

# WALGREENS

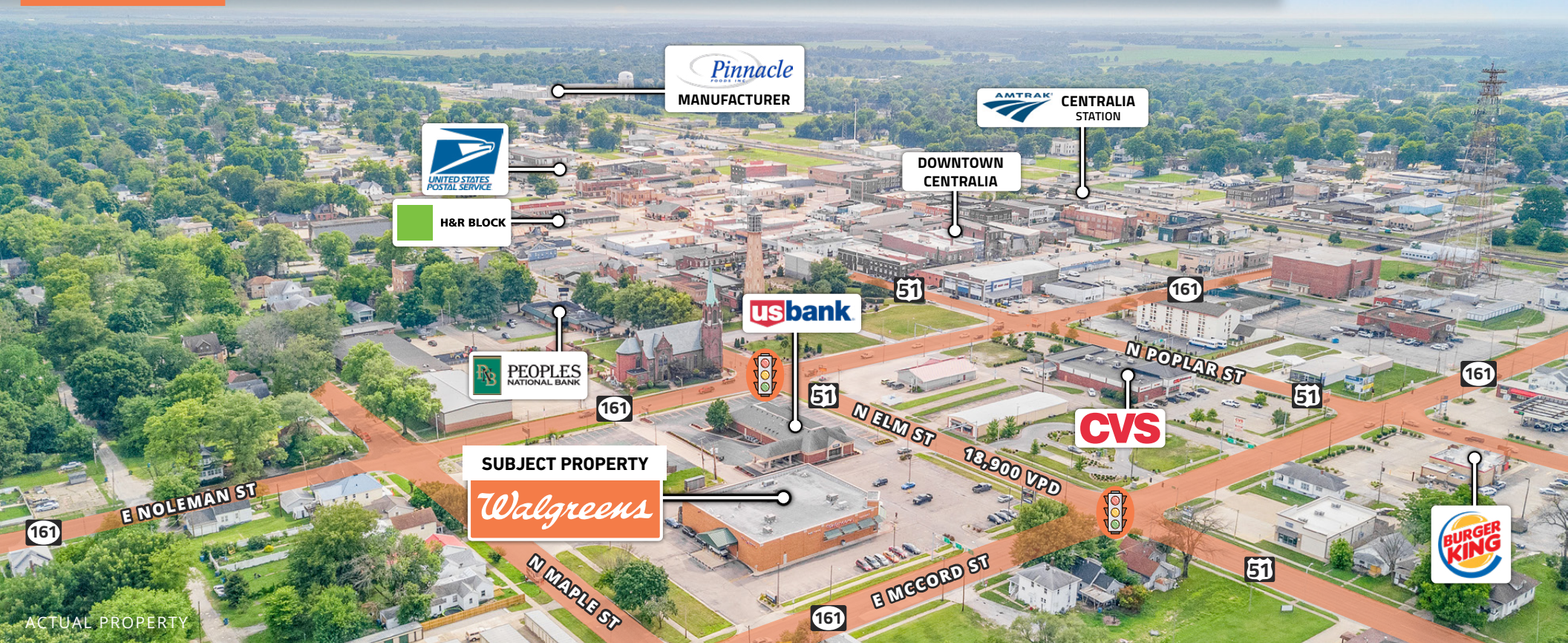
## 225 N Elm St

Centralia, IL, 62801





# ON MARKET: WALGREENS IN CENTRALIA, ILLINOIS



## INVESTMENT HIGHLIGHTS

- ▶ **Walgreens in Centralia, IL**  
65 MILES EAST OF ST. LOUIS
- ▶ **Only Walgreens for 25 Miles**
- ▶ **Triple Net Lease (NNN) with 9 Years Remaining**  
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Strong Corporate Guaranty | S&P: BBB**
- ▶ **Ideally Located on the Hard Signalized Corner of N Elm St and E McCord St**  
COMBINED MORE THAN 18,900 VEHICLES PER DAY (VPD)
- ▶ **Less Than a Mile from SSM Health St. Mary's Hospital**
- ▶ **Additional Retail in the Area Includes:**  
WALMART, MCDONALD'S, BURGER KING, SUBWAY, BURGER HAVEN, DIARY QUEEN AND MANY MORE



# FINANCIAL OVERVIEW

225 N ELM ST  
CENTRALIA, IL, 62801

PRICE	\$5,192,308
CAP RATE	6.50%
NOI	\$337,500
PRICE PER SQUARE FOOT	\$380.39
RENT PER SQUARE FOOT	\$24.73
YEAR BUILT	2003
APPROXIMATE LOT SIZE	1.79 Acres
GROSS LEASEABLE AREA	13,650 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility

ANNUALIZED OPERATING DATA			
BASE RENT		ANNUAL RENT	MONTHLY RENT
CURRENT	1/31/2029	\$337,500	\$28,125
Ten (10) 10-Year Options through 2075		\$337,500	\$28,125





# WALGREENS - Centralia, Illinois





# LEASE SUMMARY

LEASE COMMENCEMENT DATE	2/1/2009
LEASE EXPIRATION DATE	1/31/2029
LEASE TERM	20 Years
TERM REMAINING	9 Years
INCREASES	None
OPTIONS TO RENEW	Ten, 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)



