

Walgreens

6800 Bass Lake Road, Minneapolis | MN 55428

\$7,031,429

Purchase Price



7.00%

Cap Rate

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Subject Property

Investment Summary

Stan Johnson Company, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this Walgreens property located at 6800 Bass Lake Rd, Minneapolis, MN 55428 (the "property"). Walgreens has just agreed to a new five-year lease extension at this location, a strong indicator of this store's viability and a reaffirmation of the tenant's commitment to operating here into the future. The essential nature of Walgreens' pharmacy operations make this asset more resistant to macroeconomic volatility and potential recession, as opposed to other retailers.

The property is located just ten miles north of downtown Minneapolis and features a 272,150 population and \$88,512 average household income within a five-mile radius. The 1.8-acre parcel is located on the hard corner of a signalized intersection experiencing total daily traffic of 34,614 combined VPD.

Investment Highlights



INVESTMENT-GRADE CREDIT

Walgreens:
BBB (S&P)



NEW LEASE EXTENSION

Strong Tenant Commitment



ESSENTIAL PHARMACY ASSET

Recession and E-Commerce Proof



272K POPULATION \$88K AVERAGE HHI

Within a Five-Mile Radius



HARD CORNER IN RETAIL CORRIDOR

34,614 Combined Vehicles per Day



MINNEAPOLIS MSA

Top-20 Metro Area in the U.S.

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Stan Johnson Co.