

WALGREENS

8800 W 95th Street

Hickory Hills, IL 60457



ON MARKET:
WALGREENS IN HICKORY HILLS, ILLINOIS



ACTUAL PROPERTY

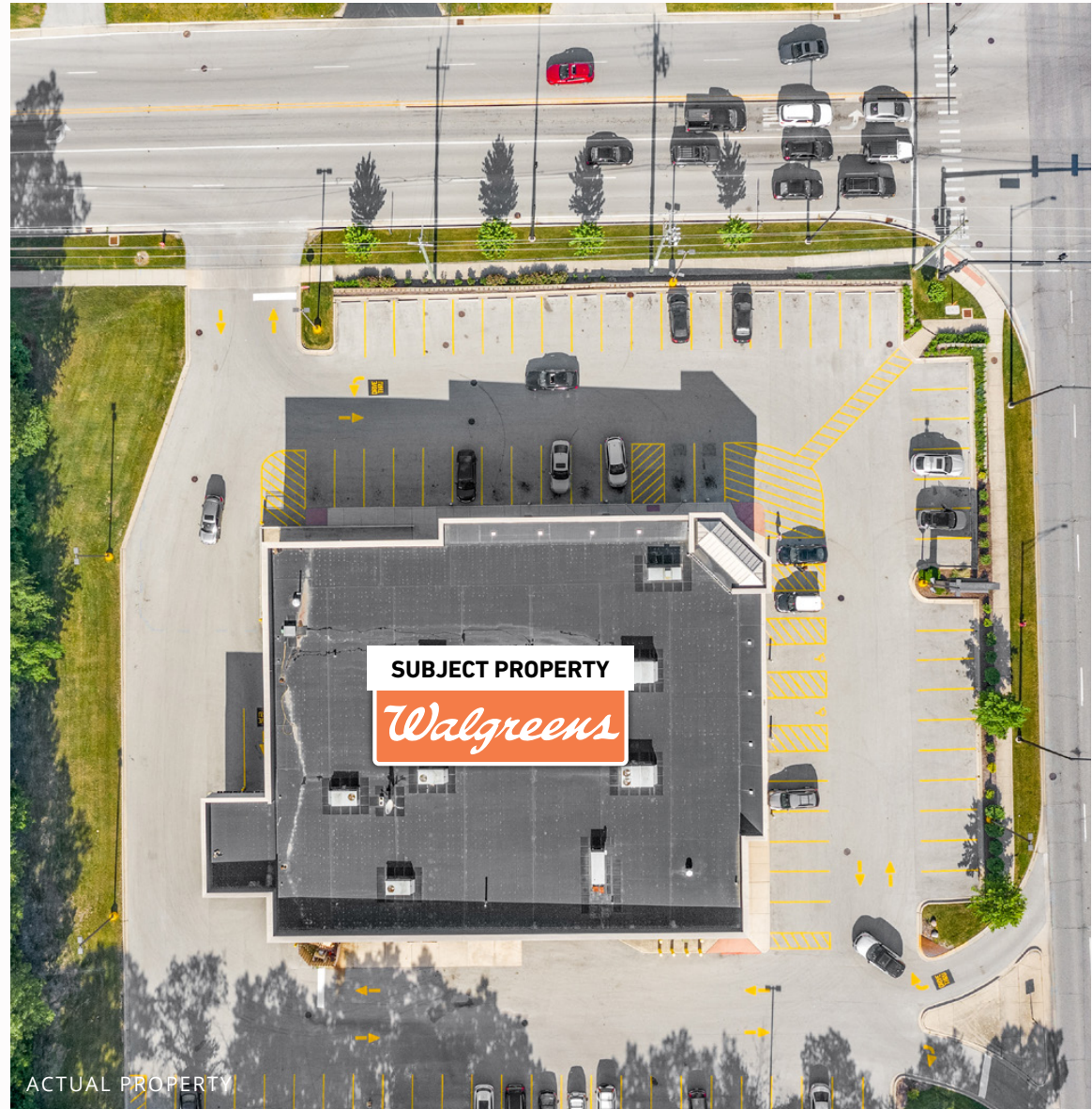
INVESTMENT HIGHLIGHTS

- ▶ **Walgreens in Hickory Hills, IL**
15 MILES SOUTHWEST OF DOWNTOWN CHICAGO
- ▶ **Net Lease With 10 Years Remaining**
MINIMAL LANDLORD RESPONSIBILITIES
- ▶ **Strong Corporate Guaranty | S&P: BBB**
- ▶ **Tenant Recently Extended the Lease an Additional 5-years through 2030**
- ▶ **Dense Retail Corridor**
MORE THAN 1,000,000 SF OF RETAIL DEVELOPMENT WITHIN 1.5 MILES OF THE SUBJECT ASSET
- ▶ **Ideally Located on the Hard Signalized Corner of W 95th St & S 88th Ave**
MORE THAN 37,000 VEHICLES PER DAY (VPD)
- ▶ **Below Market Rent Per SF (\$/SF)**
- ▶ **Strong Demographics**
MORE THAN 206,000 RESIDENTS WITH AN AVG. ANNUAL INCOME GREATER THAN \$85,000 WITHIN A 5 MILE RADIUS OF THE SUBJECT PROPERTY
- ▶ **Subject is Adjacent to Fair Play Foods Grocery Anchored Shopping Center**

