

OFFERING MEMORANDUM

Walgreens | 1123 E Blue Earth Avenue, Fairmont, MN



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TRANSACTION SUMMARY



1123 E Blue Earth Avenue, Fairmont, MN



Purchase Price
\$6,592,000



Cap Rate
5.25%



Annual Rent
\$346,106

Lease Details

Address:	1123 E Blue Earth Avenue, Fairmont, MN
Tenant:	Walgreens
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Remaining Lease Term:	14.5 Years
Lease Expiration:	12/31/2036
Options:	10, 5-year
Rent Increases:	Flat

Property Specifications

Building Size:	14,761 SF
Land Size:	0.93 Acres
Year Built:	2012
Drive-Thru:	Yes



INVESTMENT HIGHLIGHTS

1123 E Blue Earth Avenue, Fairmont, MN

- Long term, absolute NNN lease with over 14 years remaining providing passive ownership.
- Investment grade credit tenant (S&P: BBB).
- 10-year historical occupancy.
- Situated in the middle of Fairmont's main retail thoroughfare.



AREA MAP



PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTO



Named for the serene atmosphere and its five lakes, Fairmont is an approachable southern Minnesotan micropolis that's been recognized as one of the state's most affordable places to live, raise a family, and pursue opportunities for financial opportunity and growth.

The city's convenient location is one of the many reasons businesses chose to locate to Fairmont. The area features over 780 businesses, including the Mayo Clinic Health System – Fairmont, Hy-Vee, Walmart, Fairmont Foods, 3M, Avery Weigh-Tronix, ADS Hancor, Green Plains, CHS, and Kahler Automation among others.

PROPERTY PHOTOS



REGIONAL MAP



Population

1-Mile

3-Miles

5-Miles

Current

4,539

9,226

10,754



Income

1-Mile

3-Miles

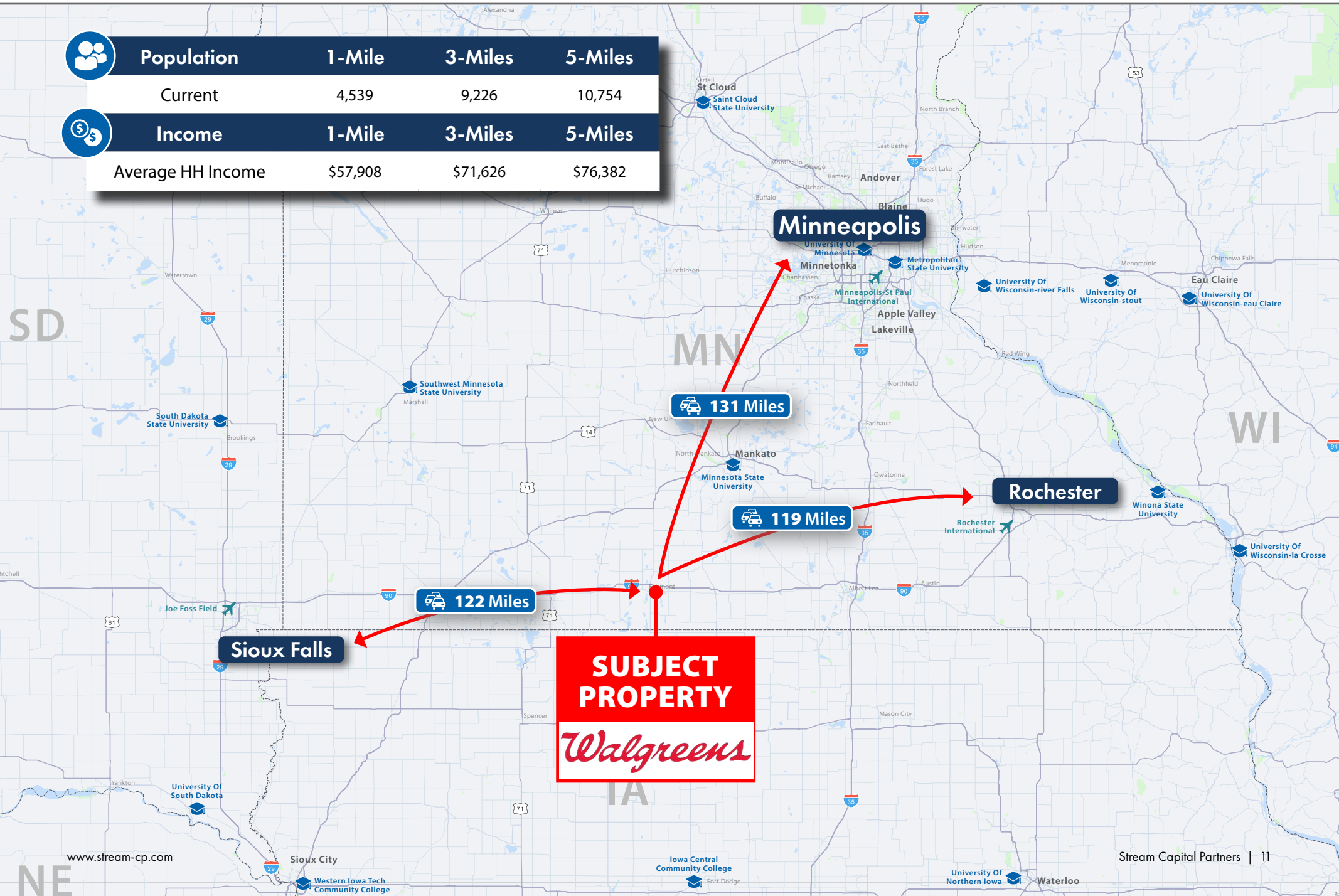
5-Miles

Average HH Income

\$57,908

\$71,626

\$76,382





Walgreens, one of the nation's largest drugstore chains, is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the first global pharmacy-led, health and wellbeing enterprise. Approximately 9 million customers interact with Walgreens in stores and online each day, using the most convenient, multichannel access to consumer goods and services and trusted, cost-effective pharmacy, health and wellness services and advice.

Walgreens Boots Alliance recently announced an increased investment in VillageMD, which will provide a full-service clinic in Walgreens stores, to advance its strategic position in the delivery of value-based primary care. This investment will accelerate the opening of more than 600 Village Medical at Walgreens primary care practices in more than 30 U.S. markets by 2025 and 1,000 by 2027.

287 Million

Number of prescriptions & immunizations filled in 2020

225,000

Total number of Walgreens Employees

85,000

Number of healthcare service providers

86 Million

Balance Rewards active members

78%

Of U.S. population lives within five miles of a store

9,000+

Number of stores in U.S., Puerto Rico & Virgin Islands





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