

# SINGLE TENANT NNN

Investment Opportunity

*Walgreens*

W/ Drive-Thru Pharmacy



450 S Schoolhouse Road

**NEW LENOX ILLINOIS**

ACTUAL SITE



**SRS**

NATIONAL  
NET LEASE  
GROUP

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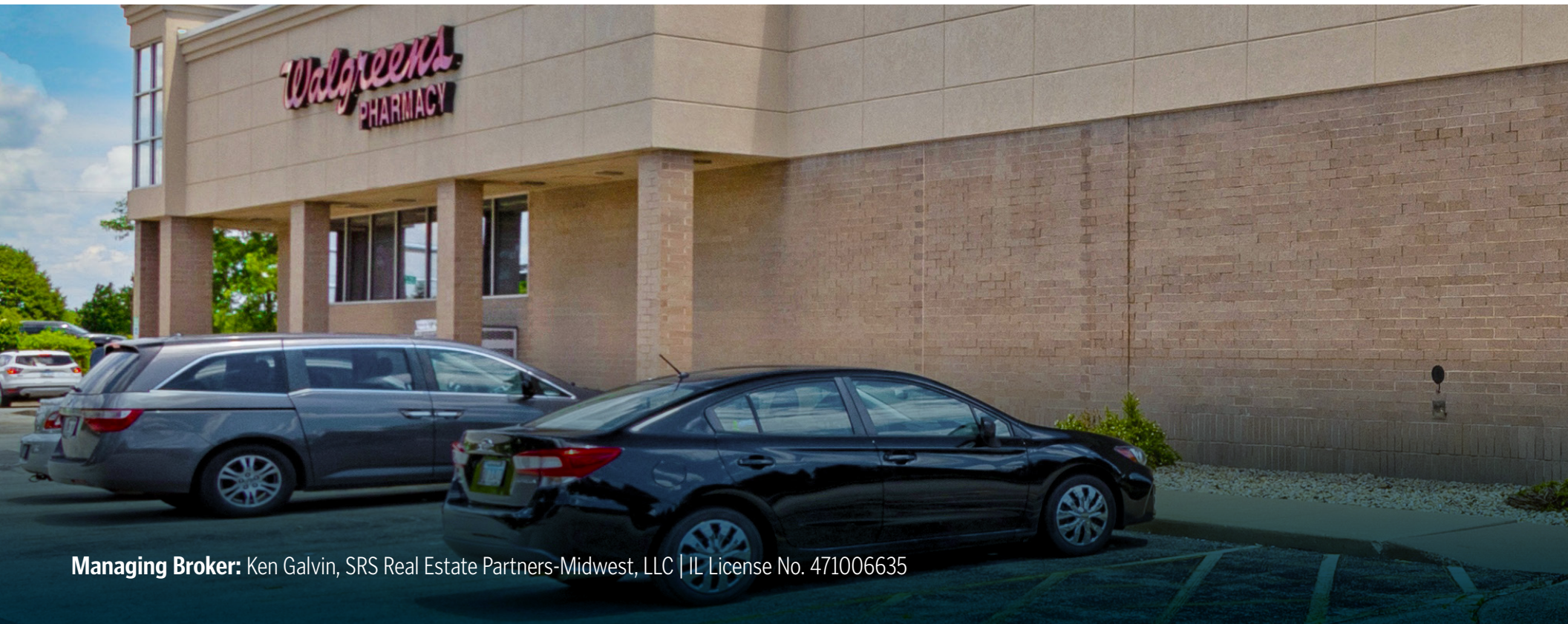
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Brand Profile

PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, corporate guaranteed, investment grade (S&P: BBB), Walgreens investment property located in New Lenox, Illinois. The tenant, Walgreen Co., has approximately 9 years remaining in their initial term with 6 (5-year) options to extend. The lease is corporate guaranteed by Walgreen Co. (S&P: BBB) and is NNN with landlord responsibilities limited to roof, structure, and exterior utility lines, making it an ideal, low-management investment opportunity for a passive investor. Headquartered in Deerfield, IL, Walgreens operates more than 9,200 stores across all 50 states and was recently included in FORTUNE's 2020 list of the World's Most Admired Companies for the 27th consecutive year.

