

# SINGLE TENANT NNN

Leased Investment Opportunity

*Walgreens*

W/ Drive-Thru



10180 HENNEPIN ROAD  
**EDEN PRAIRIE** MINNESOTA

ACTUAL SITE

 **SRS**  
NATIONAL NET LEASE GROUP





EXCLUSIVELY MARKETING BY

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Rent Roll | Brand Profile





## PROPERTY PHOTO







## INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to present the rare opportunity to acquire the fee simple interest (land and building) in a NNN leased, corporate guaranteed, drive-thru equipped, Walgreens investment property located in Eden Prairie, MN. The investment grade tenant, Walgreen Co. (S&P: BBB), recently executed a brand new 15-year lease, followed by 5 (5-year) option periods. The lease is corporately guaranteed and is NNN with landlord responsibilities limited to roof and structure making it an ideal, low-management investment opportunity for a passive investor. Walgreens has been at this location since 2001 and consistently ranks as one of the strongest performing sites in the region (contact Agent for details).

The subject site is strategically located at the signalized, hard corner intersection of Hennepin Town Road and Pioneer Trail with a combined 14,000 vehicles passing by daily. Moreover, the asset is adjacent to US Highway 169 (96,000 VPD), a major north-south highway in Minnesota, and features direct on/off ramp access. The asset has excellent visibility & access on a corner site. The building is equipped with a drive-thru pharmacy, providing ease and convenience for customers. The property features a large pylon sign and upgraded exterior LED signage, creating excellent visibility along US Highway 169 and also showing recent investment made in the property.

Walgreens is located in a densely populated residential area of Eden Prairie with very limited competition in the surrounding 4-mile area with Walgreens being the only primary drug store option for nearby residents. Directly across Hennepin Town Road is a strip center with tenants Papa Murphy's Pizza, Elements Massage and Fantastic Sam's, increasing consumer draw and promoting crossover shopping. Adjacent to the subject site is Kinderberry Hill Child Development Center, which further increases consumer draw to the area. There is a brand-new senior housing development, Prairie Bluffs Senior Living, located across Pioneer Trail from the subject site. Prairie Bluffs Senior Living, delivered in the summer of 2019, features approximately 140-units and includes independent living, assisted living, memory care and transitional care units. The site is approximately 3 miles from Flying Cloud Airport, a public reliever airport popular as a home base for corporate business jets and turbo-props and is roughly 12 miles from the Minneapolis-Saint Paul International Airport, the 17th busiest U.S. airport for passengers and 12th for aircraft operations. The 5-mile trade area is supported by more than 131,000 residents with an affluent average household income of nearly \$133,000. The 1-mile trade area boasts and even higher average household income of \$147,300.





## PROPERTY PHOTOS







## OFFERING SUMMARY



Parcel Map

## Offering

PRICING	\$6,127,273
NET OPERATING INCOME	\$337,000
CAP RATE	5.50%
GUARANTY	Corporate (S&P: BBB)
TENANT	Walgreen Co.
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Roof & Structure

## Property Specifications

RENTABLE AREA	15,120 SF
LAND AREA	2.27 Acres
PROPERTY ADDRESS	10180 Hennepin Town Road Eden Prairie, MN 55347
YEAR BUILT	2001
PARCEL NUMBER	25-116-22-44-0018
OWNERSHIP	Fee Simple (Land & Building)



### **Brand New 15-Year Lease | Options to Extend | Investment Grade Tenant | Corporate Guaranteed**

- The tenant has recently signed a brand new 15-year lease followed by 5 (5-year) option periods
- Walgreens (NASDAQ: WBA) corporate guaranteed lease
- Investment grade tenant (S&P: BBB)

### **NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities**

- Tenant is responsible for CAM, taxes, insurance, and parking lot.
- Landlord responsibilities limited to roof and structure
- Ideal, low-management investment for a passive investor

### **Strong Demographics In 5-mile Trade Area | Affluent 1-Mile Trade Area**

- More than 131,000 residents and 145,000 employees support the trade area
- \$125,000 average household income
- The 1-mile trade area boasts and even higher average household income of nearly \$144,000

