



WALGREENS

39023 N GREEN BAY RD, BEACH PARK, IL 60087

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Walgreens

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PROPERTY INFORMATION

SECTION 1

Walgreens

PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee - NASDAQ:WBA
- High Reported Sales
- Excellent Ingress and Egress Points
- Hard Corner at Signalized Intersection
- 15,000+ VPD

OFFERING SUMMARY

Sale Price:	\$4,300,000
Lot Size:	88,000 SF
Building Size:	14,547 SF
NOI:	\$300,000.00
Cap Rate:	6.97%

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This is the opportunity to purchase an absolute NNN Leased Walgreens in Beach Park, Illinois. This long term lease calls for zero landlord obligations and has ten, 5-year options to renew. The location is corporately guaranteed by Walgreens and has high reported sales; 2022 sales: \$1,940,000 in merchandise sales; \$36,156.90 in RX sales; \$460,097.37 in CONV FD. This Walgreens is well situated on a hard corner at a signalized intersection of W Wadsworth Rd & N Green Bay Road with exposure to 15,000+ vehicles per day. The asset has excellent ingress and egress points and located adjacent to the Waukegan National Airport.

LOCATION DESCRIPTION

Beach Park is a village in Benton and Waukegan townships of Lake County, Illinois, United States. Per the 2020 census, the population was 14,249. Wikipedia

ADDITIONAL PHOTOS

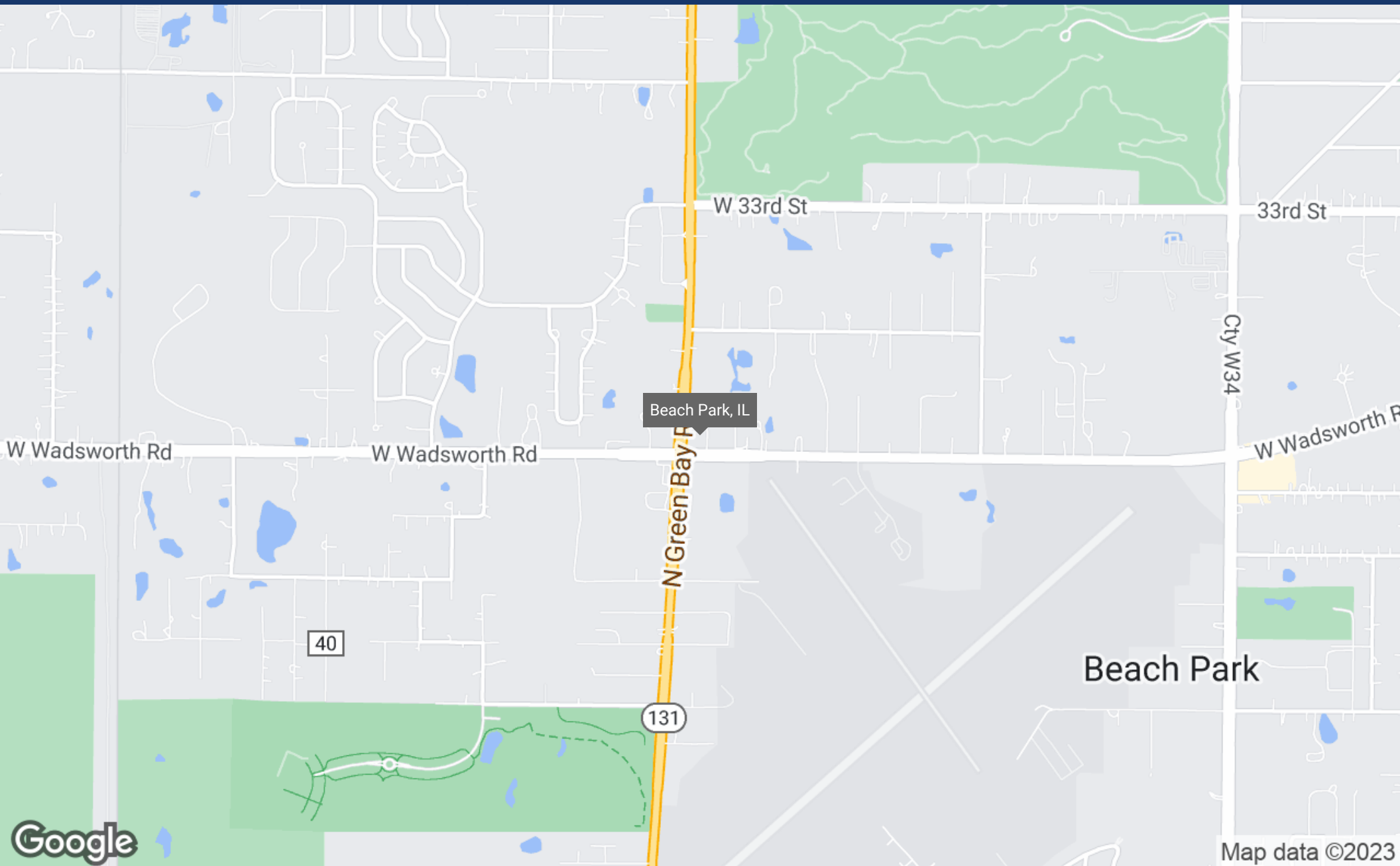




LOCATION INFORMATION

SECTION 2

REGIONAL MAP



AERIAL MAP





FINANCIAL ANALYSIS

SECTION 3

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$4,300,000
Price per SF	\$296
Net Operating Income	\$300,000
CAP Rate	6.97%
Lease Start - Lease End	9/1/2005 - 8/31/2030
Options	Ten, 5-Year Options

