



MINIMAL COMPETITION - NEAREST WALGREENS 10+ MILES AWAY

SUBJECT PROPERTY

WALGREENS

11980 Fulton St, Lowell, MI 49331

Exclusively Listed By:

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AERIAL

meijer

8.525+

Alden Nash Ave SE

gas station

FIFTH THIRD BANK



wellnow
URGENT CARE

Ford

Mercantile
Bank of Michigan

Fulton St E

15.819+

W

Lowell Family
Medical Center

RIVER VALLEY
CREDIT UNION

BIGGBY
COFFEE

RETAIL

Alden Nash Ave SE

TSC TRACTOR
SUPPLY CO

Arby's

TACO BELL

O'Reilly
AUTO PARTS

RITE
AID

Fulton St E

NAPA
AUTO PARTS

BURGER
KING

McDonald's

1
Dollar Tree

meijer

Goodwill

U-HAUL

Ford
wellnow
URGENT CARE

B BIGGBY
COFFEE

SUBJECT
PROPERTY



CLICK ON THE FOLLOWING LINKS:

 Google Map

 Street View

EXECUTIVE SUMMARY

SALE PRICE

\$5,825,242

CAP RATE

5.15%

INVESTMENT SUMMARY

NOI:	\$300,000
Price / SF:	\$426.76
Building Size:	13,650 SF
Land Acreage:	1.75 Acres
Year Built:	2010

LEASE SUMMARY

Lease Type:	Absolute Net
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	25 Years
Term Remaining:	12.75 + Years
Commencement Date:	09-01-2009
Term Expiration:	08-31-2034
Options:	(50) 12 Month Renewals
Increases:	Flat
Guarantor:	Corporate

INVESTMENT HIGHLIGHTS

- 12.75+ Years Remaining on Absolute Net Lease with Zero Landlord Responsibilities
- Lowell Michigan Is Part of Grand Rapids MSA Which is The Second Largest MSA in The State | Population Exceeds 1M+
- 21 Minutes Outside of Downtown Grand Rapids
- The Nearest CVS / Walgreens is Over 13 Miles Away
- Site is Located in The Primary Retail Corridor Of Lowell | Retail anchors Include Meijer, Tractor Supply, McDonalds and Much More
- Located on the Corner of Fulton Street E and Alden Nash Avenue SE with 24,344+ VPD
- Affluent Community W/ Average Household Income of \$99,840 in 5 Mile Radius
- Corporate Back Guarantee | Walgreens Boots Alliance S&P “BBB”
- 13,650 SF Building Situated on 1.75 Acres & Drive Thru Equipped

DEMOGRAPHICS

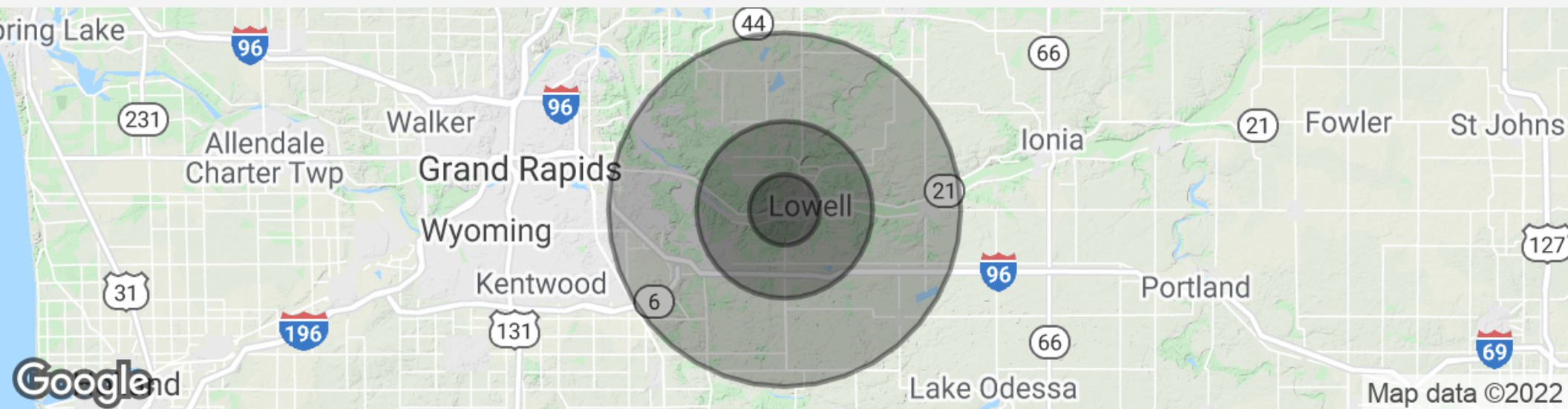
	2 MILES	5 MILES	10 MILES
Total Population	8,899	18,455	78,702
Total Households	3,301	6,684	28,861
Average HH Income	\$86,413	\$99,840	\$119,669