### **Strong Store Sales | Drive-Thru Equipped**

- Walgreens has been at this location since 2001 and has consistently been a strong performer in sales
- Equipped with a drive-thru, providing ease and convenience for customers

### **Minneapolis-Saint Paul MSA**

- Part of the Minneapolis-Saint Paul metropolitan area, 15th-largest in the U.S
- 17 miles (21 minutes) southwest of downtown Minneapolis

### **Limited Competition in Surrounding Area | Senior Housing Development | Nearby National/Credit Tenants**

- Very limited competition in the surrounding 4-mile area with Walgreens being the primary drug store option for nearby residents
- Site is across from a strip center with national tenants, Papa Murphy's Pizza, Elements Massage and Fantastic Sam's, and adjacent to Kinderberry Hill Child Development Center, increasing consumer draw and promoting crossover shopping to the area
- Brand new, 141-unit senior housing development, Prairie Bluffs Senior Living, located across from the site
- Subject property is approximately 3 miles from Flying Cloud Airport and 12 miles from Minneapolis-Saint Paul International Airport

### **Signalized Hard Corner Intersection | Excellent Access & Visibility**

- Situated at the signalized, hard corner intersection of Hennepin Town Road and Pioneer Trail, averaging 14,000 combined vehicles passing by each day
- Site is adjacent to US Highway 169 (96,000 VPD), a major north-south thoroughfare, with direct on/off ramp access
- Complete with a large pylon sign and upgraded LED signage, creating excellent visibility along US Highway 169



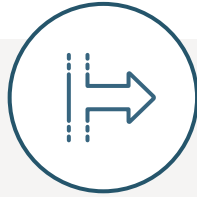


## PROPERTY OVERVIEW



### Location

Located in  
Eden Prairie, MN  
Hennepin County



### Access

2 Access Points  
  
Hennepin Town Road  
  
Adjacent Kinderberry Hill Child  
Development Center



### Traffic Counts

Pioneer Trail  
14,000 Cars Per Day  
  
U.S. Highway 169  
96,000 Cars Per Day



### Improvements

15,120 SF



### Parking

There are approximately  
47 parking spaces  
on the owned parcel.  
The parking ratio is  
approximately 3.12 stalls per  
1,000 SF of leasable area.



