

WALGREENS



ACROPOLIS
COMMERCIAL ADVISORS LLC

Absolute NNN Lease | 1 Mile From Regional Hospital | 4 Miles
From Additional Hospital, Medical Center, Children's Hospital



ACTUAL LOCATION

PEORIA, IL

MARKETING PACKAGE

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ACTUAL LOCATION

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PRICING SUMMARY

4814 N Sheridan Road
Peoria, IL 61614

PRICING SUMMARY

Purchase Price	\$7,242,081.00
Cap Rate	6.25%
NOI	\$452,630.04

LEASE SUMMARY

Lease Type	Absolute NNN
Lease Commencement	01/28/2002
Lease Expiration	01/31/2027
Guarantee	Corporate
Options	Ten, (5-Year)
Rental Increases	Percentage Rent



ACTUAL LOCATION

PROPERTY SUMMARY

GLA | 15,120 Square Feet

LAND AREA | 1.57 Acres

ACCESS | Two (2) Entry/Exit

DRIVE THRU | Yes

YEAR BUILT | 2000

OWNERSHIP | Fee Simple



ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



Essential Retailer



Absolute NNN Lease



**1 Mi From
Regional Hospital**



**\$83,000+
Avg HH Income (1 Mi)**

INVESTMENT HIGHLIGHTS



ACTUAL LOCATION

Close Proximity to City's Largest Employers | Less than 1-Mile from UnityPoint Health – Peoria Hospital (220 Beds) | Less than 4-Miles from UnityPoint Health – Methodist Hospital (330 Beds), OSF St. Francis Medical Center, Children's Hospital of Illinois

- Walgreens is strategically situated less than 1-mile from the UnityPoint Health – Peoria Hospital. This campus has 220 beds. Walgreens is situated less than 4-miles from UnityPoint Health's other Peoria campus, UnityPoint Health – Methodist Hospital, which is 330 beds.
- As well, the Property is less than 10 minutes from the campus of OSF St. Francis Medical Center and Children's Hospital of Illinois.
- OSF St. Francis Medical Center is Peoria's second largest employer with over 6,000 employees, while UnityPoint Health is the third largest with over 3,000 employees.
- As well, the Property is less than 10 minutes from Peoria's largest employer, Caterpillar Inc., with over 12,000 employees. The company's Peoria location serves as the corporate headquarters.

Signalized Intersection | 112,000+ Residents | Avg HH Income Over \$83,000 | 4 Miles from Downtown Peoria

- Walgreens sits at the hard corner of West Glen Ave and North Sheridan Rd, where it is visible to almost 28,000 vehicles per day. The Property features two entry/exit points with one on each roadway, providing for greater ease of access.
- Both roads connect to State Route 150, which provide greater access to nearby Interstate 74. As well, both roads connect to State Route 40, also providing access to I-74. Both State Routes allow for easier travel to and from Downtown Peoria, approximately 4-miles away.
- Within 5-miles of the Walgreens there are over 112,000 residents. In the immediate vicinity of 1-mile live residents with an average household income of over \$83,000.

Situated on Main Commercial Corridors | Close Proximity to Shopping Centers and Northwoods Mall

- Both West Glen and North Sheridan are major commercial corridors that are also surrounded by residential neighborhoods. Retailers along West Glen include Schnucks grocery, Chili's, Bed Bath & Beyond, and KFC, among others. North Sheridan features retailers including Hy-Vee, Kroger, Planet Fitness, and Dairy Queen, among others. The Kroger sits in Evergreen Square – which includes other retailers such as Dollar Tree, TJ Maxx, Party City, PetCo, and Office Depot, and is currently being redeveloped. The redevelopment includes Kroger moving within the Square and reopening as a Kroger Marketplace.
- Other shopping centers in the immediate area include Glen Hollow Shopping Center and Westlake Shopping Center, both less than 10 minutes away from the Property. Major tenants at Glen Hollow include Lowe's, TJ Maxx, PetSmart, Party City, Target, and Best Buy. Westlake's tenants include Five Guys, Ross Dress for Less, Guitar Center, ULTA Beauty, Burlington Coat Factory, and Michaels, among others.
- As well, the Property is less than 10 minutes from the Northwoods Mall, featuring over 70 different shops and restaurants.