Walgreens is strategically located at the signalized, hard corner intersection of S. Schoolhouse Road and E. Lincoln Highway, averaging 19,800 combined vehicles passing by daily. The building is equipped with a drive-thru pharmacy, providing ease and convenience for customers. The site benefits from excellent visibility via significant street frontage along both cross-streets. Additionally, the subject property is ideally positioned between Target and Walmart Supercenter, two anchors that significantly increase consumer draw to the immediate trade area and promote crossover store exposure for Walgreens. Other nearby national/credit tenants include Lowe's Home Improvement, Aldi, T.J. Maxx, Ross Dress for Less, Goodwill, Petco, and more. The site is located within the heart of the New Lenox retail corridor and is within close proximity to multiple shopping centers including New Lenox Retail Center (320,600 SF), New Lenox Town Center (289,000 SF), and Mokena Marketplace (375,600 SF), further increasing exposure and crossover synergy for the asset. In addition, the property is directly across from Lincoln-Way Central High School, a public 70-acre campus containing over 2,100 students and 139 faculty, providing a direct consumer base from which to draw. The 5-mile trade area is supported by nearly 91,000 residents and 39,000 daytime employees with an affluent average household income of \$124,000.

## PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$5,760,000
<b>Net Operating Income</b>	\$360,000
<b>Cap Rate</b>	6.25%
<b>Guaranty</b>	Corporate
<b>Tenant</b>	Walgreen Co.
<b>Lease Type</b>	NNN
<b>Landlord Responsibilities</b>	Roof, Structure, & Exterior Utility Lines

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	15,120 SF
<b>Land Area</b>	2.70 Acres
<b>Property Address</b>	450 S. Schoolhouse Road New Lenox, IL 60451
<b>Year Built</b>	2000
<b>Parcel Number</b>	15-08-24-100-003
<b>Ownership</b>	Fee Simple (Land & Building)

# INVESTMENT HIGHLIGHTS



## 9 Years Remaining | Corporate Guaranteed | Investment Grade (S&P: BBB)

- Corporate guaranteed by Walgreens Co. (S&P: BBB)
- The tenant has approximately 9 years remaining in their initial term with 6 (5-year) options to extend
- Headquartered in Deerfield, IL, Walgreens operates more than 9,200 stores across all 50 states and was recently included in FORTUNE's 2020 list of the World's Most Admired Companies for the 27th consecutive year

## NNN | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- Landlord responsibilities limited to roof, structure, and exterior utility lines
- Ideal, management-free investment for an out-of-state, passive investor

## Signalized, Hard Corner Intersection | Drive-Thru Equipped | Excellent Visibility & Access

- Walgreens is located at the signalized, hard corner intersection of S. Schoolhouse Road and E. Lincoln Highway, averaging 19,800 combined vehicles passing by daily
- Equipped with a drive-thru pharmacy, providing ease and convenience for customers
- The site benefits from excellent visibility via significant street frontage along both cross-streets

## Retail Corridor | Strong National/Credit Tenant Presence | Lincoln-Way Central High School (2,100+ Students)

- Ideally positioned between Target and Walmart Supercenter, two anchors that significantly increase consumer draw to the immediate trade area and promote crossover store exposure for Walgreens
- Nearby national/credit tenants include Lowe's Home Improvement, Aldi, T.J. Maxx, Ross Dress for Less, Goodwill, Petco, and more
- Close proximity to multiple shopping centers including New Lenox Retail Center (320,600 SF), New Lenox Town Center (289,000 SF), and Mokena Marketplace (375,600 SF)
- Directly across from Lincoln-Way Central High School, a public 70-acre campus containing over 2,100 students and 139 faculty, providing a direct consumer base from which to draw

## Strong Demographics in 5-Mile Trade Area | Six-Figure Incomes

- Nearly 91,000 residents and 39,000 employees support the trade area
- Affluent \$124,000 average household income

# PROPERTY OVERVIEW



## Location

New Lenox, IL  
(Will) County



## Parking

There are approximately 88 parking spaces on the owned parcel.  
The parking ratio is approximately 5.82 stalls per 1,000 SF of leasable area.