### Parcel

Parcel Number:  
25-116-22-44-0018  
Acres: 2.27  
Square Feet: 98,881F



### Year Built

2001



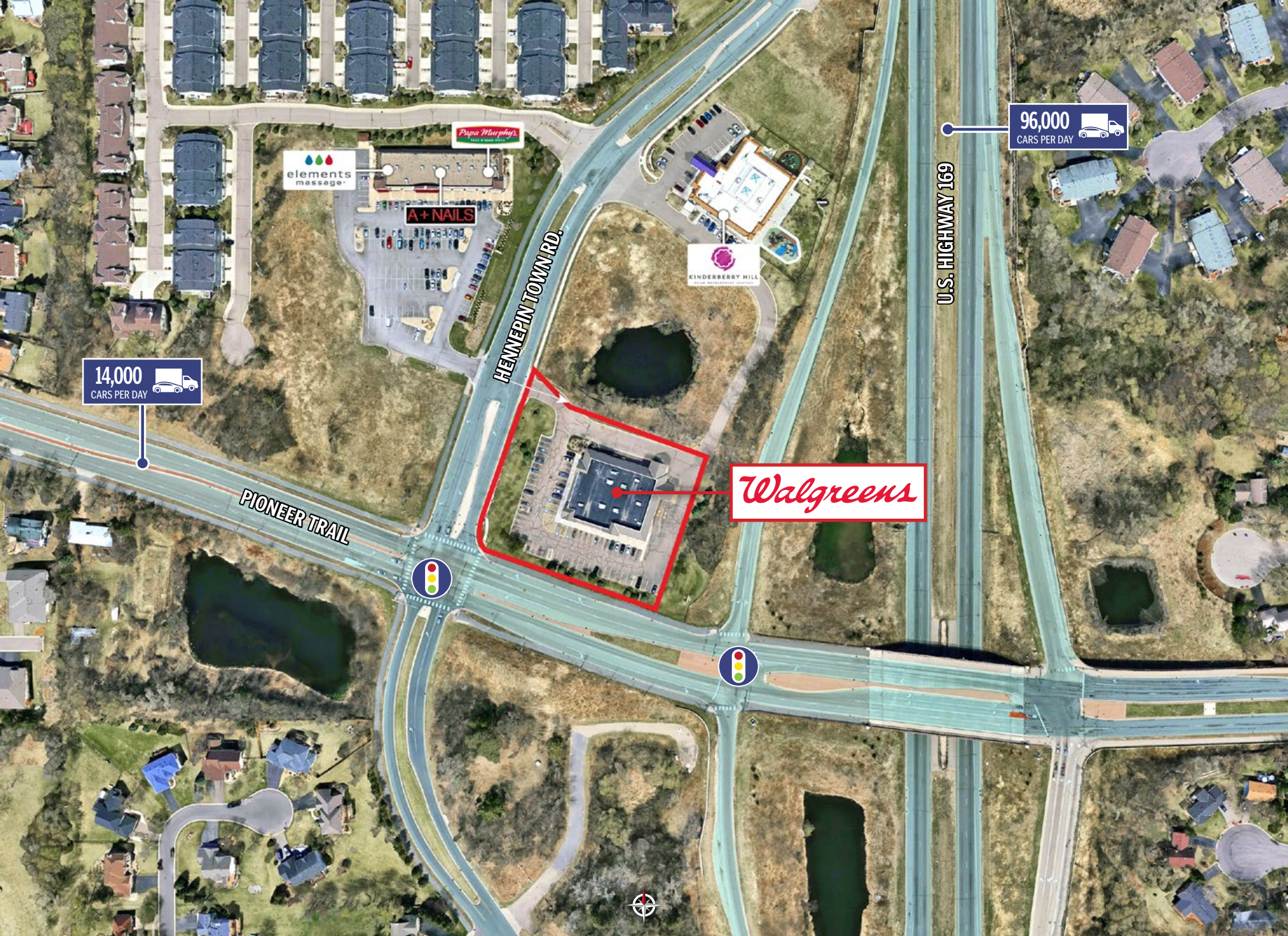
