


Walgreens | Davenport, IA



The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Walgreens property located at 1805 Brady Street, Davenport, Iowa (the "Property"). Walgreens is operating under the original lease structure, a 25-year absolute NNN lease with zero landlord responsibilities, allowing investors the ability to acquire a truly passive credit investment. The lease has more than 14 years remaining along with options that permit Walgreens to occupy the Property until 2084. Walgreens has been at this location since 2009.

 **Purchase Price:**
\$6,692,308

 **Cap Rate:**
6.50%

Property Synopsis

The Property is situated at the hard, signalized intersection of Brady Street and Locust Street, with the Property's intersection seeing a combined daily traffic count of 38,009+ VPD. The Property sits just a 5-minute walk from Ambrose University, a private university that enrolls over 3,600 students annually, and employs more than 350 faculty. Additionally, the Property sits within a dense retail corridor that hosts multiple national tenants including Aldi, Save-A-Lot, Dollar General, Pizza Hut, KFC, Domino's Pizza, and many more.

Investment Highlights

- Prime Location at Signalized Intersection
- Absolute NNN Lease with 14+ Years of Lease Term
- Established Store - Experienced Operator
- Close Proximity to St. Ambrose University
- Dense Retail Corridor
- Investment Grade Guaranty by Walgreen Co.



[Click Here for Website & Full Offering Memorandum](#)

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