

Walgreens

2095 E Kansas Ave, McPherson, KS 67460

Marcus & Millichap
NNN DEAL GROUP

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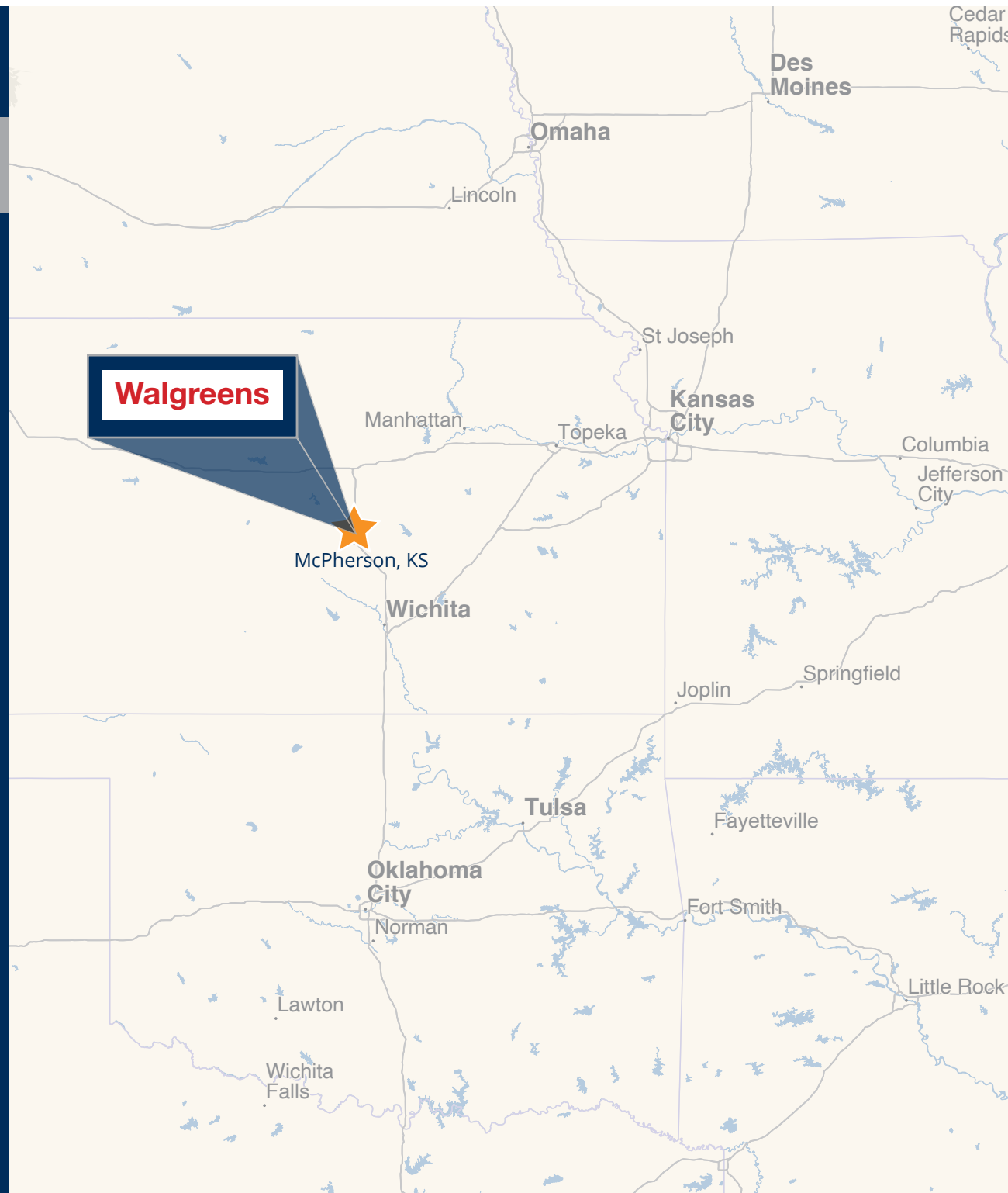
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Midway Motors
Auto Super Center



