



ACTUAL SITE

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WALGREENS

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CLICK ON THE FOLLOWING LINKS:

 Google Map

 Street View

SALE PRICE

\$5,797,818

CAP RATE

6.05%

INVESTMENT SUMMARY	
NOI:	\$350,768
Price / SF:	\$419.04
Building Size:	13,836 SF
Land Acreage:	1.56 Acres
Year Built:	2002

LEASE SUMMARY	
Lease Type:	Absolute Net
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	25 Years
Term Remaining:	5 Years
Commencement Date:	07-30-2002
Term Expiration:	07-31-2027
Options:	Ten (10) 5-Year
Increases:	None
Guarantor:	Corporate

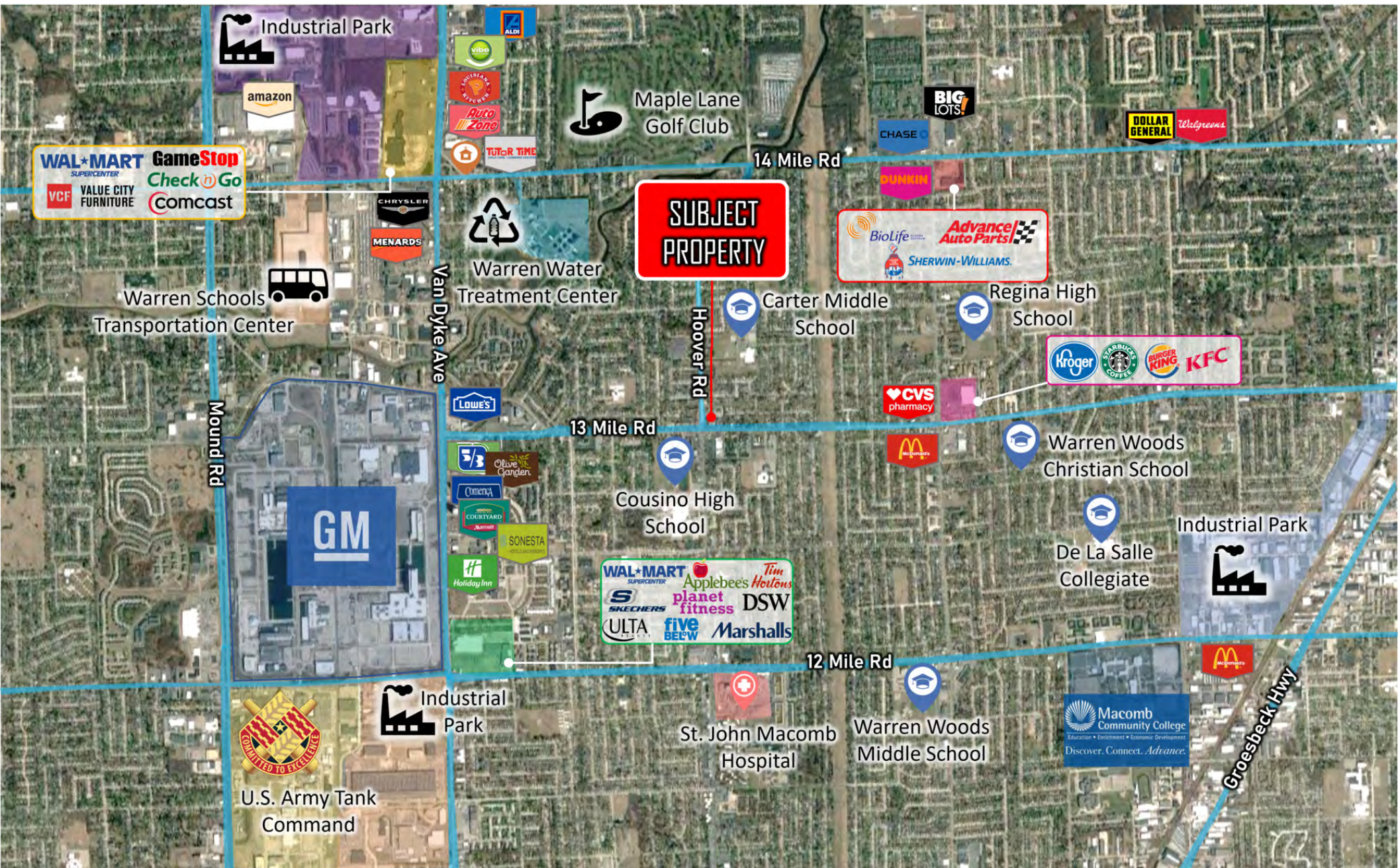
EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS


