



NET LEASE INVESTMENT OFFERING



WALGREENS (RECENT EXTENSION)
14680 SOUTH LA GRANGE ROAD
ORLAND PARK, ILLINOIS (CHICAGO MSA)



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Walgreens property located within the Chicago MSA in Orland Park, Illinois. Walgreens recently extended the lease for ten additional years, demonstrating their commitment to the location. There are now over twelve years remaining in the primary term and eight 5-year renewal option periods. This location has a long and successful operating history as a drug store since 2001 and reports well above average store sales. The store sales are in the top 7.5% for the entire chain.

The 15,120 square foot Walgreens benefits from its signalized hard corner location along LaGrange Road (36,400 VPD) which is a primary north-south thoroughfare. The property is well positioned in a dominant retail corridor immediately across from Orland Square Mall (Simon), which is anchored by JCPenney, Macy's, Von Maur, Apple, AMC (2020) Cheesecake Factory and Texas de Brazil. Other retailers in the corridor include Walmart Supercenter, Costco, Jewel-Osco, Target, Lowe's, Nordstrom Rack, Dick's Sporting Goods, Whole Foods, Trader Joe's, Mariano's and Dave & Buster's. Additionally, the Walgreens property is located in close proximity to U-Chicago Medicine Orland Park, which drives additional traffic to the store. There are over 163,000 people living within five miles of the property with an average household income of \$114,096.

The lease expires September 30, 2032 and features eight 5-year renewal option periods. The Walgreen Company is the largest drug retailing chain in the United States. The company is publicly traded on the NASDAQ (Symbol: WBA) with a market capitalization in excess of \$51 billion. Walgreens is an investment grade rated each with a Standard & Poor's rating of BBB.



INVESTMENT HIGHLIGHTS

- Located within the Chicago MSA
- Walgreens is an investment grade rated tenant (S&P: BBB)
- Walgreens recently extended the for ten additional years, demonstrating their commitment to the location
- 12+ years remaining on the lease
- Walgreens has a long and successful operating history as a drug store since 2001 and reports well above average store sales
- Store sales are in the top 7.5% for the entire chain
- Located at the hard corner of a signalized intersection along LaGrange Road (36,400 VPD) which is a primary north-south thoroughfare
- The property is well positioned in a dominant retail corridor immediately across from Orland Square Mall (Simon) which is anchored by JCPenney, Macy's, Von Maur, Apple, AMC (2020) Cheesecake Factory and Texas de Brazil
- Other retailers in the corridor include Walmart Supercenter, Costco, Jewel-Osco, Target, Lowe's, Nordstrom Rack, Dick's Sporting Goods, Whole Foods, Trader Joe's, Mariano's and Dave & Buster's
- Located in close proximity to U-Chicago Medicine Orland Park which drives additional traffic to the store
- Over 163,000 people living within five miles of the property with an average household income of \$114,096



PROPERTY OVERVIEW

Price:	\$7,391,304
Cap Rate:	5.75%
Net Operating Income:	\$425,000
Lease Expiration Date:	September 30, 2032
Renewal Options:	Eight 5-Year
Rental Escalations:	None
Lease Type:	NN (Roof, Structure & Parking Lot Replacement)
Tenant:	Walgreen Co.
Year Built:	2001
Building Size:	15,120 SF
Land Size:	1.83 Acres