INVESTMENT SUMMARY

2095 E KANSAS AVE, MCPHERSON, KS 67460

PRICE: \$5,508,474

CAP: 5.90%

RENT: \$325,000

| OVERVIEW | |
|---------------------------|-------------|
| Price | \$5,508,474 |
| Gross Leasable Area (GLA) | 13,650 SF |
| Lot Size (approx.) | 1.48 Acres |
| Net Operating Income | \$325,000 |
| CAP Rate | 5.90% |
| Year Built | 2009 |

| ANNUALIZED OPERATING DATA | |
|---------------------------|-------------|
| Lease Term | Annual Rent |
| Current | \$325,000 |

| LEASE ABSTRACT | |
|----------------------|------------------|
| Lease Type | NNN |
| Lease Term | 25 Years |
| Lease Start | 4/1/2009 |
| Lease Expiration | 7/31/2034 |
| Renewal Options | 50x1 |
| Increase | Percentage Rents |
| Landlord Obligations | None At All |

Walgreens

INVESTMENT HIGHLIGHTS

- ◆ Built to suit location has been operating as a Walgreens since 2009
- ◆ Strong National credit worthy tenant
- ◆ Zero landlord responsibilities - True NNN lease
- ◆ Essential retailer with convenient drive-thru on site



14,320

TOTAL
POPULATION
WITHIN 5-MILE
RADIUS

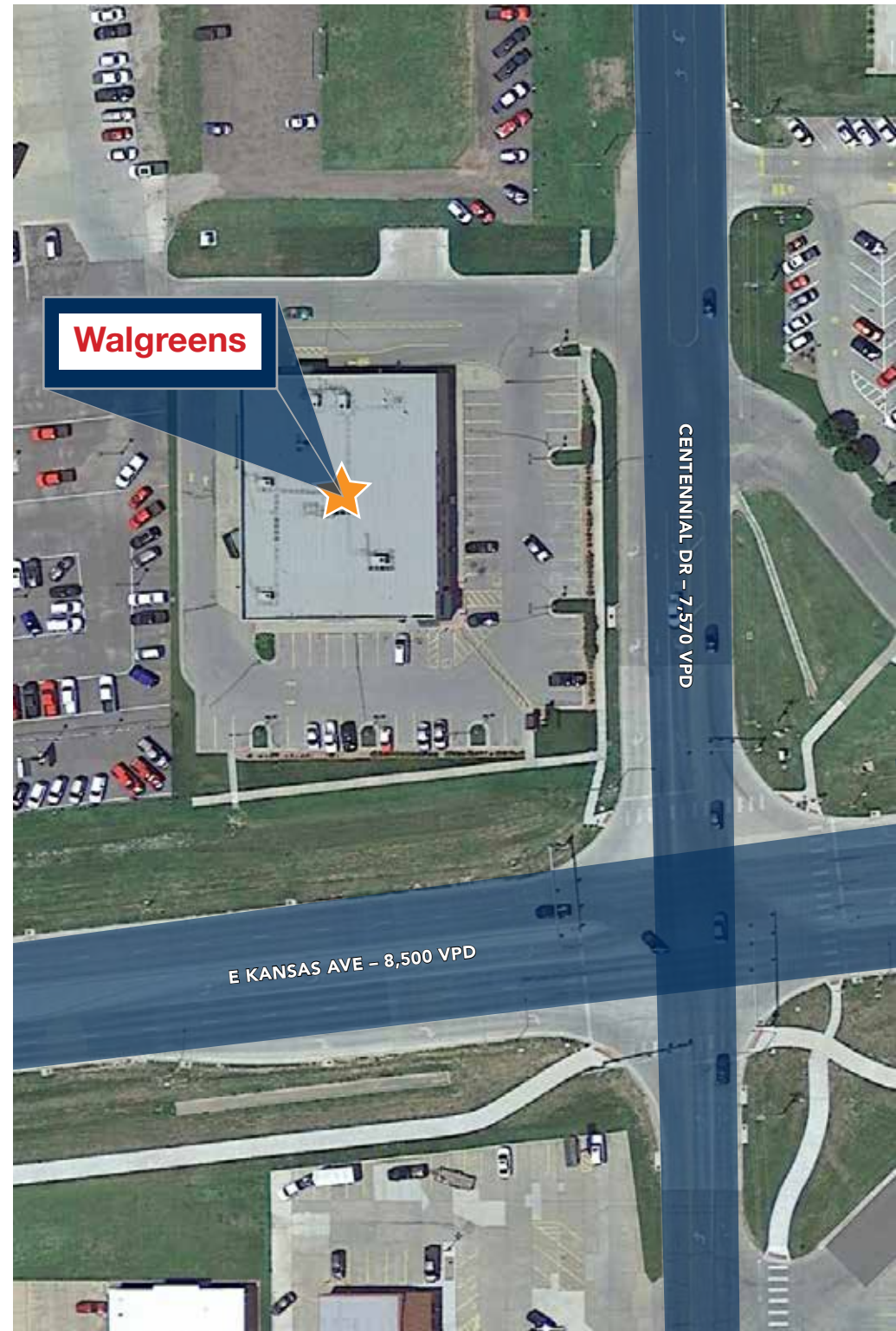


\$78,254

AVERAGE
HOUSEHOLD
INCOME WITHIN
5-MILE RADIUS

8,500 VPD - E KANSAS AVE

7,570 VPD - CENTENNIAL DR





TENANT SUMMARY

WALGREENS

Walgreens Boots Alliance, Inc. is the largest pharmacy led health and well-being company throughout the U.S. and Europe. The company was founded in 1901 and is headquartered in Deerfield, Illinois. Walgreens Boots Alliance and its various equity method investments have a presence in over 25 countries and employ over 385,000 people.