- Absolute NNN Lease w/ No Landlord Obligations
- Proven Location With 20 Year Operating History & Strong Store Sales
- Corporate Guarantee Backed Lease from Walgreen Co. Investment Credit (S&P: "BBB")
- Within 2 Miles of the 710+ Acre GM Tech Center 710+ Acre Campus | Over 21,000 Employees
- Within 2.5 Miles of Macomb Community College | Current Student Body Exceeds 24,468
- 54,300+ Traffic Counts | Signalized Intersection of 13 Mile and Hoover Road w/ High Visibility Daily
- Directly Across From Cousino Highschool | Student Enrollment Exceeds 1,400
- Affluent Community With Average Household Income: \$79,126+ in 1 Mile Radius
- Dense Residential Infill 5 Mile Population in Excess of 306,504+

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	13,603	100,664	306,554
Total Households	5,641	41,829	123,059
Average HH Income	\$79,126	\$75,066	\$69,455




AERIAL

 32,117+

Hoover Rd

W Broad St

 22,202+



amazon hub
Locker





Walgreens
drive thru pharmacy





Walgreens

1-HR PHOTO

PHARMACY

Walgreens
pharmacy

Walgreens

1-HR PHOTO

PHARMACY





DRIVE THRU PHARMACY

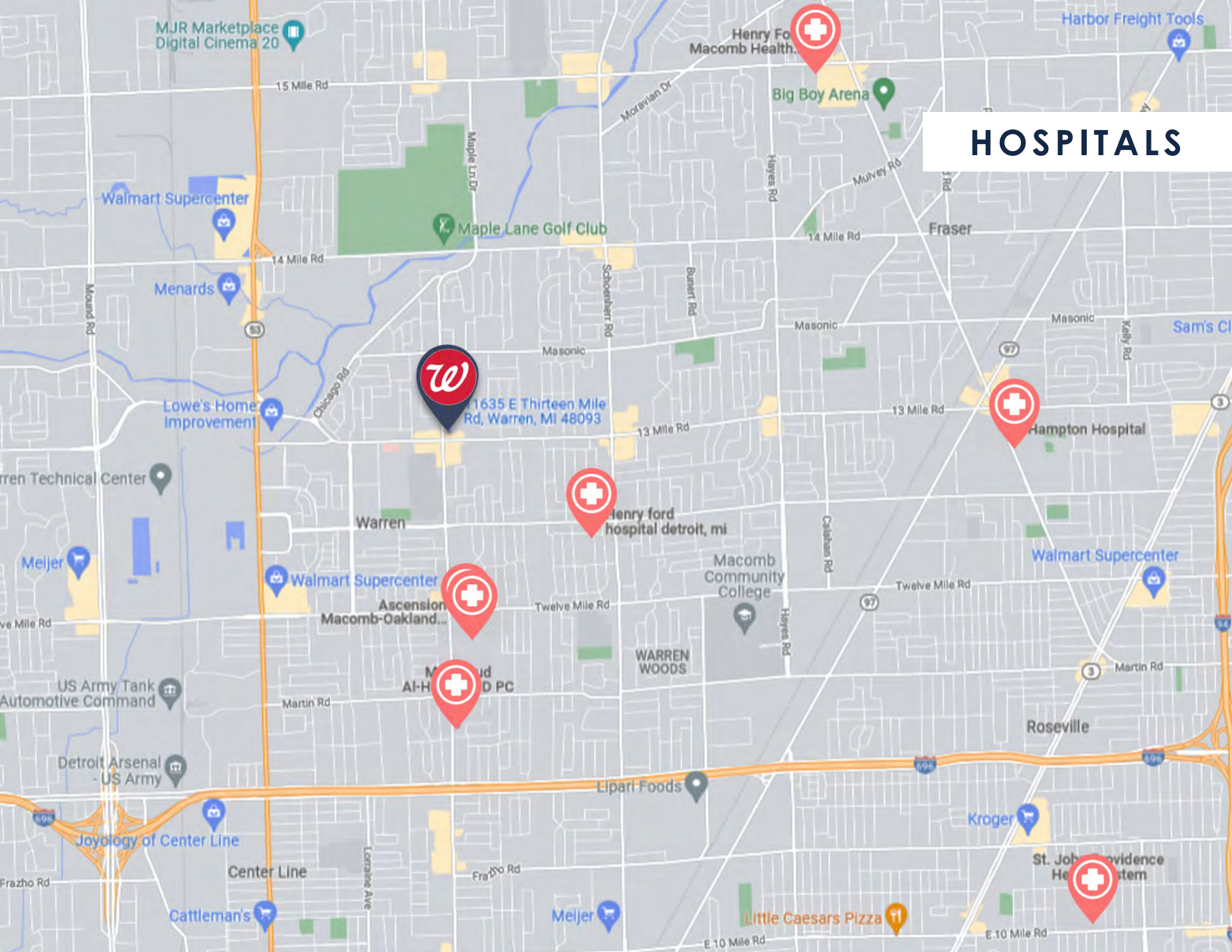


Walgreens

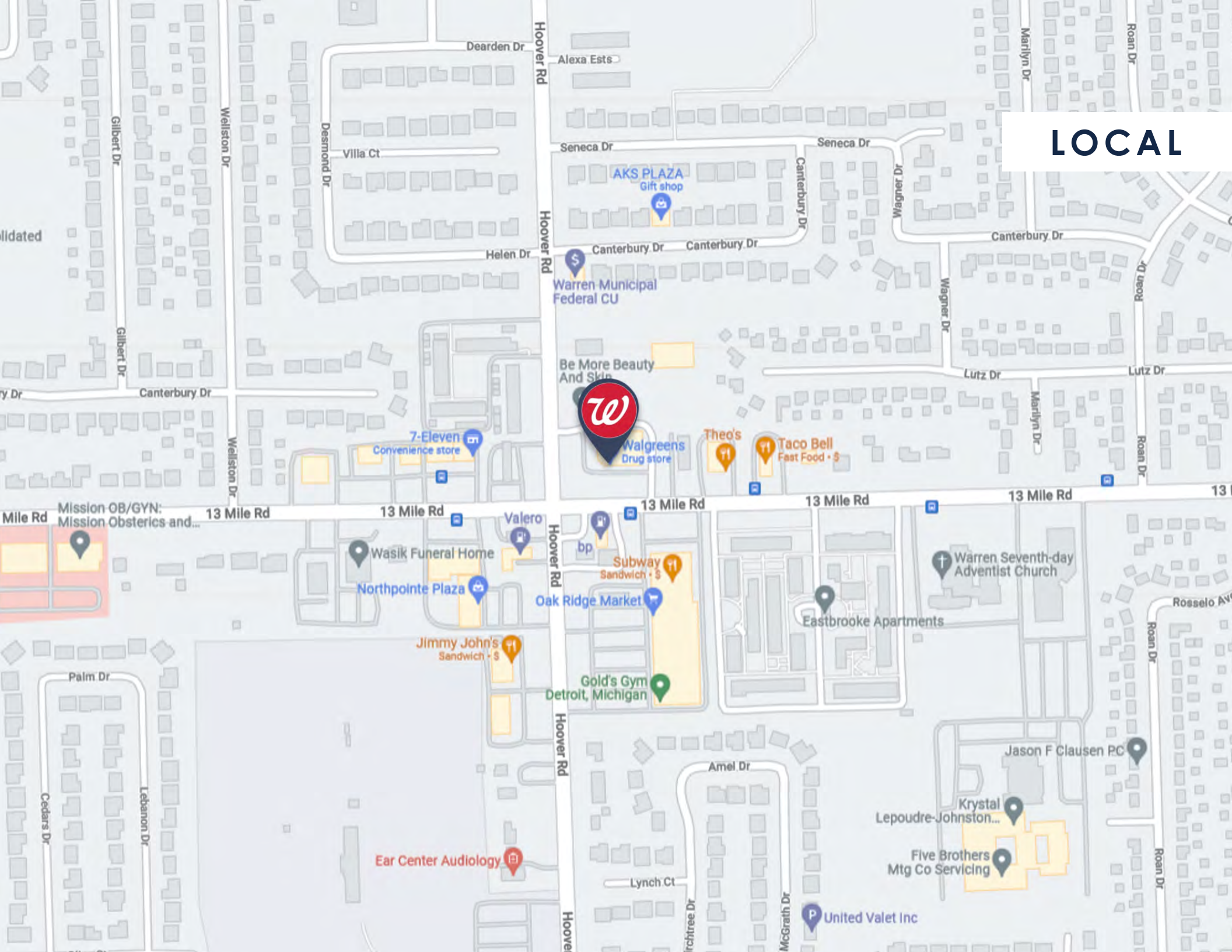
PHARMACY

1-HR PHARMACY

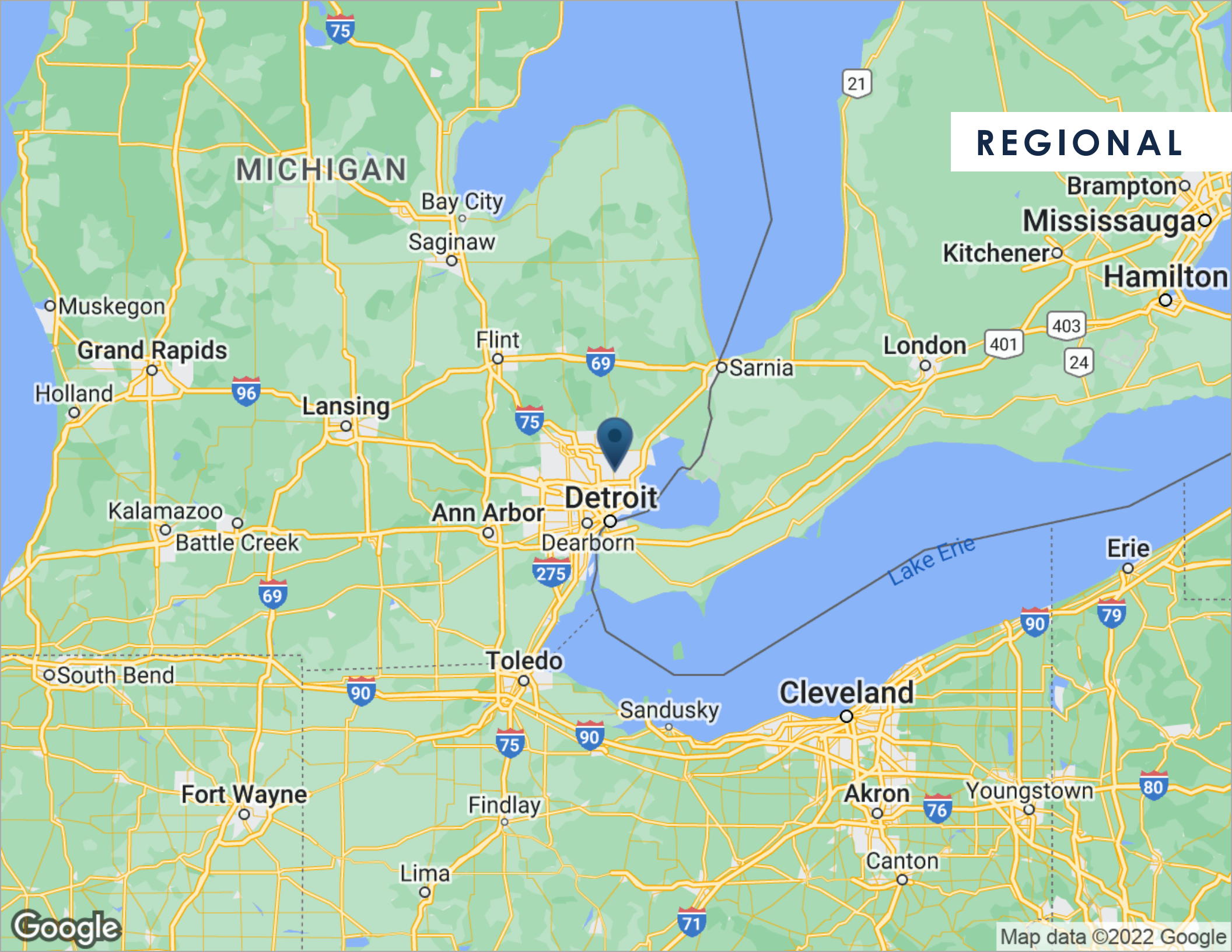
HOSPITALS



LOCAL



REGIONAL



DEMOGRAPHICS MAP

Population:	1 Mile	3 Mile	5 Mile
2027 Projection	13,248	99,658	304,354
2022 Estimate	13,603	100,664	306,504
2010 Census	15,044	102,706	307,550
2022 Population Hispanic Origin	250	2,232	7,519
2021 Population by Race:			
White	11,027	76,936	228,654
Black	1,683	14,880	48,432
Am. Indian & Alaskan	49	310	1,176
Asian	516	6,183	19,109
Hawaiian & Pacific Island	0	16	69
Other	328	2,339	9,063
U.S. Armed Forces:	250	2,232	7,519
Households:			
2027 Projection	5,481	41,435	122,177
2022 Estimate	5,641	41,829	123,059
2010 Census	6,310	42,490	123,475
Owner Occupied	4,623	30,833	88,037
Renter Occupied	858	10,603	34,140
2022 Avg Household Income	\$79,126	\$75,066	\$69,445

[CLICK HERE FOR A FINANCING QUOTE](#)

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WALGREENS

11635 E 13 Mile Rd | Warren, MI 48093

TENANT PROFILE



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

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.

[CLICK HERE FOR A FINANCING QUOTE](#)

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