### Zoning

N-COM:  
Neighborhood Commercial









14,000  
CARS PER DAY

96,000  
CARS PER DAY

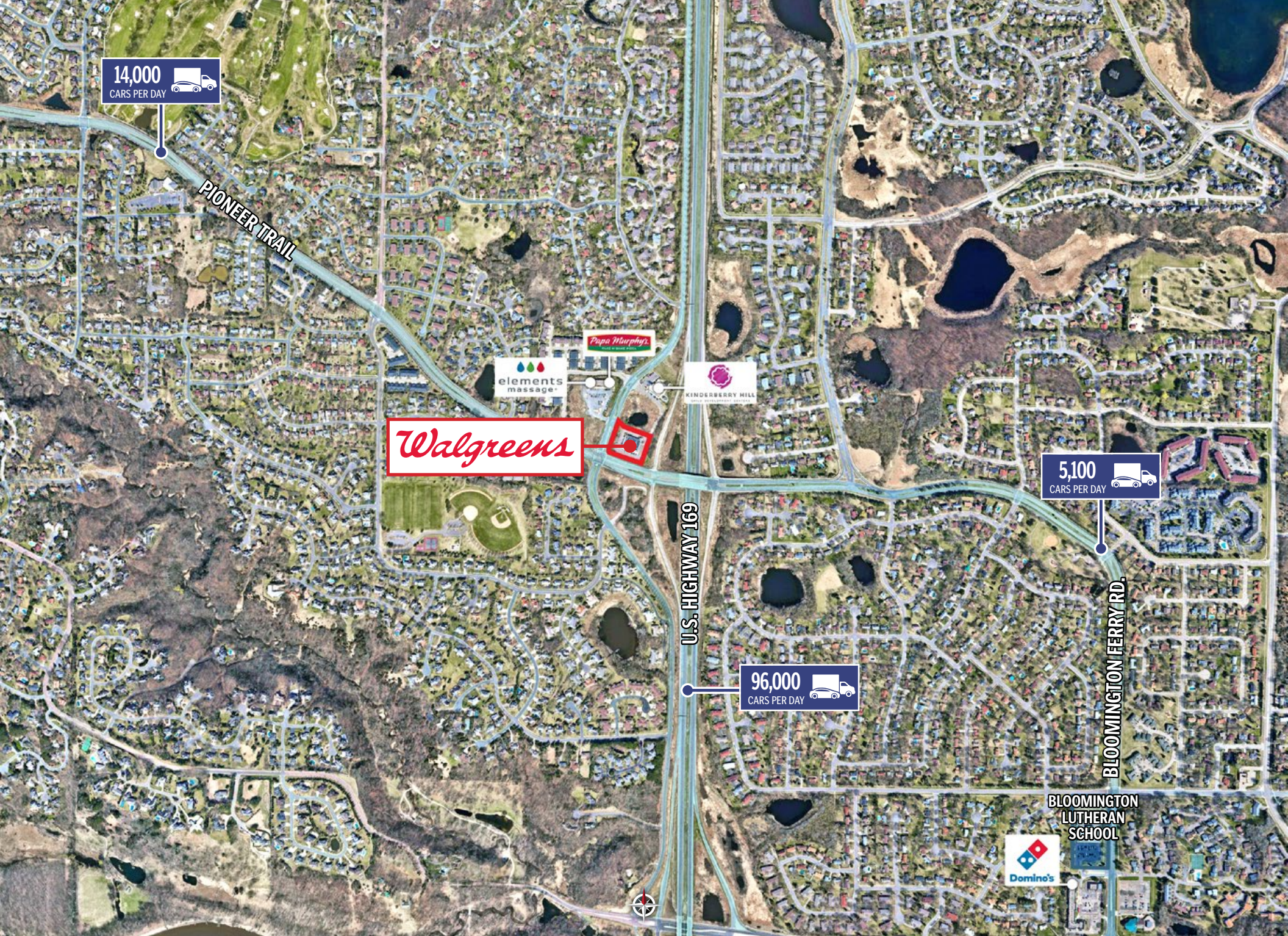
HENNEPIN TOWN RD.

