



RETAIL FOR SALE

SUBJECT PROPERTY

WALGREENS

8930 Calumet Ave, Munster, IN 46321

Exclusively listed by:

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CLICK ON THE FOLLOWING LINKS:

 Drone Video

 Google Map

 Street View

EXECUTIVE SUMMARY

SALE PRICE	\$6,090,909
CAP RATE	5.50%

INVESTMENT SUMMARY	
NOI:	\$335,000
Price / SF:	\$385.59
Building Size:	14,480 SF
Land Acreage:	1.47 Acres
Year Built:	2004

LEASE SUMMARY	
Lease Type:	Absolute NNN
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	25 Years
Term Remaining:	9 Years
Commencement Date:	02/01/2004
Term Expiration:	01/31/2029
Options:	Ten (10) 5-Year Options
Increases:	Flat
Guarantor:	Corporate

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease | Zero Landlord Obligations
- Huge Store Sales
- Located Across from Community Healthcare System, a Renowned Hospital with 458-Bed Facility and 600+ Physicians
- Investment Credit Corporate Guarantee | S&P “BBB”
- High Visibility with Excellent Combined Traffic Counts: 47,000+ Cars Daily on Calumet Avenue and Fisher Street
- Corner Construction Built in 2004
- 214,000+ Population in 5 Miles | \$90,000+ Household Income in 1 Mile

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,834	94,574	214,543
Total Households	3,006	36,645	82,195
Average HH Income	\$90,882	\$77,841	\$70,692



