

# WALGREENS

## 8701 S. Cicero Avenue

Hometown, IL, 60456



SAB

ACTUAL PROPERTY



## ON MARKET: WALGREENS IN HOMETOWN, ILLINOIS



## INVESTMENT HIGHLIGHTS

- ▶ **Walgreens in Hometown, IL**  
12 MILES FROM DOWNTOWN CHICAGO
- ▶ **Strong Corporate Guaranty | S&P: BBB**
- ▶ **Highly Dense Market**  
MORE THAN 558,000 RESIDENTS WITHIN A 5 MILE RADIUS OF THE SUBJECT PROPERTY
- ▶ **Ideally Located on the Hard Signalized Corner of S Cicero Ave and W 87th St**  
COMBINED MORE THAN 82,000 VEHICLES PER DAY (VPD)
- ▶ **Less Than 5 Miles from Chicago Midway Airport**  
THE AIRPORT SERVES MORE THAN 20 MILLION PEOPLE ANNUALLY
- ▶ **Essential Service During Covid-19 Pandemic**
- ▶ **Adjacent to Marketplace of Oak Lawn Shopping Mall**
- ▶ **1.5 Miles from Advocate Christ Medical Center**  
RANKED NUMBER ONE NATIONALLY FOR CHILDREN'S SPECIALTY BY U.S NEWS & WORLD REPORT
- ▶ **Additional Retail in the Area Includes:**  
ALDI, BURLINGTON, PNC BANK, LA FITNESS, DOLLAR GENERAL, JUST TIRES, DOMINO'S PIZZA AND MANY MORE



# FINANCIAL OVERVIEW

8701 S. CICERO AVENUE  
HOMETOWN, IL, 60456

PRICE	\$4,642,857
CAP RATE	7.00%
NOI	\$325,000
PRICE PER SQUARE FOOT	\$312.55
RENT PER SQUARE FOOT	\$21.88
YEAR BUILT	2004
APPROXIMATE LOT SIZE	0.73 Acres
GROSS LEASEABLE AREA	14,855 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Double Net (NN)
ROOF AND STRUCTURE	Landlord Responsibility

ANNUALIZED OPERATING DATA			
BASE RENT		ANNUAL RENT	MONTHLY RENT
CURRENT	5/31/2027	\$325,000	\$27,083
Eight (8), 5-Year Options		\$341,250	\$28,438

NEW FINANCING QUOTE	
SWAP RATE	3.5%
AMORTIZATION	25 Year
LOAN TERMS	5 Year
LEVERAGE	65% LTV
GUARANTEE	Full Recourse





# WALGREENS - *Hometown, Illinois*





BURBANK STATION



FORD CITY MALL

±1,258,480 SF GLA | ±135 STORES



CHICAGO LOOP  
12 MILES FROM SUBJECT



W 87TH ST

82,000 VPD



MARKET PLACE



S CIGERO AVE

SUBJECT PROPERTY



RAINEY PARK



# LEASE SUMMARY

LEASE COMMENCEMENT DATE	6/1/2007
LEASE EXPIRATION DATE	5/31/2027
LEASE TERM	20 Years
TERM REMAINING	7 Years
INCREASES	In Options
OPTIONS TO RENEW	Eight, 5-Year Options





# TENANT OVERVIEW

Founded in 1901, Walgreens Boots Alliance, Incorporated is the nation's largest drugstore chain. Charles R. Walgreen built the chain from a single drugstore where he created his own drug products. By 1919 there were 20 stores, and in 1927 the Company went public. Three years later, the store count was well over 500. Today, Walgreen operates over 8,200 stores in all 50 states, DC, Puerto Rico and the United States Virgin Islands. More than 400 of its stores offer medical services through its Healthcare Clinics. Additionally, the Company operates digital businesses that include: Walgreens.com, drugstore.com, Beauty.com, SkinStore.com and VisionDirect.com.

In December 2014, Walgreen acquired the remaining 55 Percent of European retailer and wholesaler Alliance Boots and reorganized under a holding company called Walgreens Boots Alliance, Incorporated; headquartered in Chicago. The Walgreen chain now constitutes the Retail Pharmacy United States of America Division of Walgreens Boots Alliance, Incorporated.