ADDITIONAL PHOTOS





DEMOGRAPHICS MAP & REPORT

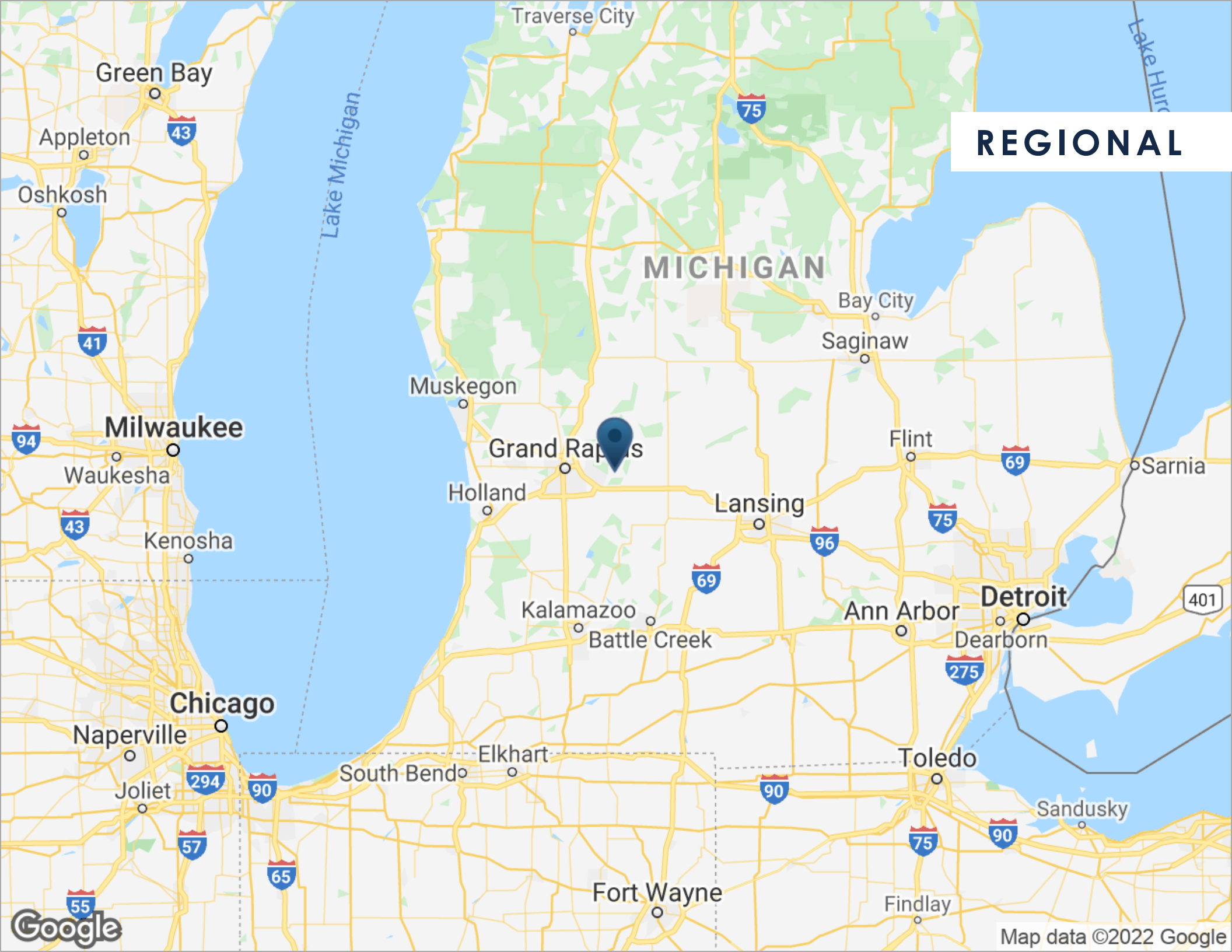


POPULATION	2 MILES	5 MILES	10 MILES
Total Population	8,899	18,455	78,702
Average Age	39.7	39.3	39.6
Average Age (Male)	38.6	38.3	38.9
Average Age (Female)	39.9	39.8	40.4
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	3,301	6,684	28,861
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$86,413	\$99,840	\$119,669
Average House Value	\$244,379	\$271,226	\$286,893

* Demographic data derived from 2010 US Census

[CLICK HERE FOR A FINANCING QUOTE](#)

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REGIONAL

MICHIGAN

Green Bay

Appleton

Oshkosh

