

# Walgreens

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**Close Proximity to “The Heartwood Preserve”** | The Subject Property is located 2 miles from the \$1.2 billion, 500-acre planned development that will include 2,000 new homes, a retail center, 2.3M square feet of commercial space anchored by Berkshire Hathaway’s Applied Underwriters Inc. This will serve as their Omaha headquarters and will house up to 2,000 employees. The building is slated for early 2024 occupancy.



**Investment-Grade Credit** | Walgreens (NASDAQ: WBA) has a BBB/Stable rating from Standard and Poor’s and reported \$132.5 billion in revenue for 2021.



**Excellent Access & Visibility** | The Property is located on the hard corner of South 132nd Street (+/- 25,734 VPD) and West Center Road (+/- 45,431 VPD). This intersection was listed as the 10th busiest intersection in Omaha according to a “ketv.com” article last updated in February of 2018.



**NNN Lease with No Landlord Responsibility** | The Property is a Walgreens build-to-suit that has more than 6 years remaining in the 25-year primary term of their NNN lease with renewal options extending through 2078. Landlord is responsible for CAM that is reimbursed, making this a passive investment.



**Positioned in Robust Retail Corridor** | Outparcel to the “Montclair on Center” with 4.6% vacancy. Adjacent national retailers include Chipotle, Marshalls, HomeGoods, Scooter’s Coffee, Chase Bank, At Home, Party City, JOANN, and ALDI to name a few.



**Placer.ai Rankings** | According to Placer.ai, this Walgreens is the #4 most actively trafficked Walgreens in Omaha MSA, 12th in Walgreens located in Nebraska, and among the top 30<sup>th</sup> percentile nationwide.

## THE HEARTWOOD PRESERVE

### \$1.2B, 500-ACRE DEVELOPMENT

1.65 Million SF  
Office Space

500,000 SF  
Retail Space

430 Units  
Single-Family Homes

1,630 Units  
Multi-Family Residential

10,000+  
Employment Opportunities

50 Lots  
Estate Homes



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