



WALGREENS

333 W 13TH ST | WICHITA, KS 67203

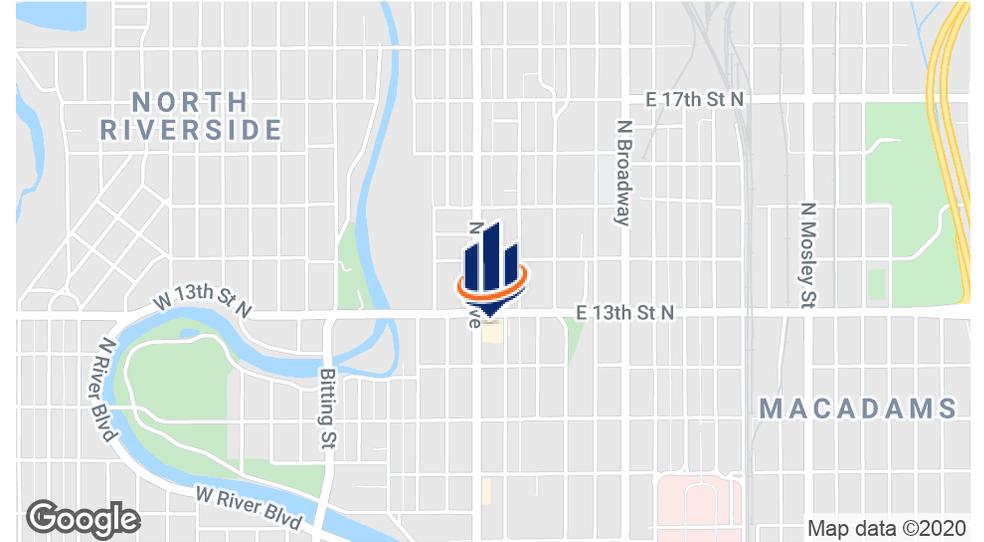


TIM FRANZ | 312.676.1874 | TIM.FRANZ@SVN.COM

MATT MCPARLAND | 312.414.0434 | MATT.MCPARLAND@SVN.COM



Property Summary



Sale Price

\$3,244,000

OFFERING SUMMARY

Building Size:

15,120 SF

Price / SF:

\$214.55

Cap Rate:

9.0%

NOI:

\$292,000

PROPERTY HIGHLIGHTS

- Absolute NNN
- Walgreens Corporate Guarantee with Long Operating History
- Abundant Parking | 42 Spaces
- 10 Minute Drive to Wichita Mid-Continent Airport
- Population over 95,000 in 3 Miles
- Nearest Store is 3.5 Miles Away
- 2 Miles From Downtown

Property Description



PROPERTY OVERVIEW

SVN Chicago is pleased to present the sale of this 15,120 square foot Walgreens. This absolute net lease Walgreens has approximately one year remaining along with 8, 5-year renewal options which permit Walgreens to occupy the Property until 2061. Walgreens has been at this location since 2001 with the original lease term expiring May 2021. Walgreens is the largest drug retailing chain in the United States and has over 8,175 locations in the U.S.A. Walgreens is publicly traded on the New York Stock Exchange [WBA] with a market capitalization in excess of \$73 billion.

LOCATION OVERVIEW

This 15,120 square foot Walgreens is located on the southeast corner of Waco & 13th street which sees over 25,000 vehicles per day. During the academic year, the store benefits from North High School located across the street which enrolls over 2,000 students. This store is approximately 2 miles from Downtown Wichita and serves a dense population of 90,000 in 3 square miles.