RETAIL

Fisher St

9,030+

Community
Pool Center



**SUBJECT
PROPERTY**

Calumet Ave

38,355+



Columbia Ave



458-bed
facility with
a medical
staff of more
than 600
physicians

Community Surgery
Center

AERIAL

Community
Pool Center

Fisher St

🚗 9,030+

Calumet Ave

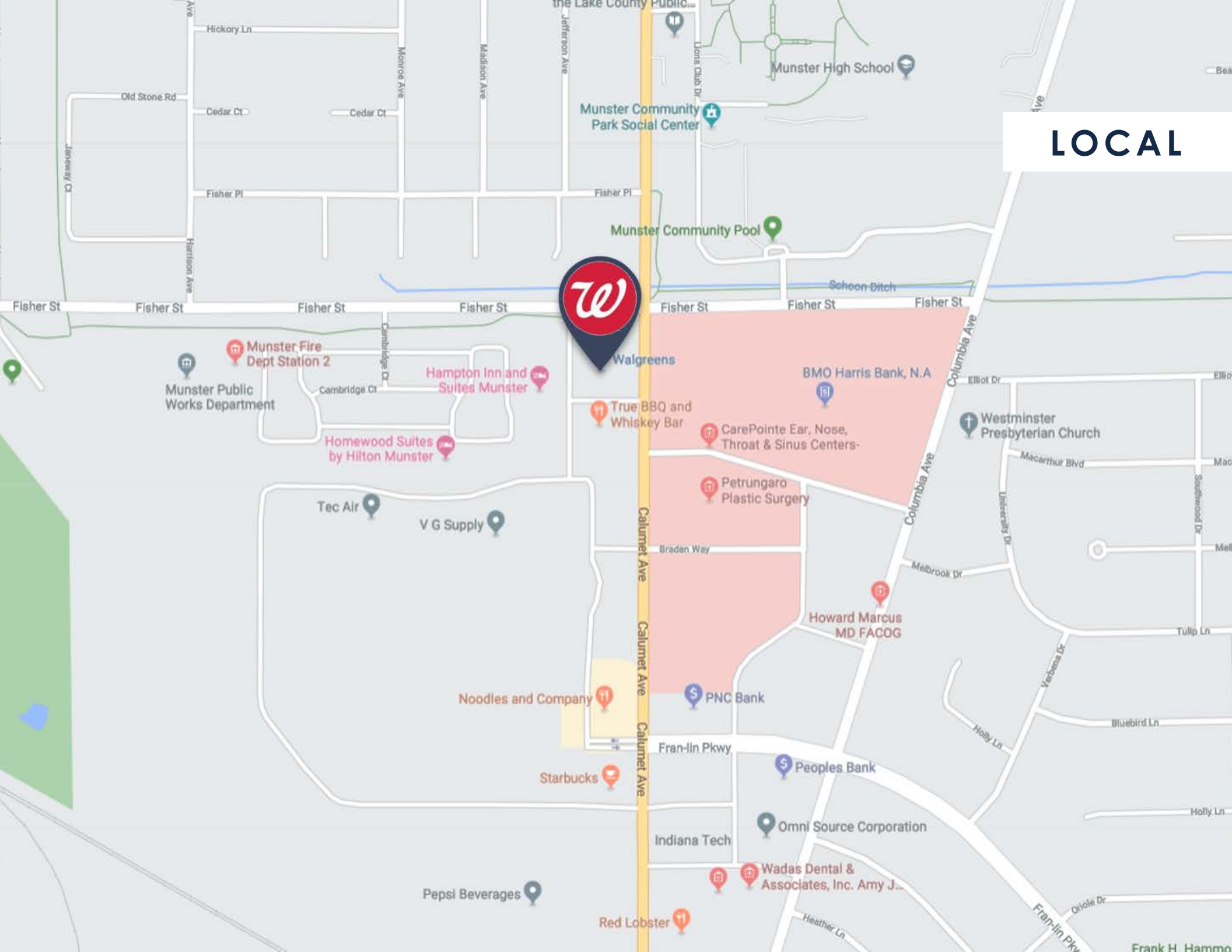
🚗 38,355+



458-bed
facility with
a medical
staff of more
than 600
physicians

Community Surgery
Center

LOCAL





REGIONAL

DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2024 Projection	7,810	93,255	212,413
2019 Estimate	7,834	94,574	214,543
2010 Census	7,731	98,332	218,662
Growth 2019-2024	(0.31%)	(1.39%)	(0.99%)
Growth 2010-2019	1.33%	(3.82%)	(1.88%)
2019 Population Hispanic Origin	1,016	17,341	44,832
2019 Population by Race:			
White	6,909	72,599	150,669
Black	340	16,650	53,111
Am. Indian & Alaskan	25	457	1,408
Asian	443	3,100	4,908
Hawaiian & Pacific Island	3	43	126
Other	114	1,725	4,321
U.S. Armed Forces:	0	16	99
Households:			
2024 Projection	2,995	36,120	81,395
2019 Estimate	3,006	36,645	82,195
2010 Census	2,974	38,137	83,643
Growth 2019 - 2024	(0.37%)	(1.43%)	(0.97%)
Growth 2010 - 2019	1.08%	(3.91%)	(1.73%)
Owner Occupied	2,582	28,229	59,381
Renter Occupied	424	8,416	22,814
2019 Avg Household Income	\$90,882	\$77,841	\$70,692

TENANT PROFILE



Walgreens
AT THE CORNER OF **HAPPY** & **HEALTHY**™

OVERVIEW

Company:	Walgreens
Founded:	1901; 117 years ago
Total Revenue:	\$118.21 Billion (2017)
Net Income:	\$4.08 Billion (2017)
Number Of Locations:	8,175
Headquarters:	Deerfield, Illinois
Website:	www.walgreens.com

TENANT HIGHLIGHTS

- Walgreens stores were once connected to local groceries
- September 14, 2013: Walgreens opens its first store in the U.S. Virgin Islands
- Walgreens has its corporate headquarters in Deerfield, Illinois

TENANT OVERVIEW

The Walgreen Company (or simply Walgreens) is an American company that operates as the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. As of August 31, 2016, the company operated 8,175 stores in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.

In 2014 the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became a subsidiary of the new company, which retains its Deerfield headquarters and trades on the Nasdaq under the symbol WBA. Walgreens began in 1901, with a drug store on the corner of Bowen and Cottage Grove Avenues in Chicago, owned by Galesburg native Charles R. Walgreen, Sr.

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