 2073. Walgreens has been at this location since 2003 showing a strong commitment to the site.

## Location Synopsis

**Mukwonago** resides at the intersection of life, leisure and economic leadership. Minutes from Milwaukee with convenient access to Chicago and Madison, Mukwonago couples urban amenities with a quaint small-town lifestyle. It's where open spaces, parks and waterways converge with academic achievement, safe surroundings and economic opportunity. The Center for American Progress ranked Mukwonago as one of the top districts in the country when comparing math and reading scores of 7,000 districts to per pupil expenditures. Mukwonago was also featured in the 2015 Niche Rating as one of the best towns in Wisconsin to raise a family.

## Investment Highlights

- Established Store with Sales Exceeding National Average
- Signalized Corner Location with Outstanding Visibility & Access
- Absolute NNN Lease with No Landlord Responsibility
- Affluent Demographic Base
- Investment Grade Credit Guaranty from Best-in-Class Tenant

[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

**Brad Feller** | Managing Director  
bfeller@stanjohnsonco.com  
+1 312.240.0194  
Wisconsin Broker #57176-90

**Mark Lovering** | Associate  
mlovering@stanjohnsonco.com  
+1 312.777.2441

**Isaiah Harf** | Director  
iharf@stanjohnsonco.com  
+1 312.777.2437

**Andy Gatchell** | Associate Director  
agatchell@stanjohnsonco.com  
+1 312.777.2439

**Brandon Moghimi** | Associate Director  
bmoghimi@stanjohnsonco.com  
+1 213.417.9373

**Blaise Bennett** | Associate  
bbennett@stanjohnsonco.com  
+1 312.777.2449

**Rachel Walz** | Associate  
rwalz@stanjohnsonco.com  
+1 312.777.2451



.....

**Stan Johnson Company**  
303 East Wacker Drive | Suite 1111  
Chicago, Illinois 60601  
P: +1 312.240.0127 | F: +1 312.240.0158

[stanjohnsonco.com](http://stanjohnsonco.com)

 **Stan Johnson Co.**