## OVERVIEW

**TENANT TRADE NAME** Walgreens Boots Alliance, Incorporated (Inc)

**TENANT** Walgreens

**OWNERSHIP** Public

**LEASE GUARANTOR** Walgreen Co.

**NUMBER OF LOCATIONS** 13,200+

**HEADQUARTERED** Deerfield, Illinois

**WEB SITE** [www.walgreens.com](http://www.walgreens.com)

**SALES VOLUME** \$136.097-Billion (2019)

**NET WORTH** \$48.97-Billion (2019)

**STOCK SYMBOL** WBA

**BOARD** NASDAQ

**CREDIT RATING** BBB

**RATING AGENCY** Standard & Poor (S&P)

**RANK** Number 17 on Fortune 500 (July 2019)





# ABOUT HOMETOWN

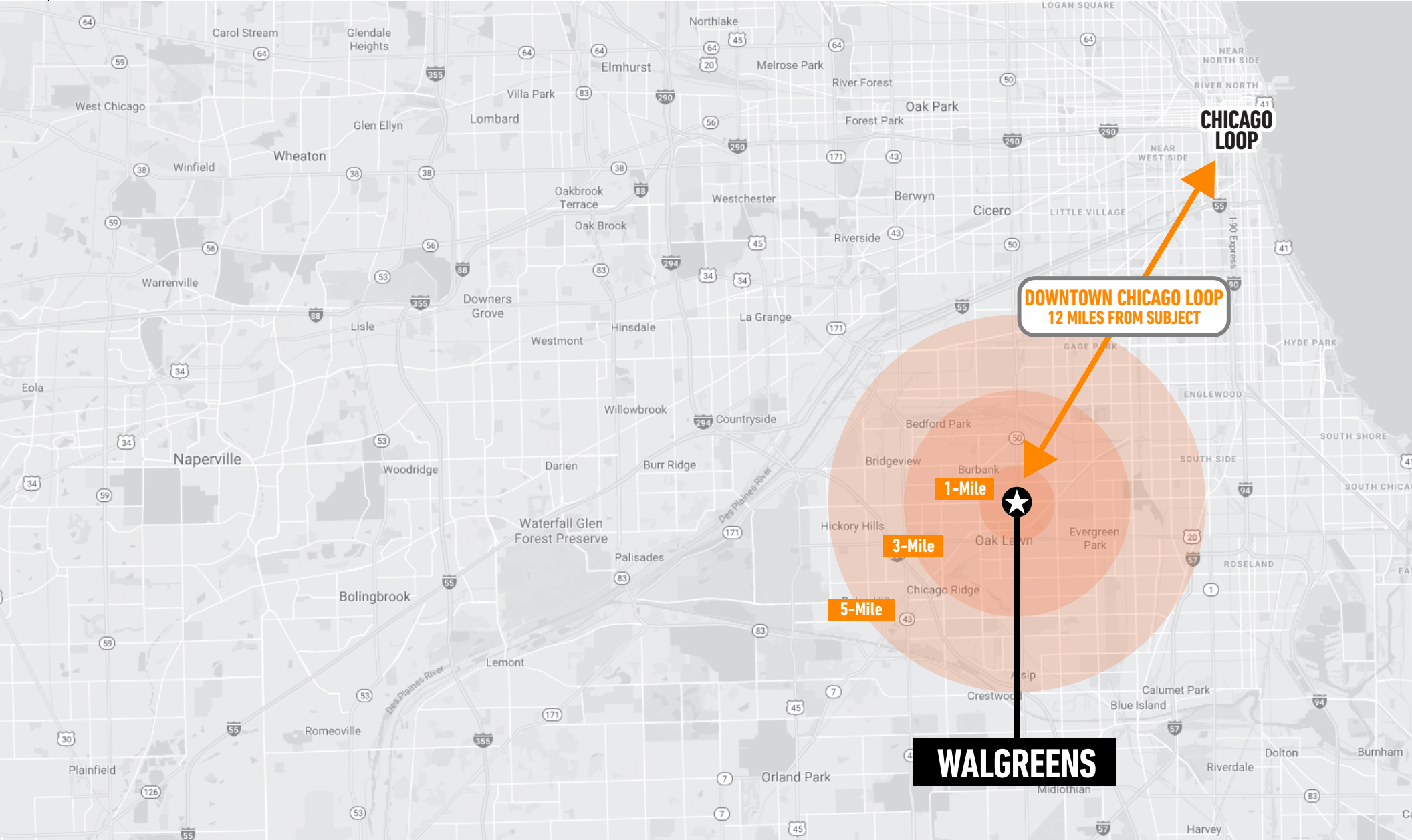
Hometown is a city in Cook County, Illinois. Hometown borders the city of Chicago along 87th Street between Cicero Avenue and Pulaski Road. The town's southern border is located one-half mile south of 87th, where 91st Street would be.

Adjacent to Hometown is the town of Oak Lawn. Starting in 2002, downtown Oak Lawn (95th Street between Tulley Avenue and 55th Court) became the target of a massive redevelopment program; properties on the north and south sides of 95th Street were demolished. Eventually, several square blocks were leveled, making room for several multistory, high-end condominium complexes with retail space on the main floors. Part of the project was the expansion of the Metra commuter train station that houses a retail/office center and a new children's museum.



ACTUAL PROPERTY





	1-Mile	3-Mile	5-Mile
2000 Population	21,579	179,649	573,856
2010 Population	22,727	186,237	566,213
2020 Population	22,759	187,110	551,799
2025 Population	22,527	185,312	543,225

	1-Mile	3-Mile	5-Mile
2000 Households	8,066	64,379	195,596
2010 Households	7,983	63,818	190,027
2020 Households	7,904	63,605	182,729
2025 Households	7,804	62,893	179,388

	1-Mile	3-Mile	5-Mile
2020 Average HH Income	\$74,988	\$79,747	\$75,405
2020 Median HH Income	\$61,655	\$64,612	\$58,128
2020 Per Capita Income	\$26,043	\$27,109	\$24,970



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CONTACT US:

**DOMINIC PADULA**

LICENSED REAL ESTATE SALESPERSON

[dpadula@sabcap.com](mailto:dpadula@sabcap.com)

t. 646.809.8843

LICENSE #: 10401279203 (NY)

**BROKER OF RECORD**

Simeon C Spirrison

[simeon@adelphiaproperties.com](mailto:simeon@adelphiaproperties.com)

t. 630.455.4495

Adelphia Properties

LICENSE #: 471.002578 (IL)

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