



Walgreens Pharmacy

Madison, WI

Walgreens



-  Offering Price: **\$3,460,500**
-  Cap Rate: **6.50%**

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

Investment Summary

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 4518 Cottage Grove Road in Madison, Wisconsin (the "Property"). Walgreens is operating under a 20-year lease net lease with limited landlord responsibilities, allowing investors the ability to acquire a passive credit investment. The lease features 8, 5-year renewal options, permitting Walgreens to occupy the building until 2068. Walgreens has been at this location since 1998. Another 1,400 SF of adjacent building space is leased to BMO HarrisBank, who holds an S&P credit rating of A-/Stable.



**Investment
Grade
Tenant**



**Long-Term
Tenancy and
Commitment**



**Excellent
Visibility and
Access**



**Above
Average
Store Sales**



**Attractive
Location/Large
Population**



**Drive-Thru
Pharmacy
and Bank**

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 **Stan Johnson Co.**
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