Absolute NNN Lease | Corporate Guarantee | Zero Landlord Responsibilities

- The Property is subject to an Absolute NNN lease with Walgreens which provides for zero landlord responsibilities. As well, the lease boasts a corporate guarantee for added security.

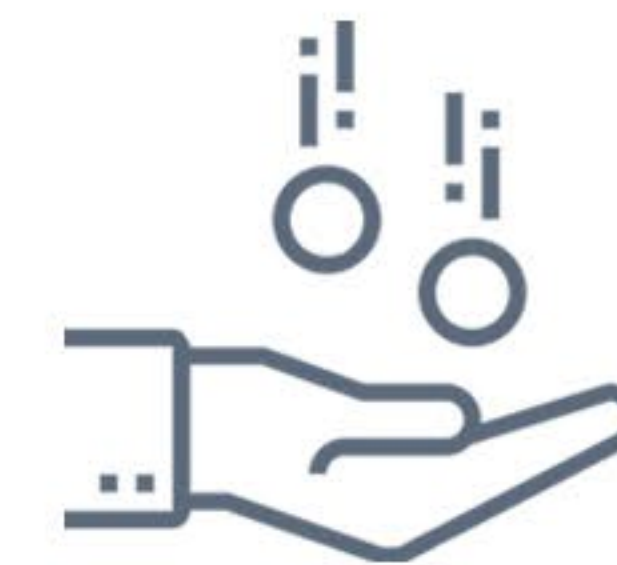
TENANT OVERVIEW



REPRESENTATIVE PHOTO

Walgreens Boots Alliance, Inc. ("Walgreens") is a global leader in retail pharmacy, operating approximately 13,000 stores in 9 countries and employing over 315,000 people. Walgreens business is comprised of retail, pharmacy, and health services locations as well as ancillary digital health platforms. Walgreens is the largest retail pharmacy, health and daily living destination across the United States and Europe with sales of \$132.7 billion for fiscal year 2022. Walgreens is publicly traded on NASDAQ under the "WBA" ticker and has a BBB rating from Standard & Poor's.

Walgreens



OWNERSHIP
Public



TENANT
Corporate



STOCK SYMBOL
WBA (NASDAQ)



NUMBER OF LOCATIONS
8,700+



HEADQUARTERED
Deerfield, IL



WEBSITE
www.walgreens.com

AERIAL MAP



AERIAL PHOTO





UnityPoint Health
PROCTOR HOSPITAL
200 BEDS

- ^ PROCTOR HOSPITAL EMERGENCY ROOM
- ^ CENTRAL ILLINOIS DERMATOLOGY
- ^ PROCTOR PROFESSIONAL BUILDING
- ^ PROCTOR CHILDCARE CENTER
- ^ OSF ST. FRANCIS MEDICAL CENTER - OUTPATIENT INFUSION CENTER
- ^ UNITYPOINT OUTPATIENT DIALYSIS CENTER
- ^ HULT CENTER FOR HEALTHY LIVING
- ^ AFFINITY WOMEN'S HEALTH CARE
- ^ UNITYPOINT - CENTRAL ILLINOIS FOUNDATION

