

Walgreens | Franklin Park, IL



Purchase Price:
\$6,384,615



Cap Rate:
6.50%

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Walgreens property located at 9595 Grand Avenue in Franklin Park, Illinois ("The Property"). The recently extended net lease has 8 years remaining, along with 8, 5-year renewal options which permit Walgreens to occupy the Property until 2067. Walgreens has been at this location since it was built in 2001 and has been a staple in the Franklin Park community for years. The Property has benefited from its proximity to O'Hare International Airport ("ORD"), and all of the hotels surrounding the airport. The reported sales at this location are some of the highest reported sales for Walgreens within a 50-mile radius of stores. Sitting on 1.57-acres with more than 80 parking spaces, this is easily one of the most desirable Walgreens available in the marketplace today with quick ingress and egress.

Location Synopsis

Chicago is a city in and the county seat of Cook County in northeast Illinois. With over 2.7 million residents, it is the most populous city in the state of Illinois and the third-most populous city in the United States. The metropolitan area often referred to as Chicagoland, is home to nearly 10 million people and is the third-largest in the country.

Investment Highlights

- Long-Term Tenancy with Recent Walgreens Lease Extension
- Investment Grade Guaranty by Walgreen Co.
- Huge Store Sales
- Proximity to O'Hare International Airport & O'Hare Industrial Submarket
- Chicago MSA - Affluent Location with Large Population Base
- Outstanding Visibility and Access
- Large Site with Drive-Thru Pharmacy & Ample Parking



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