PIONEER TRAIL

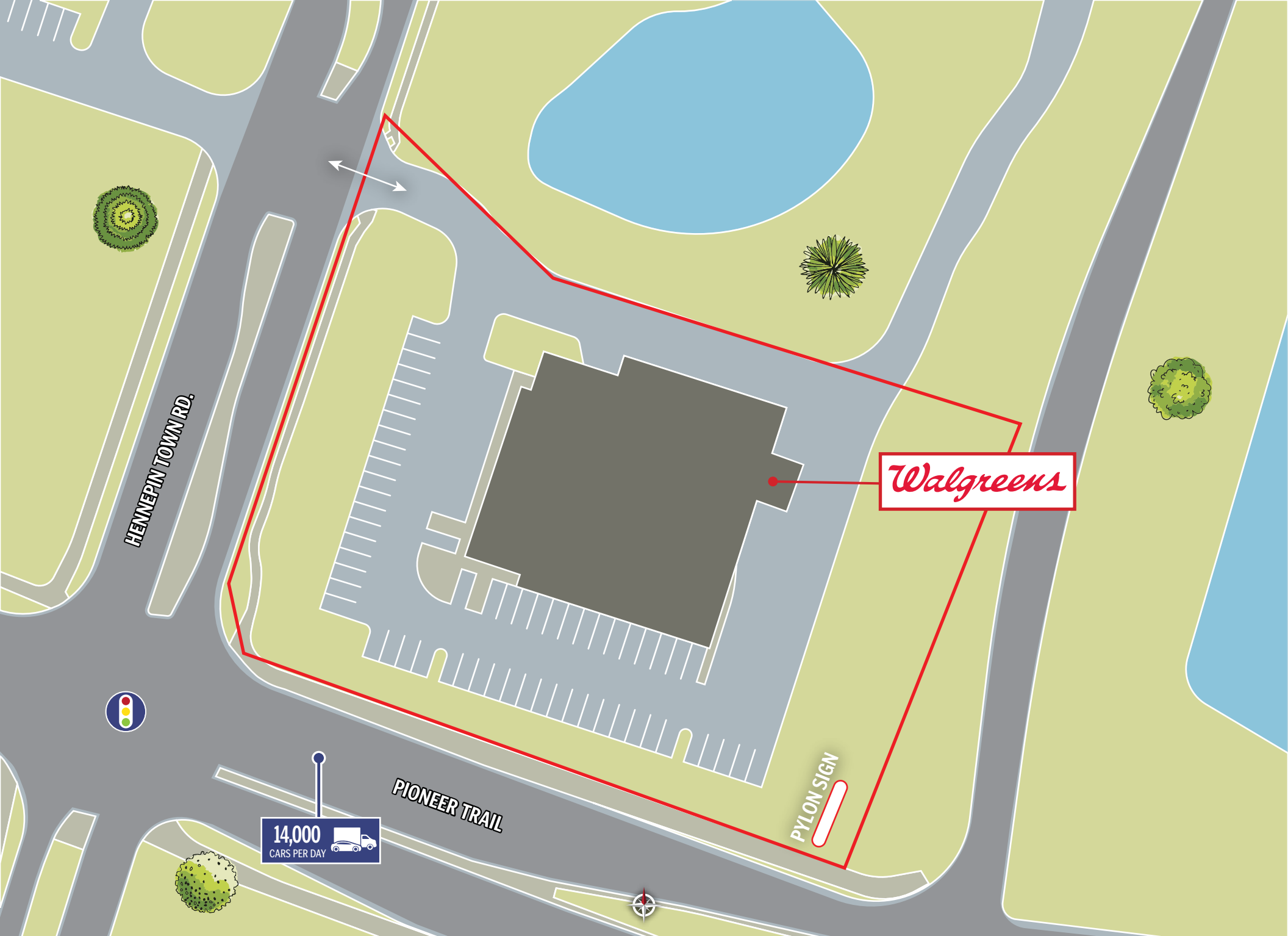
Walgreens

U.S. HIGHWAY 169









HENNEPIN TOWN RD.

