

Walgreens | Brookfield, WI



Purchase Price:
\$6,268,800

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 15650 W Greenfield Avenue in Brookfield, WI (the "Property"). Walgreens has been at this location since 1999 and is operating under a 60-year corporately guaranteed lease which was extended in 2014, with Walgreens now having the option to terminate the lease in May 2029 (nearly 10 years of term remaining). This location has recently reported strong annual sales which far exceed their national average.

Location Synopsis

Built in 1999, the Property is located on the signalized corner of W Greenfield Road and S Moorland Road (118,900 VPD). Additionally, the Property is less than 0.5 miles from I-94, a major east-west Interstate Highway connecting the Great Lakes and northern Great Plains. Walgreens is across the street from a brand-new Walmart, adjacent to a Pick 'n Save, and in close proximity to Starbucks, Panera Bread, Jimmy John's and many more. This highly sought-after Milwaukee MSA location is surrounded by a population of 148,152 people with an average household income of \$93,959 within a 5-mile radius.

Investment Highlights

- Prime Milwaukee Location with Strong Incomes and Dense Population
- Established Store with Sales Exceeding National Average
- Signalized Corner Location with Outstanding Visibility & Access
- Dense Retail Corridor
- No Rite Aid Competition or Overlap
- Investment Grade Credit Guaranty from Best-in-Class Tenant



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For more information, contact:

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