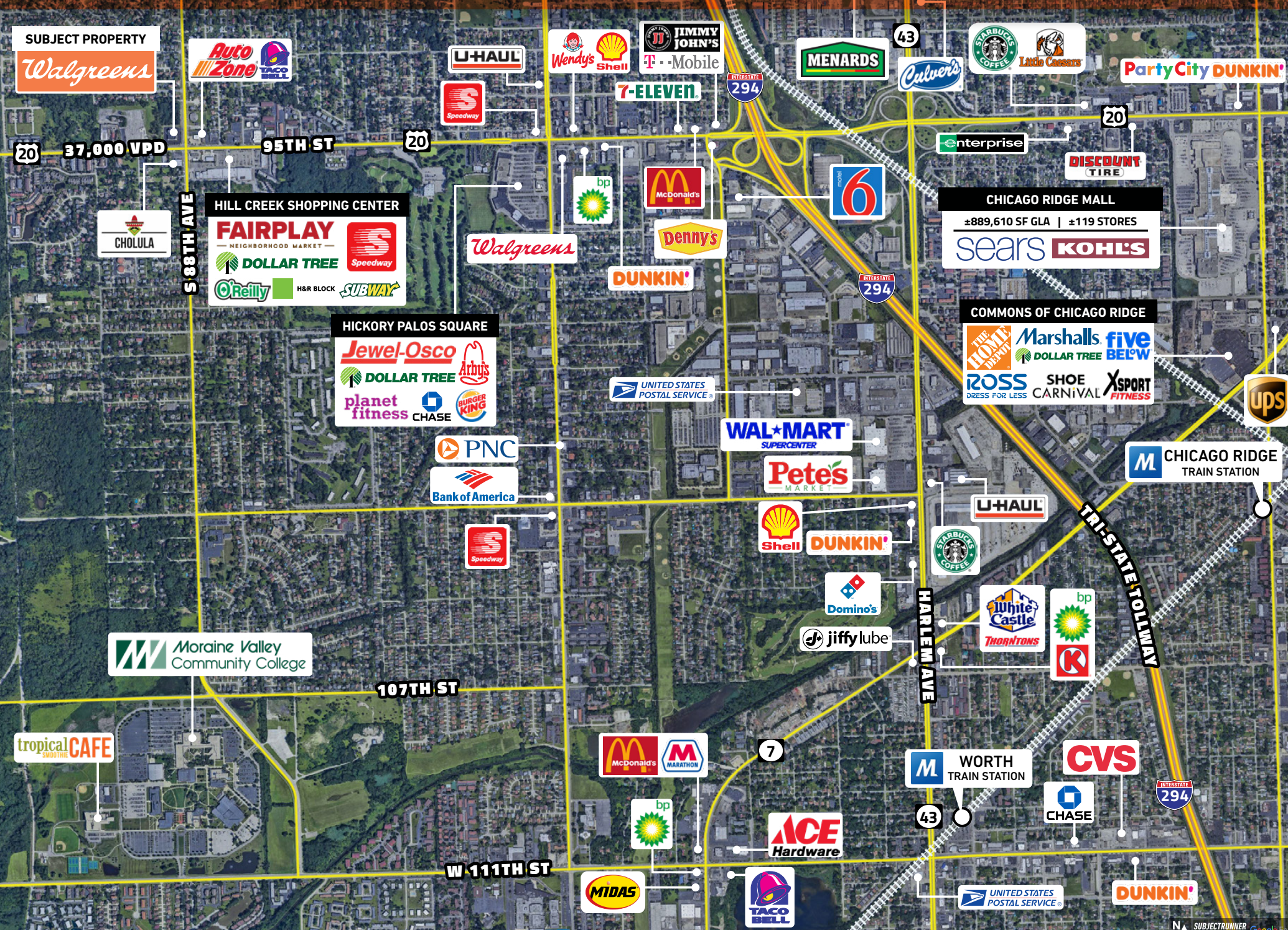
FINANCIAL OVERVIEW

8800 W 95TH STREET
HICKORY HILLS, IL 60457

PRICE	\$3,691,057
CAP RATE	6.15%
NOI	\$227,000
PRICE PER SQUARE FOOT	\$244.12
RENT PER SQUARE FOOT	\$15.01
YEAR BUILT	1997
APPROXIMATE LOT SIZE	1.81 Acres
GROSS LEASEABLE AREA	15,120 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Walgreens, Co.
LEASE TYPE	Double-Net (NN)
ROOF AND STRUCTURE	Landlord Responsibility



WALGREENS - Hickory Hills, Illinois



WALGREENS - Hickory Hills, Illinois



CHICAGO LOOP

SUBJECT PROPERTY
Walgreens

Camelot
BANQUETS

TACO
BELL

*Auto
Zone*

O'Reilly

Speedway

CHOLULA

CORK AVE

W 95TH ST

S 88TH AVE

37,000 VPD

LEASE SUMMARY

LEASE COMMENCEMENT DATE	12/1/2000
LEASE EXPIRATION DATE	11/30/2030
LEASE TERM	20 Years
TERM REMAINING	10 Years
OPTIONS TO RENEW	Seven 5-Year Options
INCREASES	In 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

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)

