

Walgreens | Terre Haute, IN

\$ Purchase Price:
\$3,167,307

% 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 1300 Wabash Ave, Terre Haute, Indiana 47807 (the "Property") The 13,500 SF Property sits on a 1.45 acre parcel of land, a location Walgreens has operated at for more than 24 years. Walgreens recently agreed to a 10- year lease extension, allowing investors to benefit from 11 years of base lease term remaining. In 2016, a new roof was installed with a 15-year warranty insulating investors from large capital expenditure.

Location Synopsis

The Property is strategically positioned on the major arterial into downtown Terre Haute and is 0.5 miles from the campus of Indiana State University. This Walgreens is the primary drugstore serving the ISU community, an institution that has an annual enrollment of over 13,500 students and employs over 2,000 full and part-time faculty and staff. In addition, the Property is located only 1.5 miles from the Union Hospital, a 255+ bed health complex servicing Terre Haute and the surrounding counties.

Investment Highlights

- Recent 10-Year Lease Extension at Market Rent
- Recent Roof Replacement with Warranty
- Long-Term Tenancy by Walgreens Signaling a High Performing Location
- 0.5 Mi From Indiana State University
- Proximity to Union Hospital
- Situated Along Major Arterial
- Drive-Thru Pharmacy

Walgreens
Investment Grade Guaranty
NASDAQ: WBA | S&P: BBB/Stable
2018 Revenues of **\$131.54B**



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

For more information, contact:

Isaiah Harf
Regional Director
iharf@stanjohnsonco.com
+1 312.777.2437

BJ Feller
Managing Director
bfeller@stanjohnsonco.com
Indiana Broker License #RB14036515

Blaise Bennett
Associate Director
bbennett@stanjohnsonco.com

Andy Gatchell
Associate Director
agatchell@stanjohnsonco.com

Mark Lovering
Associate
mlovering@stanjohnsonco.com

Rachel Walz
Associate
rwalz@stanjohnsonco.com

Steve Weinrauch
Senior Analyst
sweinrauch@stanjohnsonco.com

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

stanjohnsonco.com

 **Stan Johnson Co.**