



RETAIL FOR SALE

SUBJECT PROPERTY

# WALGREENS

8930 Calumet Ave, Munster, IN 46321

Exclusively listed by:

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# WALGREENS

8930 Calumet Ave | Munster, IN 46321

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**

Community Pool Center



Fisher St

9,030+



**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

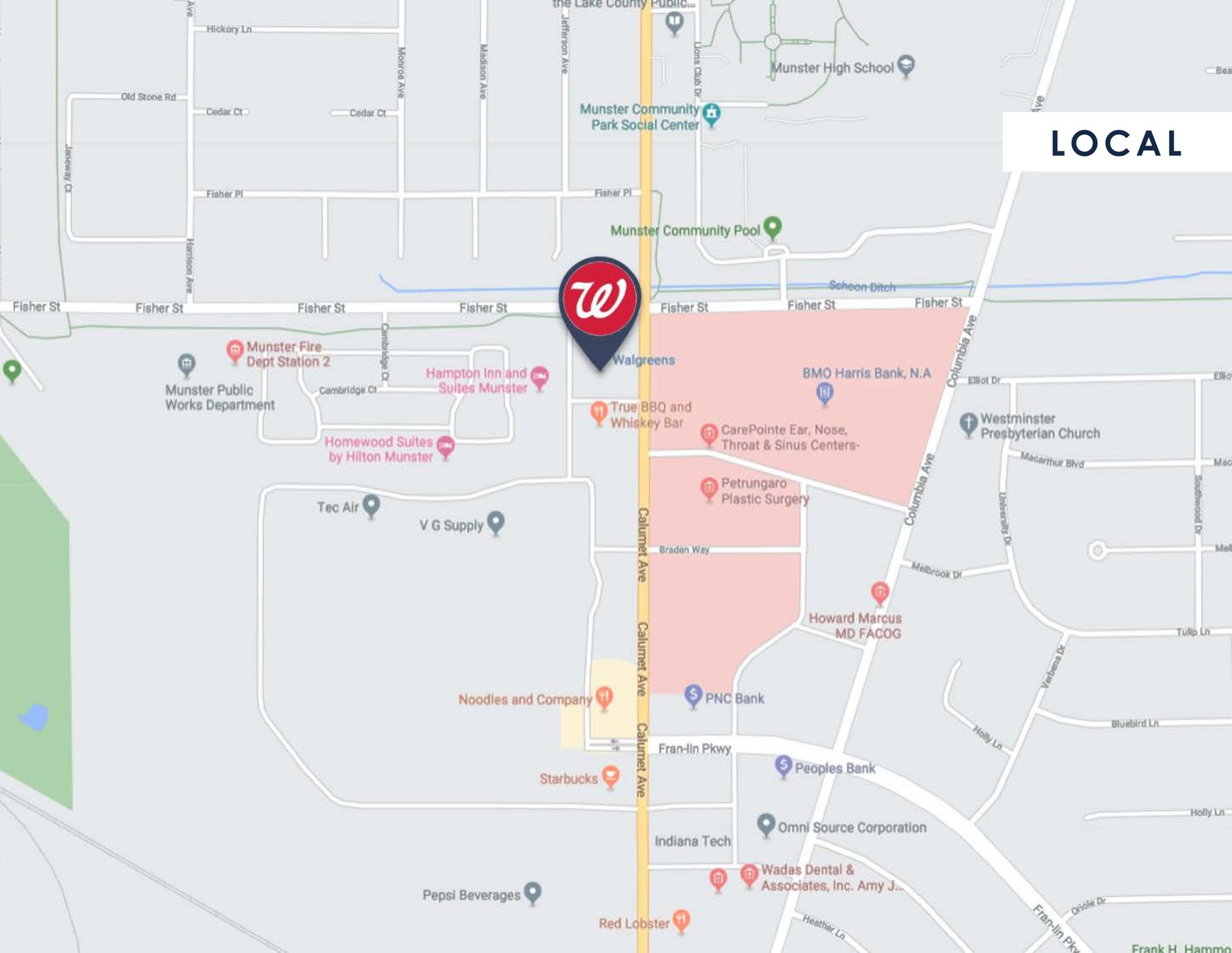
🚗 38,355+



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

Community Surgery Center

# LOCAL



Munster Community Park Social Center

Munster High School

Munster Community Pool

Munster Fire Dept Station 2

Hampton Inn and Suites Munster

Munster Public Works Department

Homewood Suites by Hilton Munster

Walgreens

BMO Harris Bank, N.A.

True BBQ and Whiskey Bar

CarePointe Ear, Nose, Throat & Sinus Centers

Westminster Presbyterian Church

Tec Air

V G Supply

Petrungaro Plastic Surgery

Howard Marcus MD FACOG

Noodles and Company

PNC Bank

Starbucks

Peoples Bank

Indiana Tech

Omni Source Corporation

Pepsi Beverages

Wadas Dental & Associates, Inc. Amy J...

Red Lobster

Frank H. Hamm



**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
<b>2019 Population by Race:</b>			
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
<b>Households:</b>			
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



# 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:	<a href="http://www.walgreens.com">www.walgreens.com</a>

### 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.

RETAIL PROPERTY FOR SALE

# WALGREENS

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