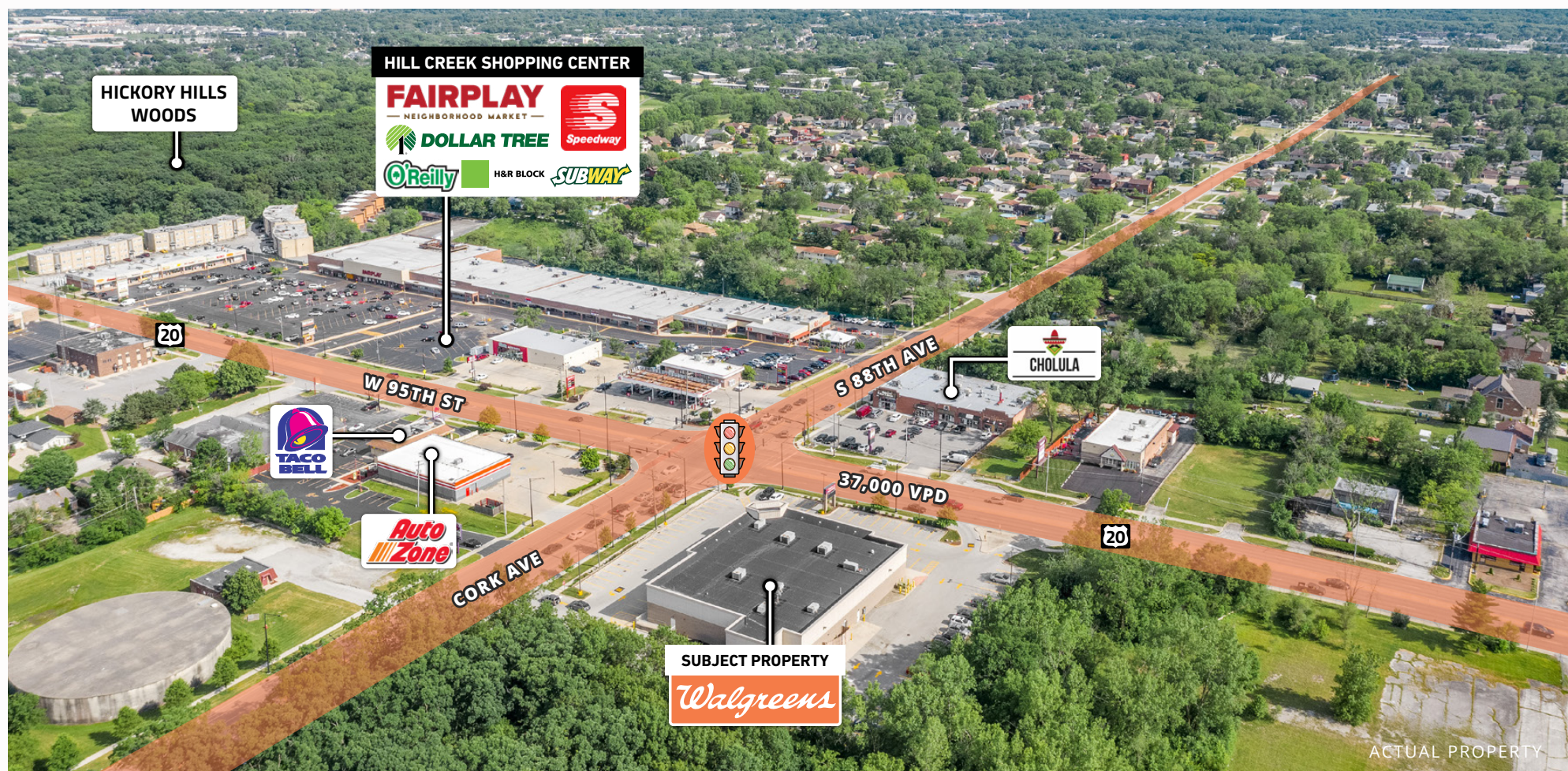
RANK Number 17 on Fortune 500 (July 2019)



ABOUT HICKORY HILLS

Hickory Hills is a city in Cook County, IL, and a suburb of Chicago. Hickory Hills, named for its rolling hills and stands of hickory trees, continues today as a residential community with three major shopping districts and one of the more than 20 golf courses in the southwest suburban region. The city offers residents the suburban living feel, while still being in close proximity to one of the world's major metropolitan area of Chicago.

The city is easily accessed by several bus and rail transportation routes. It is also intersected by the major interstate I-294 which travels north/south around the outer edge of the Chicago metro area. Additionally, the city enjoys easy access to both Chicago O'Hare and the Chicago Midway airports.





	1-Mile	3-Mile	5-Mile
2010 Population	12,480	81,848	209,180
2020 Population	12,377	80,925	206,726
2025 Population	12,227	79,898	204,098

	1-Mile	3-Mile	5-Mile
2010 Households	4,672	31,065	77,943
2020 Households	4,641	30,706	76,955
2025 Households	4,587	30,314	75,961

	1-Mile	3-Mile	5-Mile
2020 Average HH Income	\$83,143	\$73,563	\$85,806
2020 Median HH Income	\$63,593	\$56,409	\$64,381
2020 Per Capita Income	\$31,176	\$27,913	\$31,942

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