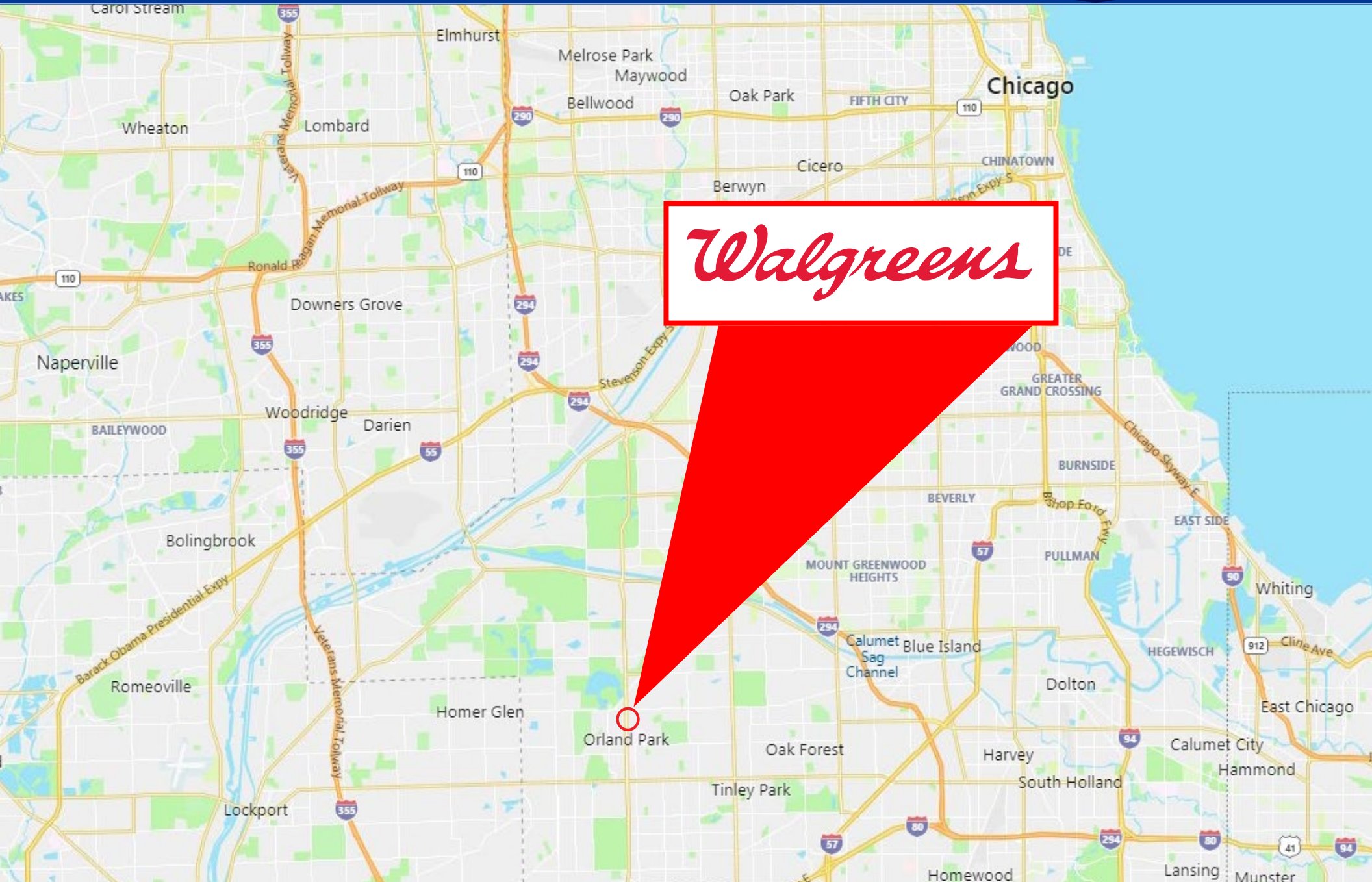












DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	11,622	67,212	163,303
Total Households:	4,376	25,315	61,383

INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income:	\$98,481	\$116,505	\$114,096
Median Household Income:	\$80,337	\$92,456	\$90,161



VILLAGE OF ORLAND PARK, ILLINOIS

Orland Park is a village in Cook County, Illinois with a population of over 57,000 people. 25 miles southwest of Chicago, Orland Park is close to several interstate highways, with the I-80 east-west coast connector as its southern border. The Metra commuter rail system links it to the Chicago Loop and from there to O'Hare and Midway airports.

Businesses and jobs in the finance, retail, services and healthcare fields continue to grow in Orland Park. More than one million people a year come to Orland Park for health care services. Shopping complexes include: Orland Park Crossing and Orland Square Mall. The community's culinary offerings are extensive as national chains are continually drawn to Orland Park, reporting outstanding sales numbers for these locations.

www.orland-park.il.us



CITY OF CHICAGO, ILLINOIS

Chicago is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties. Chicago has many nicknames, the best-known being the Windy City.

The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the second busiest airport in the world in terms of traffic movement.

The metro is a major financial center in North America, and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure and general competitiveness. As of 2016, Chicago had the third largest gross metropolitan product in the United States at \$630.3 billion.

The city of Chicago also hosts 12 Fortune Global 500 companies and 17 Financial Times 500 companies. The city claims one Dow 30 company: aerospace giant Boeing, which moved its headquarters from Seattle to the Chicago Loop in 2001. Two more Dow 30 companies, Kraft Foods and McDonald's are in the Chicago suburbs, as are Sears Holdings Corporation and the technology spin-offs of Motorola. The headquarters of United Continental Holdings, are in the United Building and its operations center and its United Airlines subsidiary are in the Willis Tower in Chicago.

In 2014, Chicago attracted 50.17 million domestic leisure travelers, 11.09 million domestic business travelers and 1.308 million overseas visitors. These visitors contributed more than \$13.7 billion to Chicago's economy. Upscale shopping along the Magnificent Mile and State Street, thousands of restaurants, as well as Chicago's eminent architecture, continue to draw tourists. The city is the United States' third-largest convention destination. A 2011 study by Walk Score ranked Chicago the fourth most walkable of fifty largest cities in the United States.

www.cityofchicago.org





WALGREENS

Walgreens Boots Alliance, Inc. operates as a pharmacy-led health and wellbeing company. The company operates through three segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical Wholesale. The Retail Pharmacy USA segment sells prescription drugs and an assortment of general merchandise, including non-prescription drugs, beauty products, photo finishing, seasonal merchandise, greeting cards, and convenience foods through its retail drugstores and convenient care clinics. It also provides specialty pharmacy services; and manages in-store clinics under the brand Healthcare Clinic. As of August 31, 2018, this segment operated 9,560 retail stores under the Walgreens and Duane Reade brands in the United States; and 7 specialty pharmacy locations, as well as managed approximately 400 Healthcare Clinics. Walgreens Boots Alliance, Inc. was founded in 1901 and is based in Deerfield, Illinois.

The Walgreen Company is the largest drug retailing chain in the United States. The company is publicly traded on the NASDAQ (Symbol: WBA) with a market capitalization in excess of \$51 billion. Both Walgreen Co. and Walgreens Boots Alliance, Inc. are investment grade rated each with a Standard & Poor's rating of BBB. In October 2016 Walgreens Boots Alliance received the United Nations Foundation Global Leadership Award for its commitment to the UN's Sustainable Development Goals.

Website:	www.walgreens.com
Number of Locations:	9,560
Stock Symbol:	WBA (NASDAQ)
Standard & Poor's Rating:	BBB
Market Capitalization:	\$51 Billion

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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