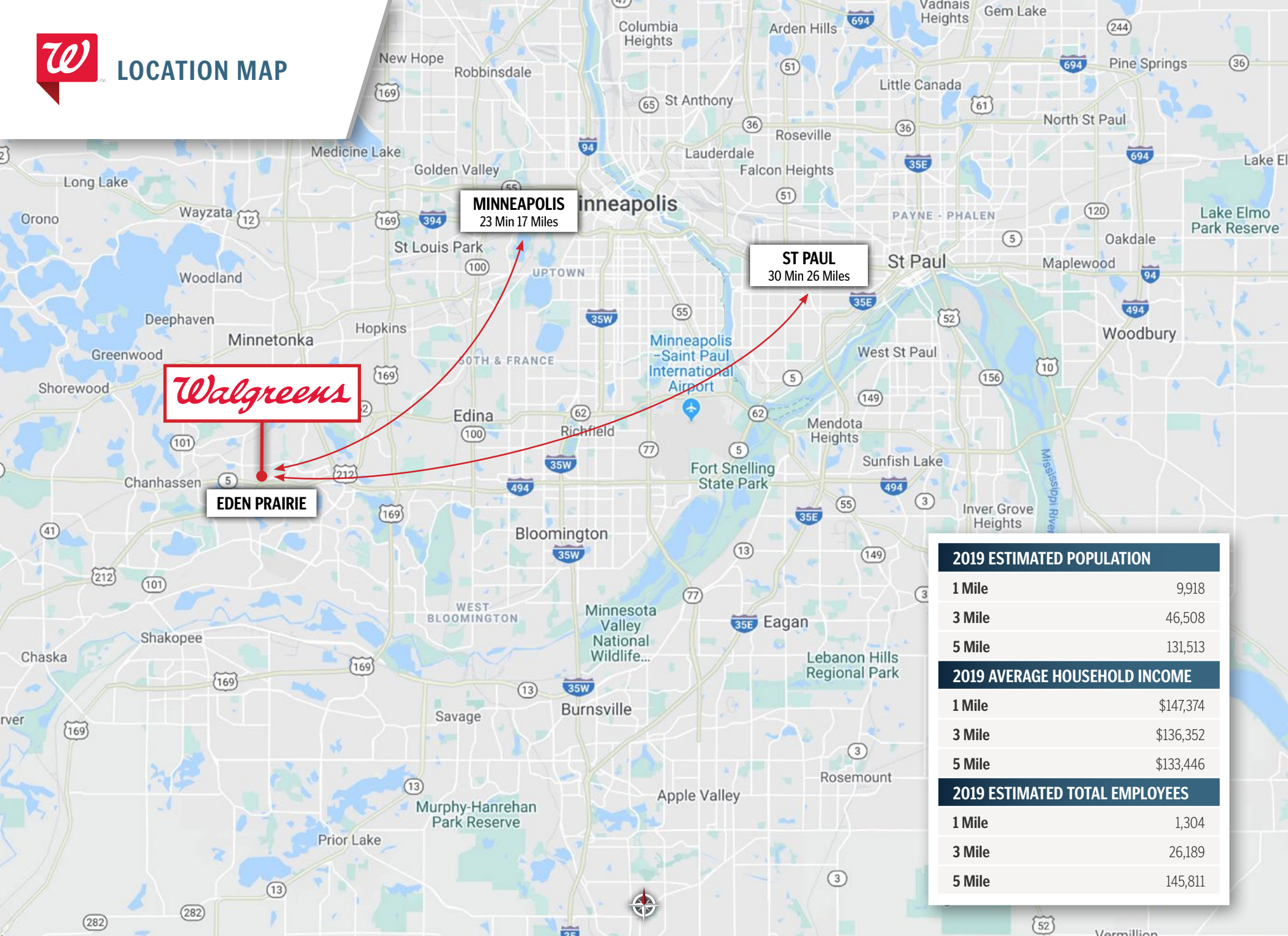
Walgreens

PYLON SIGN

PIONEER TRAIL

14,000  
CARS PER DAY





**2019 ESTIMATED POPULATION**

1 Mile	9,918
3 Mile	46,508
5 Mile	131,513

**2019 AVERAGE HOUSEHOLD INCOME**

1 Mile	\$147,374
3 Mile	\$136,352
5 Mile	\$133,446

**2019 ESTIMATED TOTAL EMPLOYEES**

1 Mile	1,304
3 Mile	26,189
5 Mile	145,811





## Eden Prairie, Minnesota

Eden Prairie is an edge city 12 miles (19 km) southwest of downtown Minneapolis in Hennepin County, and the 12th-largest city in the State of Minnesota. It is the 7th-largest suburb in the Twin Cities. The City of Eden Prairie had a population of 64,590 as of July 1, 2018. Eden Prairie ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Minnesota.

Eden Prairie is home to more than 2,200 businesses, including many that specialize in logistics/distribution, retail and wholesale trade, health care, industrial equipment, communications, and information technology.

The first school in Eden Prairie was Anderson School, a schoolhouse near a farm. At the time of its construction, it was in the center of the city. The old Eden Prairie Consolidated School, built in 1924, is now the school district Administration Building and is next to Central Middle School.

Eden Prairie currently operates eight K-12 schools, six elementary (K-6) schools, (including one Spanish immersion), one middle school (7-8), and one high school (9-12). Eden Prairie High School is the second largest high school in the state, with approximately 3,300 students, and is near the grounds of Round Lake Park. The district has a record of success with twelve Eden Prairie High School juniors scoring perfect ACT scores in 2017. Some students attend public schools in other school districts chosen by their families under Minnesota's open enrollment statute.

Hennepin County is a county in the U.S. state of Minnesota. As of the 2017 census the population was 1,259,428. It is the most populous county in Minnesota and the 32th-most populous county in the United States; more than one in five Minnesotans live in Hennepin County. Its county seat is Minneapolis, the state's most populous city.

Hennepin County is also home to several major private companies such as Carlson and Cargill, both located in Minnetonka, the latter of which is the largest privately-owned company in the United States. Along with these major companies, Hennepin County also contains several large employers, as listed below. According to the 2016 American Community Survey, the largest overall industries in Hennepin County are healthcare and social assistance (96,511 workers), manufacturing (80,324), and retail trade.