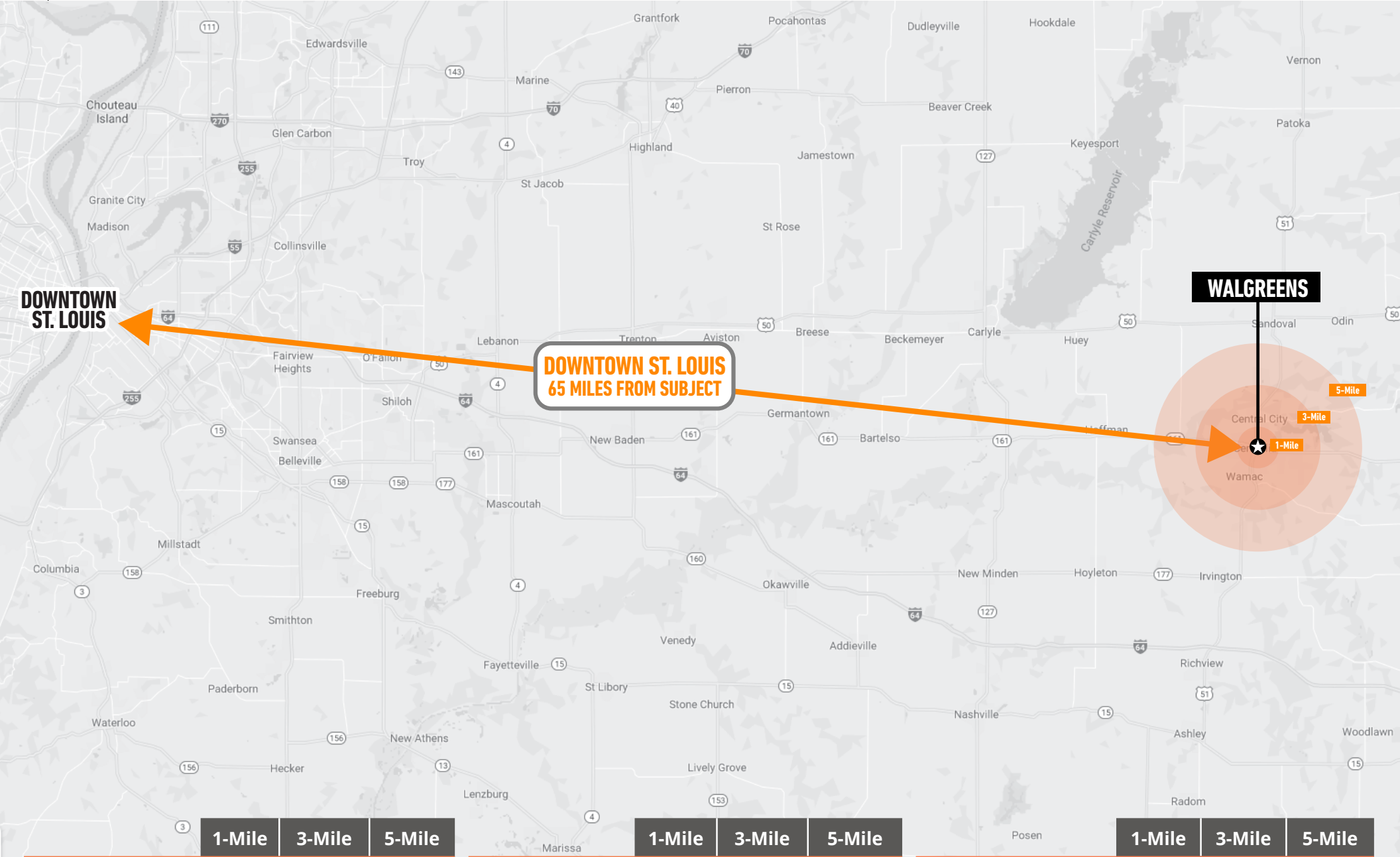


# ABOUT CENTRALIA

The City of Centralia is located in south central Illinois. Centralia was formed in 1853 by the Illinois Central Railroad (from which it derives its name as the center of the rail system in Illinois). The City was incorporated in 1859. The community was built on agriculture, railroad, coal and oil and is uniquely located within four counties – Clinton, Marion, Jefferson and Washington. Amtrak, the national passenger rail system, provides service to Centralia. Amtrak Train 59, the southbound City of New Orleans, departs Centralia at 12:25 am daily with service to Carbondale, Fulton, Newbern-Dyersburg, Memphis, Greenwood, Yazoo City, Jackson, Hazlehurst, Brookhaven, McComb and Hammond. Centralia features a 160-foot carillon tower, built in 1982. A hot-air balloon festival is held annually in August. At nearby Carlyle Lake are Eldon Hazlet and South Shore state parks.



ACTUAL PROPERTY



	1-Mile	3-Mile	5-Mile
2000 Population	8,598	19,776	23,253
2010 Population	7,556	18,059	21,460
2020 Population	7,072	17,432	20,961
2025 Population	6,929	17,215	20,752

	1-Mile	3-Mile	5-Mile
2000 Households	3,528	7,771	8,864
2010 Households	7,556	18,059	21,460
2020 Households	7,072	17,432	20,961
2025 Households	6,929	17,215	20,752

	1-Mile	3-Mile	5-Mile
2020 Average HH Income	\$40,655	\$50,212	\$52,969
2020 Median HH Income	\$31,062	\$38,734	\$41,056
2020 Per Capita Income	\$40,655	\$50,212	\$52,969



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