The company operates through three segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical Wholesale. The Retail Pharmacy USA segment sells prescription drugs and an assortment of general merchandise, convenience foods, and more through its retail drugstores and convenient care clinics. It also provides specialty pharmacy services and manages in-store clinics under the brand Healthcare Clinic. As of August 31, 2016, this segment operated over 13,700 retail stores under the Walgreens and Duane Reade brands in the United States. This segment also operated 7 specialty pharmacy locations and managed approximately 400 Healthcare Clinics. The Retail Pharmacy International segment sells prescription drugs; and health, beauty, toiletry, and other consumer products through its pharmacy led health and beauty stores. The Boots segment operated 4,673 retail stores in various countries, and 636 optical practices in the United Kingdom.

Walgreens Boots Alliance is one of the largest wholesale and distribution networks. It has over 390 distribution centers that deliver to over 230,000 pharmacies, doctors, health centers, and hospitals in more than 20 countries.

RANKINGS

- ◆ Ranked #19 Fortune 500
- ◆ Ranked #177 Forbes Global 2000
- ◆ Standard & Poor's Rated BBB





WALGREENS



DEERFIELD, IL
HEADQUARTERS

CORPORATE

GUARANTOR

8,965 +/-

LOCATIONS

PUBLIC

OWNERSHIP

WALGREENS BOOTS
ALLIANCE, INC.