Additional Photos



Location Maps



Map Aerial



Site Aerial



1320 WEST 13TH STREET WICHITA, KS 67203

Rent Roll

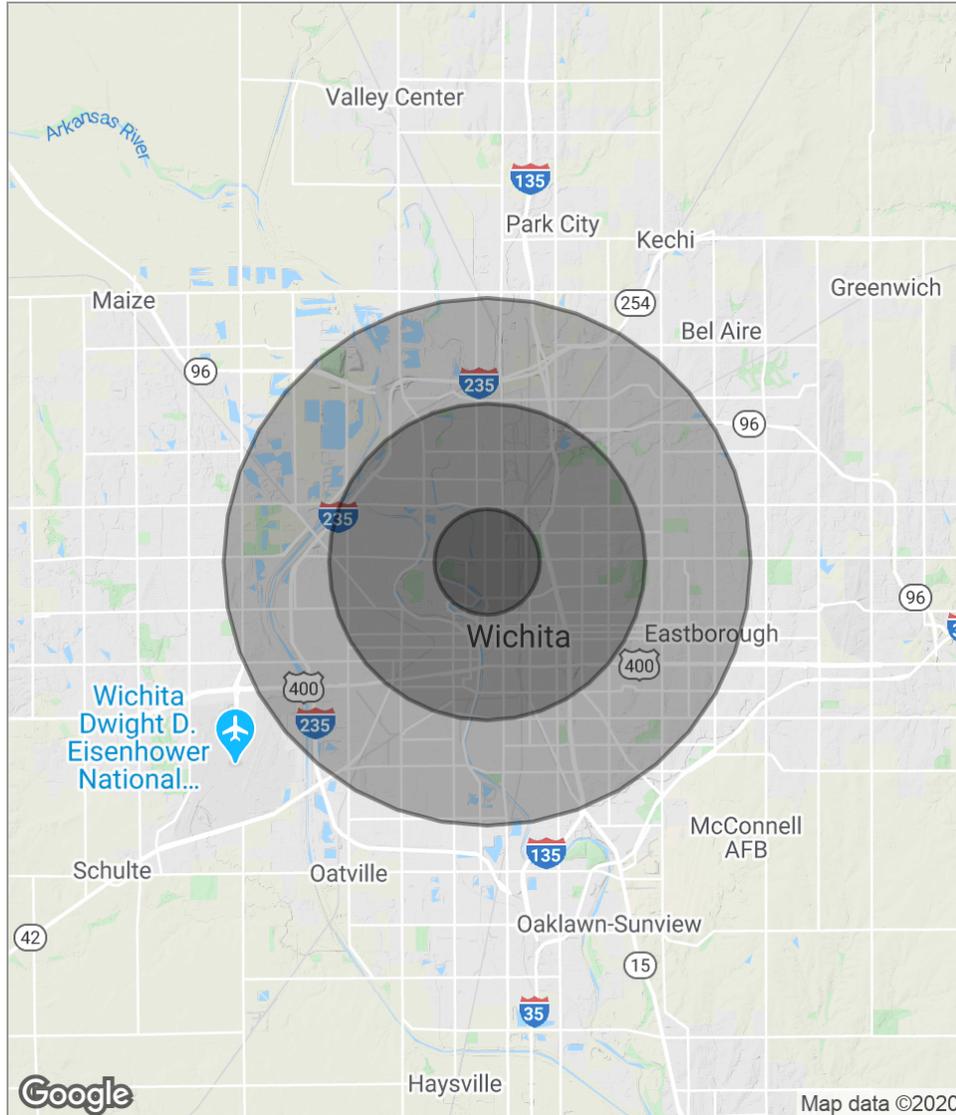
Walgreens 333 West 13th Street N, Wichita, KS										
TENANT NAME	Square Feet	% Share	LEASE TERM		RENT			Annual		
			Begins	Ends	PSE	Annual	Monthly	Annual	PSE	
Walgreens	15,120	100.00%	June 1, 2001	May 31, 2021				CAM/TAX/ INS :	NNN	NNN
								Total:	NNN	NNN
			Current	June 1, 2001	May 31, 2021	\$19.31	\$292,000.08	\$24,333.34		
			<i>Option 1</i>	<i>June 1, 2021</i>	<i>May 31, 2026</i>	<i>\$19.31</i>	<i>\$292,000.08</i>	<i>\$24,333.34</i>		
			<i>Option 2</i>	<i>June 1, 2026</i>	<i>May 31, 2031</i>	<i>\$19.31</i>	<i>\$292,000.08</i>	<i>\$24,333.34</i>		
			<i>Option 3</i>	<i>June 1, 2031</i>	<i>May 31, 2036</i>	<i>\$19.31</i>	<i>\$292,000.08</i>	<i>\$24,333.34</i>		
			<i>Option 4</i>	<i>June 1, 2036</i>	<i>May 31, 2041</i>	<i>\$19.31</i>	<i>\$292,000.08</i>	<i>\$24,333.34</i>		
			<i>Option 5</i>	<i>June 1, 2041</i>	<i>May 31, 2046</i>	<i>\$19.31</i>	<i>\$292,000.08</i>	<i>\$24,333.34</i>		
			<i>Option 6</i>	<i>June 1, 2046</i>	<i>May 31, 2051</i>	<i>\$19.31</i>	<i>\$292,000.08</i>	<i>\$24,333.34</i>		
			<i>Option 7</i>	<i>June 1, 2051</i>	<i>May 31, 2056</i>	<i>\$19.31</i>	<i>\$292,000.08</i>	<i>\$24,333.34</i>		
			<i>Option 8</i>	<i>June 1, 2056</i>	<i>May 31, 2061</i>	<i>\$19.31</i>	<i>\$292,000.08</i>	<i>\$24,333.34</i>		
Occupied SF	15,120	100.00%				Total	\$292,000.08	\$24,333.34	CAM/TAX/INS:	NNN
Vacant SF	0	0.00%							Total:	NNN
Total SF	15,120	100.00%								NNN

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	12,122	91,322	215,207
Median age	30.5	33.2	33.8
Median age (male)	30.1	32.2	32.5
Median age (female)	30.9	34.3	35.1
Total households	4,443	37,184	88,889
Total persons per HH	2.7	2.5	2.4
Average HH income	\$43,565	\$40,613	\$45,120
Average house value	\$93,889	\$92,064	\$108,351

** Demographic data derived from 2010 US Census*

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,122	91,322	215,207
Median age	30.5	33.2	33.8
Median age (Male)	30.1	32.2	32.5
Median age (Female)	30.9	34.3	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,443	37,184	88,889
# of persons per HH	2.7	2.5	2.4
Average HH income	\$43,565	\$40,613	\$45,120
Average house value	\$93,889	\$92,064	\$108,351

* Demographic data derived from 2010 US Census



940 West Adams Street, Suite 200
Chicago, IL 60607
312.676.1874
svnchicago.com