## Access

**1 Access Point:** S. Schoolhouse Road

**1 Access Point:** Lincoln Hwy/ U.S. Hwy 30



## Parcel

**Parcel Number:** 15-08-24-100-003

**Acres:** 2.70

**Square Feet:** 117,612 SF



## Traffic Counts

**S. Schoolhouse Road:**

9,900 Vehicles Per Day

**Lincoln Hwy/U.S. Hwy 30:**

19,800 Vehicles Per Day



## Construction

**Year Built:** 2000



## Improvements

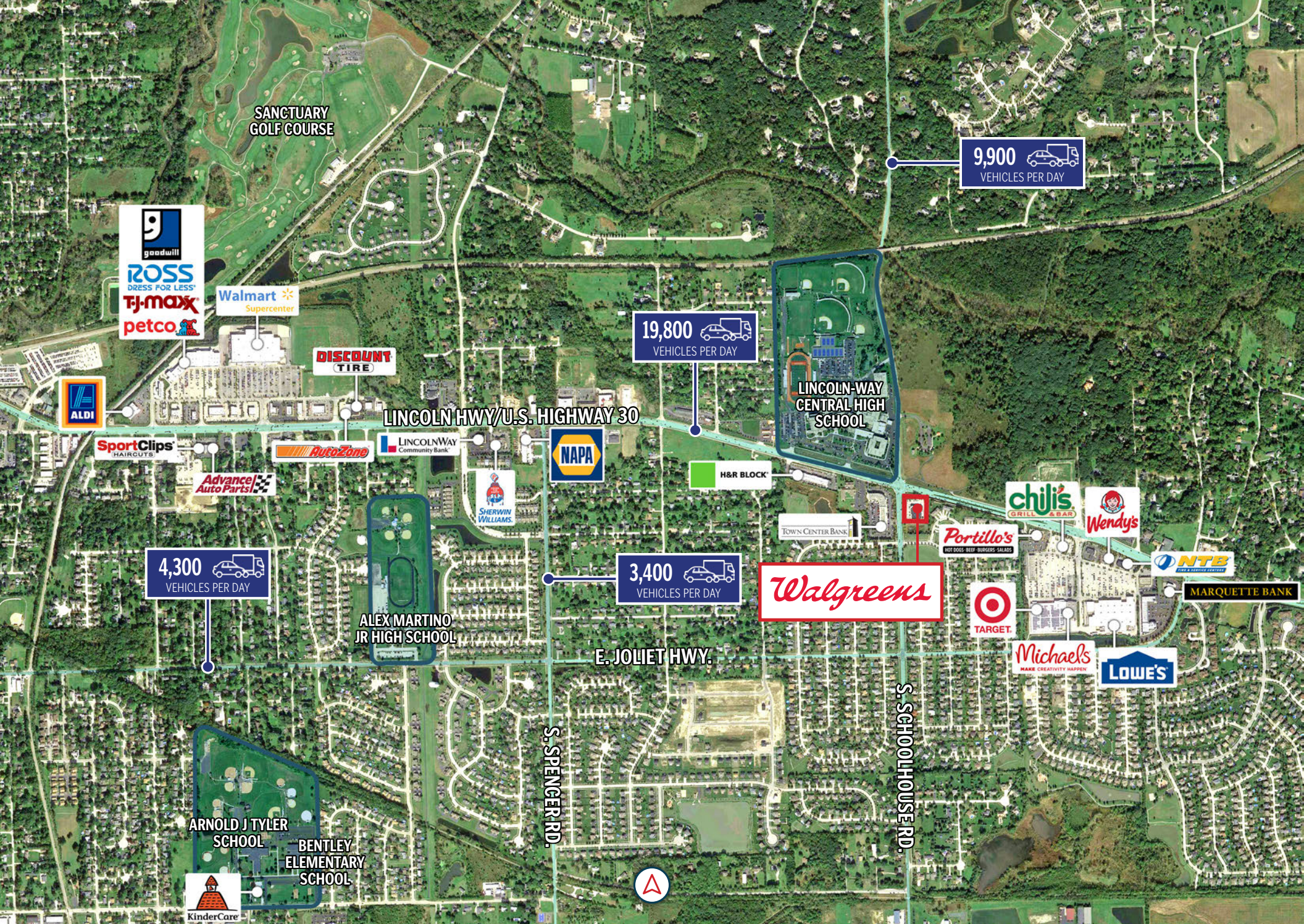
There is approximately 15,120 SF of existing building area



