

**\$8,416,667**

Purchase Price



**6.00%**

Cap Rate

# Walgreens

504 S 17th Avenue | Wausau, Wisconsin 54401



Representative Photo

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

## Investment Summary

Stan Johnson Company, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this Walgreens property located at 504 S 17th Avenue, Wausau, Wisconsin 54401 (the "Property"). Walgreens is operating under a passive NNN lease structure in which the tenant is responsible for all operating expenses relating to the property including taxes, insurance, and common area maintenance. The lease has approximately seventeen (17) years remaining in the primary term, with options for Walgreens to extend thereafter. This location is reporting exceptional annual store sales and is well above-average for a Walgreens store, indicating a strong likelihood of continued lease renewal at this location.

## Investment Highlights



### INVESTMENT-GRADE CREDIT

S&P: BBB/Stable  
Credit Rating



### 17-YEAR REMAINING TERM

With Options to  
Extend Thereafter



### PASSIVE NNN LEASE

Minimal Landlord  
Responsibilities



### HIGHLY-VISIBLE LOCATION

±50,000  
Combined VPD



### STRONG REPORTED SALES

Well Above-Average  
for a Walgreens Store



### NEAR REGIONAL HOSPITAL

Located Only 1 Mile  
from Aspirus Wausau

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**Stan Johnson Co.**

THE NET LEASE AUTHORITY®