TENANT TRADE
NAME

\$139.5(BIL)

REVENUE

UP 8.6%
FROM 2020

ANNUAL SALES

WWW.WALGREENS.COM

WEBSITE

Walgreens

SITE PLAN

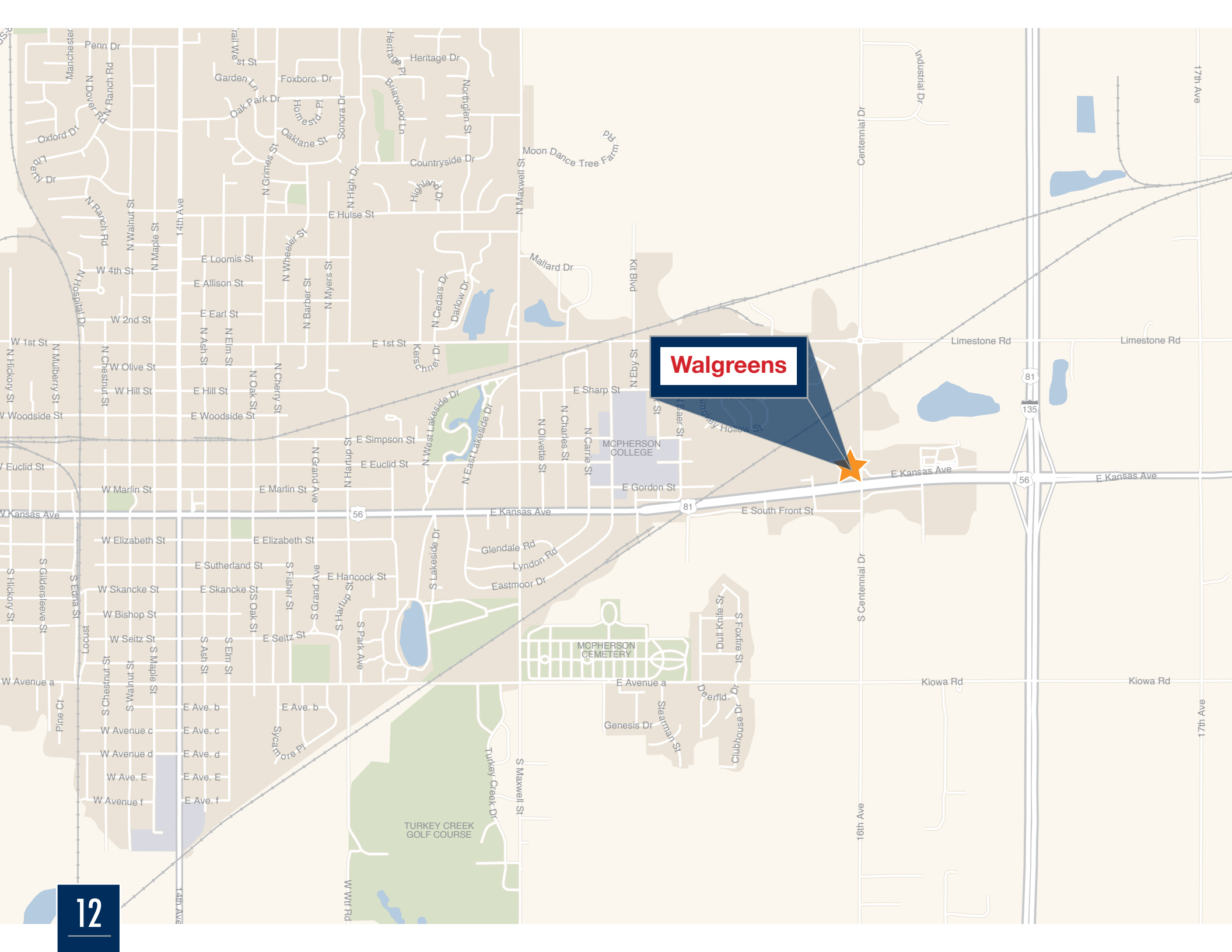


Orscheln Farm
& Home

Walmart
Supercenter

Walgreens

DRIVE
THRU



Walgreens

LOCATION OVERVIEW

MCPHERSON, KANSAS

McPherson is a city in and county seat of McPherson County, Kansas, in the central part of the state. McPherson is located approximately 50 miles from Wichita, the largest city in Kansas. In the 1920s and 1930s, businessmen and aeronautical engineers established aircraft manufacturing companies in Wichita, including Beechcraft, Cessna, and Stearman Aircraft. The city became a US aircraft production hub known as the "Air Capital of the World". Textron Aviation, Learjet, Airbus and Spirit AeroSystems continue to operate design and manufacturing facilities in Wichita, and the city remains a major center of the American aircraft industry. Wichita is also home to McConnell Air Force Base and Wichita Dwight D. Eisenhower National Airport, the largest airport in Kansas.