RENT SUMMARY

Current Rent	\$25,000/per month
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DEMOGRAPHICS

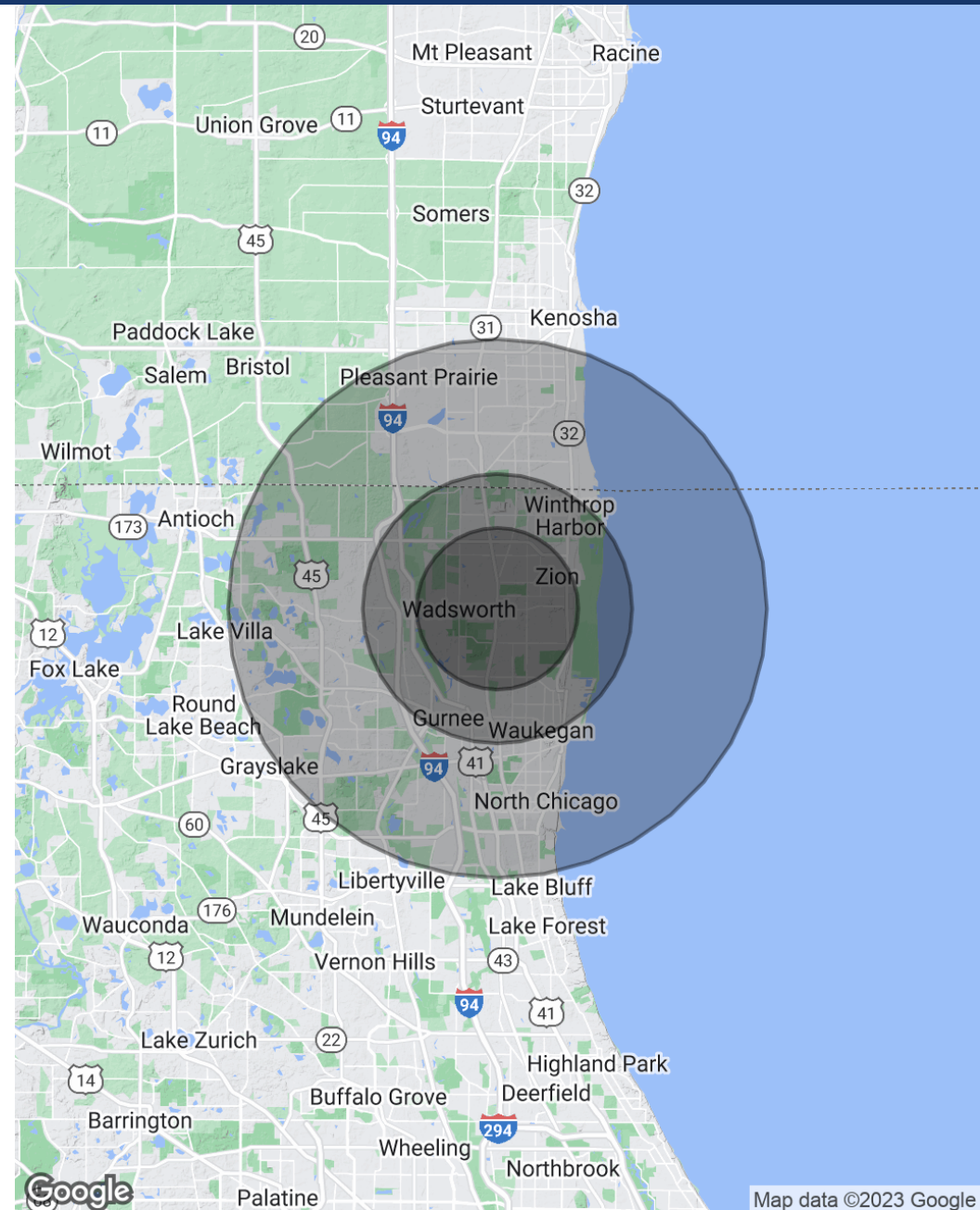
SECTION 4

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	50,973	125,891	323,175
Average Age	36.6	36.2	37.0
Average Age (Male)	36.6	34.8	35.8
Average Age (Female)	36.6	37.3	37.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,928	47,573	120,263
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$74,572	\$72,664	\$88,488
Average House Value	\$162,435	\$162,019	\$194,257

* Demographic data derived from 2020 ACS - US Census





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