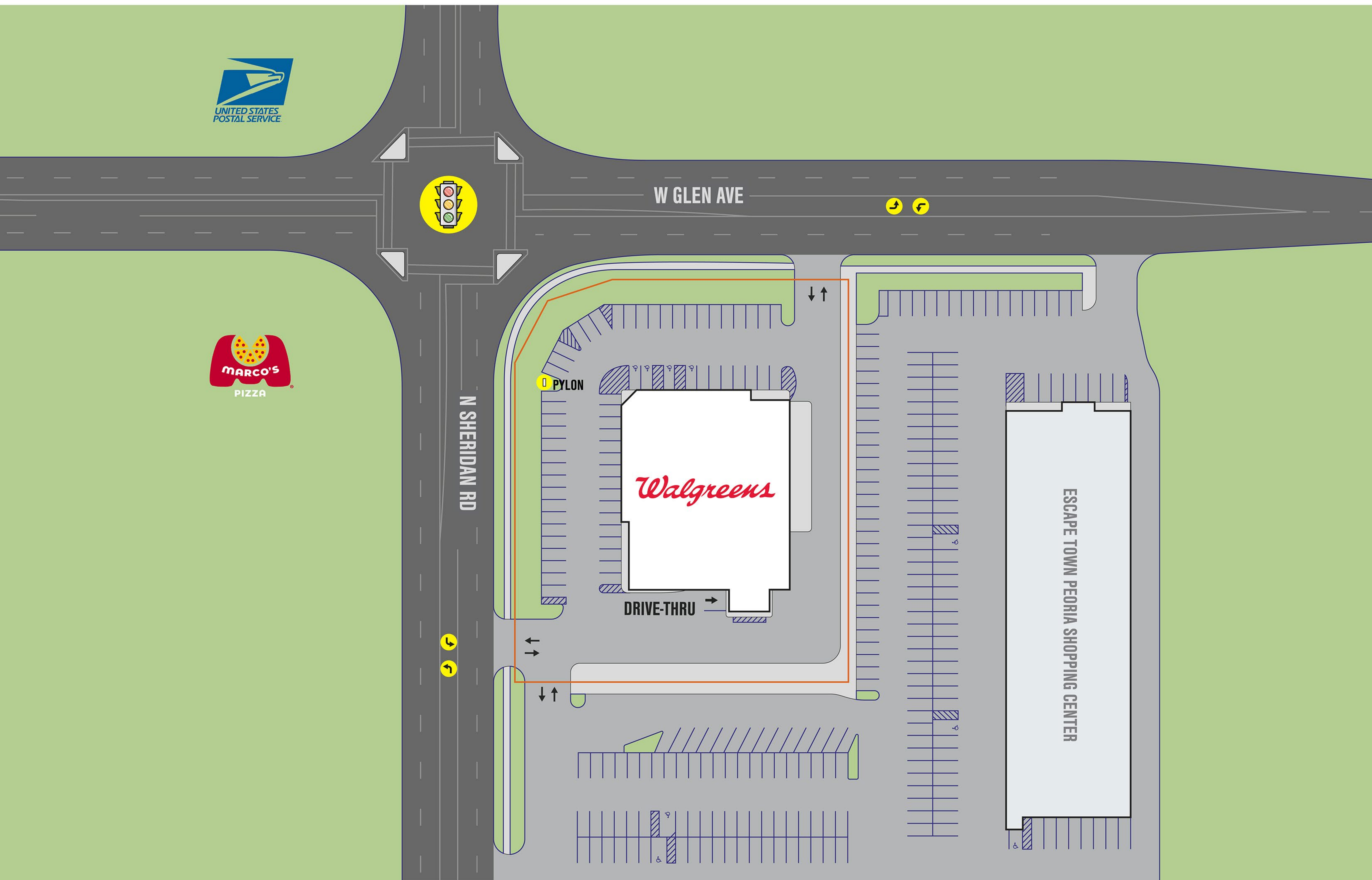
SUBJECT PROPERTY
Walgreens

17,130 AADT

W GLEN AVE

N SHERIDAN RD

SITE PLAN



REFERENCE MAP & DEMOGRAPHICS

2023 POPULATION	
1 Mile	7,700
3 Mile	67,457
5 Mile	112,137
2023 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$83,741
3 Mile	\$86,555
5 Mile	\$87,877
APPROXIMATE DRIVE TIMES	
Bloomington, IL	30 min
Springfield, IL	1 Hr
Champaign, IL	1 Hr 15 Min
Davenport, IA	1 Hr 30 Min
Chicago, IL	2 Hr 30 Min