McPherson has developed into one of the most industrialized small communities in the nation. Centered in one of the largest wheat producing areas of the United States, McPherson is also ranked among the top agricultural centers of Kansas. McPherson continues to thrive in the areas of agriculture, industry, and education - attracting residents who contribute to McPherson's overall economic growth and community personality. McPherson College is located on the east side of town and continues to grow, with almost 1,000 students attending annually. Additionally, McPherson Hospital is the largest medical center in the area and serves as one of the main employers in the county.







AutoZone


CHEVROLET

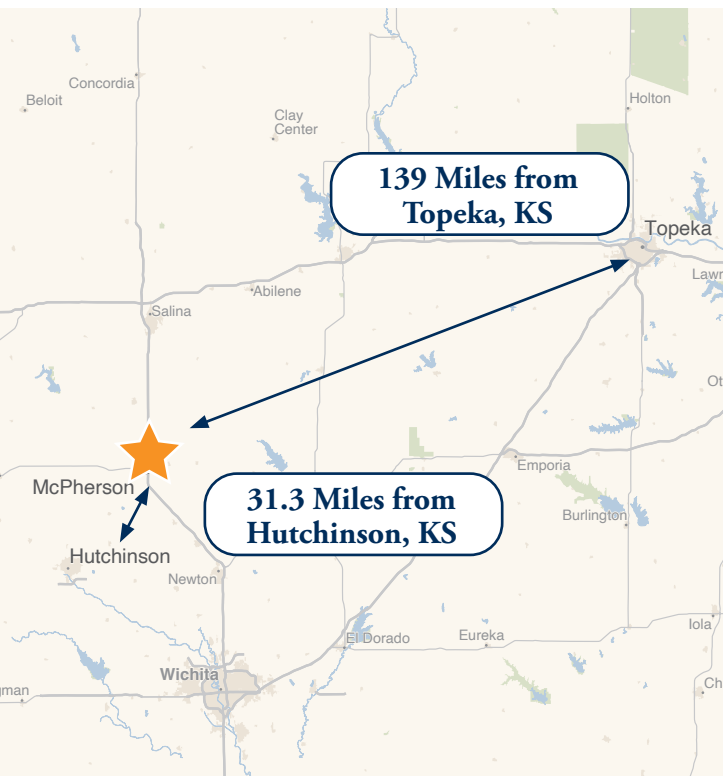
GMC
BUICK

E KANSAS AVE – 8,500 VPD

CENTENNIAL DR – 7,570 VPD




THE LINCOLN
MOTOR COMPANY



MAJOR EMPLOYERS MCPHERSON, KANSAS

| COMPANY | RANK |
|---------------------------|------|
| Pfizer | 1 |
| CHS Inc | 2 |
| The Bradbury Company | 3 |
| Viega | 4 |
| The Grasshopper Co. | 5 |
| Moundridge Manufacturing | 6 |
| Johns Manville | 7 |
| Central Plastics | 8 |
| Piping Technology Company | 9 |
| Ferguson Production | 10 |