Minneapolis–Saint Paul International Airport (MSP) serves the Twin Cities area. It is the 17th-busiest airport in the United States by passenger traffic and serves as a hub for Delta Air Lines, Crystal Airport (MIC) is a public airport in Crystal & Flying Cloud Airport (FCM) is a public airport in Eden Prairie.





## AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	9,918	46,508	131,513
2024 Projected Population	10,126	48,050	138,056
2010 Census Population	9,616	43,134	108,792
Projected Annual Growth 2019 to 2024	0.42%	0.65%	0.98%
Historical Annual Growth 2010 to 2018	0.33%	0.47%	0.97%
2019 Estimated Households	4,058	19,827	53,265
2024 Projected Households	4,115	20,362	55,552
2010 Census Households	3,984	19,225	49,642
Projected Annual Growth 2019 to 2024	0.28%	0.53%	0.84%
Historical Annual Growth 2010 to 2019	0.20%	0.33%	0.76%
2019 Estimated White	84.80%	78.60%	77.20%
2019 Estimated Black or African American	3.50%	7.20%	7.00%
2019 Estimated Asian or Pacific Islander	8.00%	9.80%	10.10%
2019 Estimated American Indian or Native Alaskan	0.30%	0.30%	0.30%
2019 Estimated Other Races	0.70%	1.10%	1.60%
2019 Estimated Hispanic	2.30%	3.20%	4.10%
2019 Estimated Average Household Income	\$147,374	\$136,352	\$133,446
2019 Estimated Median Household Income	\$111,846	\$101,811	\$99,208
2019 Estimated Per Capita Income	\$60,155	\$58,202	\$54,126
2019 Estimated Total Businesses	165	1,535	7,004
2019 Estimated Total Employees	1,304	26,189	145,811





Lease Term						Rental Rates					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Walgreens	15,120	7/17/01	8/31/35	Current	-	\$28,083	\$1.86	\$337,000	\$22.89	NNN	5 (5-Year)
(Corporate Guaranty)											
Note: Tenant has right of first refusal (ROFR) and must respond within 28 days of Landlord's notice of bona fide offer.											

#### FINANCIAL INFORMATION

Price	\$6,127,723
Net Operating Income	\$337,000
Cap Rate	5.50%
Guaranty	Corporate

#### PROPERTY SPECIFICATIONS

Year Built	2001
Rentable Area	15,120 SF
Land Area	2.27 Acres
Address	10180 Hennepin Town Road Eden Prairie, MN 55347







## Walgreens

walgreens.com

Walgreens, one of the nation's largest drugstore chains, is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), a global leader in retail and wholesale pharmacy. Walgreens is proud to be a neighborhood health, beauty and retail destination supporting communities across the country, and was named to FORTUNE magazine's 2019 Companies that Change the World list. Approximately 8 million customers interact with Walgreens in stores and online each day. As of August 31, 2019, Walgreens operates 9,277 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, along with its omnichannel business, Walgreens.com. Walgreens also provides specialty pharmacy and mail services and offers in-store clinics and other health care services throughout the United States. Walgreens Boots Alliance is the parent company of Walgreens.

**Walgreens**

PARENT

**Walgreens Boots Alliance**

COMPANY TYPE

**Subsidiary**

2019 EMPLOYEES

**232,000**

2019 REVENUE

**\$136.87 B**

2019 NET INCOME

**\$3.98 B**

2019 ASSETS

**\$67.60 B**

2019 EQUITY

**\$23.51 B**

CREDIT RATING

**S&P: BBB**





NATIONAL NET LEASE GROUP

**SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.**

**275+**

**RETAIL  
PROFESSIONALS**

**25+**

**OFFICES**

**#1**

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated to retail

**2100+**

**RETAIL  
TRANSACTIONS**  
in 2019  
company wide

**485**

**PROPERTIES  
SOLD**  
in 2019  
NNLG

**\$1.5B**

**TRANSACTION  
VALUE**  
in 2019  
NNLG

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\*Statistics are for 2019

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