

# CVS Pharmacy | Brookfield, IL

**Stan Johnson Company** on behalf of ownership as its exclusive advisor, is pleased to offer the opportunity to acquire the 100% fee simple interest in the CVS Pharmacy at 8911 Ogden Avenue in Brookfield, IL (the "Property"). CVS is operating under an absolute NNN lease with zero landlord responsibilities, providing for a truly passive investment opportunity. The lease has 7 years, 10 months remaining along with 10, 5-year options that permit CVS to occupy the Property until 2079.

Purchase Price: **\$4,773,914**

Cap Rate: **7.50%**



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## Property Synopsis

The Property is located in Brookfield, a premier western suburb approximately 15 miles southwest of downtown Chicago. CVS benefits from an unmatched demographic surrounding, including over 384,000 residents and \$113,923 household income within a 5-mile and 3-mile radius of the Property, respectively. Additionally, the Property is located 1.5 miles south of the Brookfield Zoo, a 216-acre publicly owned zoo and the largest zoo in Illinois. CVS is perfectly positioned to take advantage of the over 2.2 million annual visitors the zoo experiences, driving traffic to the Property and providing a strong customer base.

## Investment Highlights

- Absolute NNN Lease Structure
- Outstanding Visibility and Access
- Proximity to Brookfield Zoo
- Chicago MSA - Affluent Location with Large Population Base
- Drive-Thru Pharmacy
- Investment Grade Credit Guaranty from Best-in-Class Tenant

## Offered Exclusively by

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