DEMOGRAPHICS / MCPHERSON, KS



14,320

Total Population Within 5-Mile Radius



\$78,254

Average Household Income
Within 5-Mile Radius



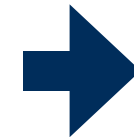
\$63,357

Median Household Income
Within 5-Mile Radius



5,953

Total Households Within
5-Mile Radius



1.20%

From 2000

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------|---------|---------|---------|
| 2026 Projection | 1,813 | 13,223 | 14,424 |
| 2021 Estimate | 1,733 | 13,149 | 14,320 |
| Growth 2020 - 2025 | 4.57% | 0.56% | 0.73% |
| 2000 Census | 1,970 | 14,041 | 15,232 |
| 2010 Census | 1,647 | 13,433 | 14,596 |
| Growth 2000 - 2010 | -16.40% | -4.33% | -4.18% |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| 2026 Projections | 803 | 5,597 | 6,040 |
| 2021 Estimate | 764 | 5,524 | 5,953 |
| Growth 2020 - 2025 | 5.02% | 1.31% | 1.47% |
| 2000 Census | 728 | 5,479 | 5,882 |
| 2010 Census | 727 | 5,634 | 6,056 |
| Growth 2000 - 2010 | -0.12% | 2.83% | 2.96% |

| HOUSEHOLDS BY INCOME (2021 Est.) | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------------|----------|----------|----------|
| \$200,000 or More | 4.78% | 3.22% | 3.25% |
| \$150,000 - \$199,999 | 4.54% | 4.41% | 4.35% |
| \$100,000 - \$149,999 | 17.91% | 15.19% | 15.31% |
| \$75,000 - \$99,999 | 20.93% | 17.35% | 17.31% |
| \$50,000 - \$74,999 | 15.98% | 19.40% | 19.31% |
| \$35,000 - \$49,999 | 12.15% | 12.93% | 13.02% |
| \$25,000 - \$34,999 | 8.99% | 9.72% | 9.68% |
| \$15,000 - \$24,999 | 5.28% | 7.18% | 7.20% |
| \$10,000 - \$14,999 | 2.12% | 4.33% | 4.35% |
| Under \$9,999 | 7.32% | 6.27% | 6.22% |
| 2021 Est. Average Household Income | \$91,833 | \$78,342 | \$78,254 |
| 2021 Est. Median Household Income | \$72,667 | \$63,382 | \$63,357 |
| 2021 Est. Per Capita Income | \$40,489 | \$33,083 | \$32,690 |

| POPULATION PROFILE | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|--------|---------|---------|
| 2021 Estimated Population by Age | 1,733 | 13,149 | 14,320 |
| Under 4 | 6.8% | 6.2% | 6.2% |
| 5 to 14 Years | 11.5% | 13.7% | 13.6% |
| 15 to 17 Years | 3.9% | 4.1% | 4.1% |
| 18 to 19 Years | 2.0% | 2.1% | 2.1% |
| 20 to 24 Years | 5.5% | 6.0% | 5.9% |
| 25 to 29 Years | 7.3% | 7.1% | 7.0% |
| 30 to 34 Years | 7.2% | 6.5% | 6.5% |
| 35 to 39 Years | 7.5% | 7.0% | 6.9% |
| 40 to 49 Years | 11.0% | 10.6% | 10.7% |
| 50 to 59 Years | 12.9% | 12.1% | 12.3% |
| 60 to 64 Years | 6.9% | 6.8% | 6.9% |
| 65 to 69 Years | 5.1% | 5.1% | 5.2% |
| 70 to 74 Years | 5.0% | 4.2% | 4.2% |
| Age 75+ | 7.4% | 8.6% | 8.4% |
| 2021 Median Age | 38.9 | 38.1 | 38.3 |

| | | | |
|---|--------|--------|--------|
| 2021 Population 25 + by Education Level | 1,219 | 8,931 | 9,751 |
| Elementary (0-8) | 0.79% | 2.14% | 2.59% |
| Some High School (9-11) | 3.67% | 4.51% | 4.72% |
| High School Graduate (12) | 25.78% | 27.34% | 27.63% |
| Some College (13-15) | 33.82% | 25.42% | 25.40% |
| Associates Degree Only | 6.53% | 8.65% | 8.72% |
| Bachelors Degree Only | 19.51% | 20.98% | 20.39% |
| Graduate Degree | 9.44% | 10.34% | 9.94% |

Walgreens

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