43

41

94

Milwaukee

Waukesha

43

Kenosha

Chicago

Naperville

Joliet

294

57

90

65

55

Traverse City

75

Bay City

Saginaw

Muskegon

Grand Rapids

Holland

Lansing

69

Kalamazoo

Battle Creek

96

Flint

75

69

Sarnia

Detroit

Dearborn

275

Ann Arbor

Toledo

90

75

90

Sandusky

Fort Wayne

Findlay

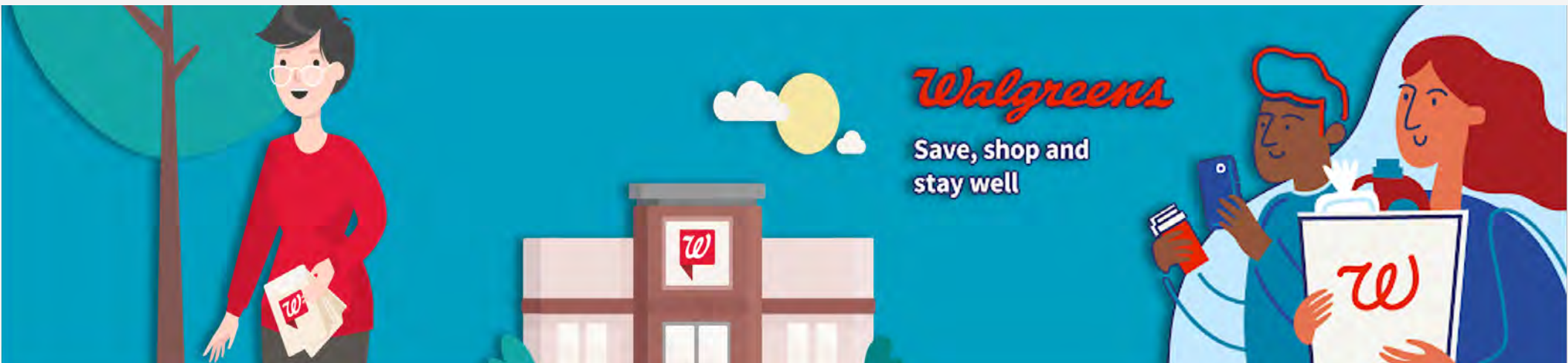
South Bend

Elkhart



Map data ©2022 Google

TENANT PROFILE



OVERVIEW

Company:	Walgreens
Founded:	1901
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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RETAIL PROPERTY FOR SALE

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