## Zoning

C-1: Neighborhood Shopping District



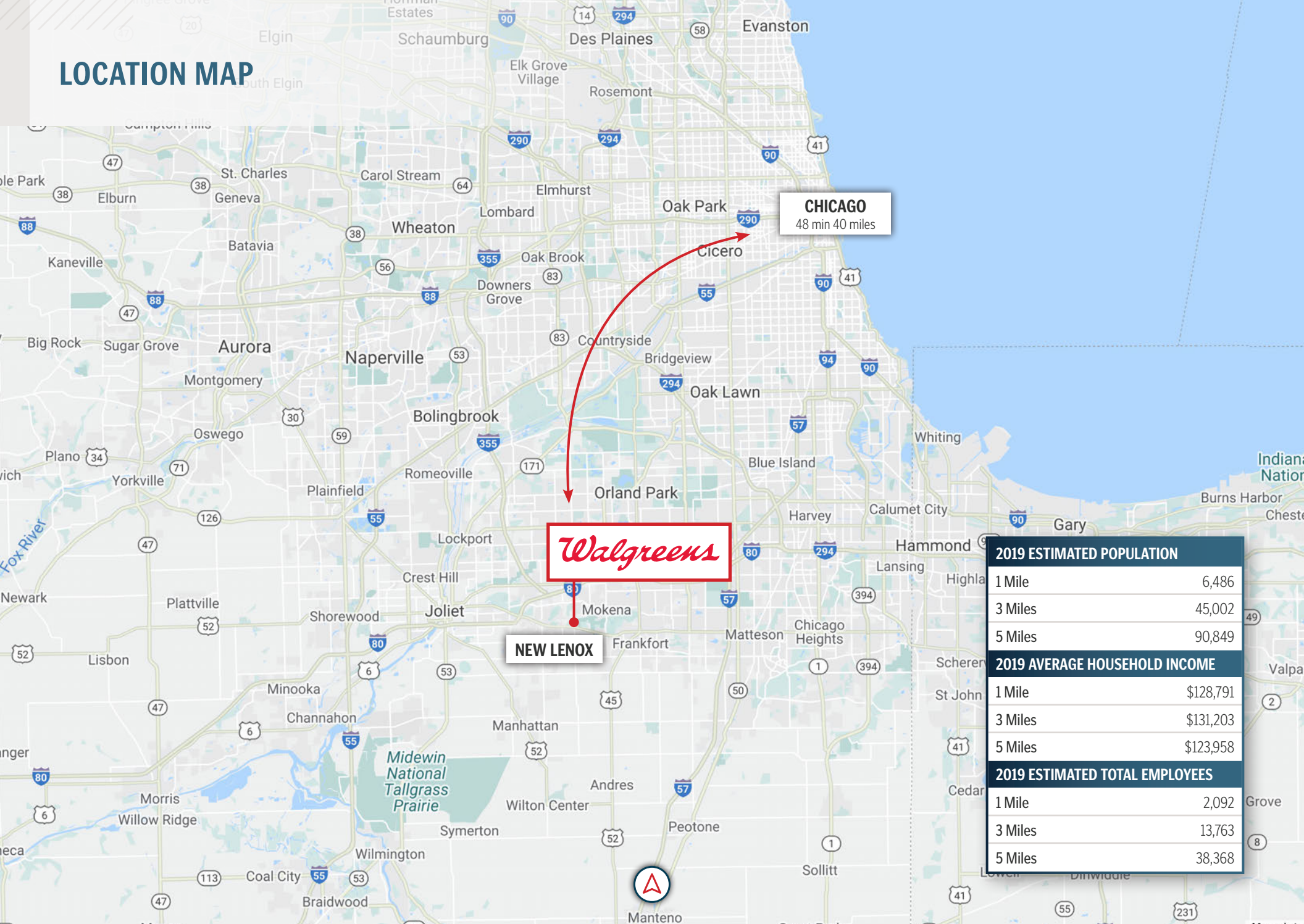




## PROPERTY PHOTO



# LOCATION MAP





### NEW LENOX, ILLINOIS

The Village of New Lenox was incorporated on October 4, 1946. The Village of New Lenox is located in Will County approximately 36 miles southwest of downtown Chicago. The Village of New Lenox is a home-rule community as defined by the Illinois Constitution. The Village is one mile east of Joliet, the County seat of Will County. The Village currently has a land area of 15.6 square miles. The Village of New Lenox had a population of 27,029 as of July 1, 2019.

