

# Walgreens | Madison, WI



 **Purchase Price:**  
**\$7,166,667**

 **Cap Rate:**  
**6.00%**

**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 2909 East Washington Avenue in Madison, Wisconsin (the "Property"). The 15,070 SF Property sits on a 1.87 acre parcel of land, a location Walgreens has operated at for nearly 20 years. With strong sales performance and successful operating history at this location, Walgreens elected to extend the base lease term at the Property, allowing investors to benefit from 10 additional years of base term beginning on December 1st, 2019. The Property is located at the hard, signalized intersection E Washington Ave and E Johnson St (55,378 VPD), in which E Washington Ave (U.S. Hwy 151) is the major thoroughfare for downtown Madison. Located in a highly trafficked retail corridor, the Property is positioned near other prominent tenants including McDonald's, Taco Bell, Burger King, Papa John's Pizza, Moka Coffee, Mobil, Car-X Tire & Auto, and many more.

## Location Synopsis

**Madison** is the capital of Wisconsin and the seat of Dane County. As of 2017, the City's estimated population of 258,054 made it the second-largest city in Wisconsin by population, after Milwaukee. Madison forms the core of the Madison Metropolitan Area which includes four counties and has a population of 654,230.

## Investment Highlights

- Established Store with Recent 10-Year Lease Extension
- Proximity to University of Wisconsin-Madison
- Signalized Intersection Near Downtown Madison
- Dense, Urban Demographics
- Investment Grade Guaranty by Walgreen Co.
- No Rite Aid Competition or Overlap
- Large Site with Drive-Thru Pharmacy & Ample Parking



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

For more information, contact:

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