The village offers extraordinary greenfield opportunities for development in the heart of the southwest suburbs. From corporate headquarters to healthcare to entrepreneurial ventures to retail and restaurants, New Lenox blends a pro-growth approach with a personal touch. Principal employers of the City are Silver Cross Hospital, Lincoln Way High School District No. 210, New Lenox School District No. 122, Michaels Craft Store Distribution Center, Jewel-Osco, Trinity Services Inc., Walmart, Providence Catholic High School & Target, West Rock CCP.

The village of New Lenox offers more than 35 parks and playgrounds. The Sanctuary Golf Course also includes a tree nursery. Some of the local parks are Cherry Hill Park, Hibernia park, Chestnut Pointe Park, Jacob Lowell Park, Palmer Valley Park, and Spencer Park. In addition, the village of New Lenox organizes a number of recreational programs and special events throughout the year. New Lenox and nearby Attractions are Thunder Ridge Park, Frankfort Historical Museum, Goose Lake Prairie State Natural Area, Illinois and Michigan Canal Museum, Des Plaines State Fish & Wildlife Area and Gladys Fox Museum.

University of St Francis, Joliet Junior College, Lewis University, and Moraine Valley Community College are the nearby colleges and universities.

Village located near Interstates 55, 57, 80, and 355. The nearest major airport is Chicago Midway International Airport.

# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2019 Estimated Population	6,486	45,002	90,849
2024 Projected Population	6,740	47,424	94,488
2010 Census Population	6,053	40,796	84,600
Projected Annual Growth 2019 to 2024	0.77%	1.05%	0.79%
Historical Annual Growth 2010 to 2019	0.70%	1.09%	0.79%
<b>HOUSEHOLDS &amp; GROWTH</b>			
2019 Estimated Households	2,110	14,920	31,189
2024 Projected Households	2,199	15,735	32,435
2010 Census Households	1,942	13,423	28,887
Projected Annual Growth 2019 to 2024	0.83%	1.07%	0.79%
Historical Annual Growth 2010 to 2019	0.88%	1.17%	0.85%
<b>RACE &amp; ETHNICITY</b>			
2019 Estimated White	96.56%	95.31%	94.37%
2019 Estimated Black or African American	0.57%	1.29%	1.58%
2019 Estimated Asian or Pacific Islander	1.53%	1.78%	2.39%
2019 Estimated American Indian or Native Alaskan	0.29%	0.24%	0.21%
2019 Estimated Other Races	1.09%	1.18%	1.34%
2019 Estimated Hispanic	5.49%	6.51%	6.62%
<b>INCOME</b>			
2019 Estimated Average Household Income	\$128,791	\$131,203	\$123,958
2019 Estimated Median Household Income	\$113,741	\$108,049	\$103,149
2019 Estimated Per Capita Income	\$41,531	\$43,513	\$42,418
<b>DAYTIME POPULATION</b>			
2019 Estimated Total Businesses	165	1,294	3,288
2019 Estimated Total Employees	2,092	13,763	38,368



# RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Walgreen Co.	15,120	1/12/2001	3/31/2029	Current	-	\$30,000	\$1.98	\$360,000	\$23.81	NNN	6 (5-Year)

(Corporate Guaranty)

<sup>1</sup>Tenant has a 10-day Right of First Refusal

<sup>2</sup>If 2% of gross sales and 0.5% of gross sales of food/prescription items exceed fixed rent for a lease year, tenant shall pay to landlord excess amount as percentage rent.

## FINANCIAL INFORMATION

Price	\$5,760,000
Net Operating Income	\$360,000
Cap Rate	6.25%
Lease Type	NNN

## PROPERTY SPECIFICATIONS

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Land Area	2.70 Acres
Address	450 S. Schoolhouse Road New Lenox, IL 60451



# BRAND PROFILE



## WALGREENS

**Company Type:** Subsidiary  
**Parent:** Walgreens Boots Alliance  
**2019 Employees:** 232,000  
**2019 Revenue:** \$136.87 Billion  
**2019 Net Income:** \$3.98 Billion  
**2019 Assets:** \$67.60 Billion  
**2019 Equity:** \$23.51 Billion  
**Credit Rating:** S&P: BBB

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.



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THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM  
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275+

RETAIL  
PROFESSIONALS

25+

OFFICES

#1

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

2K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2019

485

NET LEASE  
PROPERTIES SOLD  
in 2019

\$1.5B

NET LEASE  
TRANSACTION VALUE  
in 2019

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