

Walgreens

499 SALT LICK RD | SAINT PETERS, MO 63376



INTERACTIVE
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:



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BROKER OF RECORD

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SALT LICK RD
±17,000 VPD



TABLE OF CONTENTS

The Walgreens logo is rendered in a red, cursive script font. The letters are connected and have a fluid, handwritten appearance. The 'W' is particularly large and stylized, with the 'a' and 'l' following closely. The 'g' is also large and has a prominent loop. The 'r' and 'e' are smaller and more compact. The 'e' and 'e' are connected, and the 'n' and 's' are also connected. The overall style is classic and recognizable.

499 SALT LICK RD | SAINT PETERS, MO 63376

OFFERING MEMORANDUM

EXECUTIVE OVERVIEW



SIGNALIZED CORNER WITH IMMEDIATE INTERSTATE ACCESS: Walgreens is incredibly well positioned along the signalized corner of Salt Lick Road and Boschert Landing Blvd. Located less than half a mile from Interstate-70, Walgreens benefits from 147,000+ vehicles utilizing this vital highway system daily.



ABSOLUTE NNN LEASE: This lease offers zero landlord responsibilities ideal for an investor looking for an extremely passive and secure investment. The lease has over 8 years remaining with 10, 5-year option periods.



IDEAL DEMOGRAPHICS: Saint Peters is found 30 miles West of St. Louis, MO. The average household income within a 5-mile radius is \pm \$105,000 which accounts for 133,000+ residents.



ST. LOUIS, MO MSA: The greater St. Louis, MO metropolitan area is home to over 2.8 million residents making it the largest metro in the state.



CRITICAL DRIVE-THRU LANE: Drive-thru lanes proved to be critical for retailers through the pandemic, and as total sales volume for restaurants, pharmacy and bank properties last year hit a record \$12 Billion, the interest in drive-through real estate has exploded.



INVESTMENT GRADE CREDIT TENANT: Rent is guaranteed by Walgreens Corporate, a Fortune 500 company boasting an S&P credit rating of BBB and a \pm \$31 billion market cap.

FINANCIAL OVERVIEW



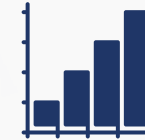
\$4,165,517

LIST PRICE



\$ 302,000

NOI



7.25%

CAP RATE

EXECUTIVE SUMMARY

Address	499 Salt Lick Rd Saint Peters, MO 63376
GLA	±14,740 SF
Year Built	2007
Lot Size	±1.39 AC

FINANCING INQUIRIES

For financing options reach out to:

Corey Russell
+1 (817) 932-4333
corey.russell@matthews.com

TENANT SUMMARY

Tenant Trade Name	Walgreens
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof/Structure, Parking Lot,HVAC	Tenant Responsibility
Original Lease Term	25 Years
Rent Commencement Date	5/1/2007
Lease Expiration Date	4/30/2032
Term Remaining on Lease	±8 Years
Options	Ten, 5-Year Options



Marshall's **Burlington**
ULTA BEAUTY **ROSS** five carter's
DRESS FOR LESS **BELOW** OLD NAVY

Advance
Auto Parts

BURGER
KING

Days Inn
BY WYNDHAM

QT

MID RIVER MALL
± 2.6 MILES AWAY

INTERSTATE
70 ± 147,000 VPD

ups

El Mezón
AUTHENTIC MEXICAN RESTAURANT

Walgreens
SUBJECT PROPERTY

★ macy's **DICK'S** Bath & Body Works
SPORTING GOODS
Visionworks **FINISH LINE**
Dillard's AMERICAN EAGLE OUTFITTERS
H&M PANDA EXPRESS JCPenney Hallmark
CHINESE KITCHEN

JANIS ANN DR

SCRUBBLES

PIRRONE'S
PIZZERIA

PHILLIPS
66

POPEYES

SALT LICK RD ± 17,000 VPD

ASPEN TRAILS APARTMENTS

jiffy lube

BOSCHERT'S LANDING BLVD

FOUR WINDS DR



± 147,000 VPD

POPEYES

Walgreens

SUBJECT PROPERTY

JANIS ANN DR

BOSCHERT'S LANDING BLVD



SALT LICK RD ± 17,000 VPD

CENTRAL COUNTY FIRE AND RESCUE STATION



TENANT OVERVIEW



COMPANY NAME
Walgreens

OWNERSHIP
Public

YEAR FOUNDED
1901

INDUSTRY
Drug Store

HEADQUARTERS
Deerfield, IL

NO. OF EMPLOYEES
±315,000

Walgreens

TENANT OVERVIEW

Walgreen Company is an American company that operates 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. It was founded in Chicago, Illinois, in 1901, and is headquartered in the Chicago suburb of Deerfield, Illinois. On December 31, 2014, Walgreens and Switzerland-based Alliance Boots merged to form a new holding company, Walgreens Boots Alliance Inc.-an integrated pharmacy, healthcare and retail leader serving millions of customers and patients every day, with a 170-year heritage of caring for communities. Walgreens became a subsidiary of the new company, which retained its Deerfield headquarters and trades on the Nasdaq under the symbol WBA. WBA has more than 315,000 team members and a presence in nine countries through its portfolio of consumer brands: Walgreens, Boots, Duane Reade, the No7 Beauty Company, Benavides in Mexico and Ahumada in Chile. Walgreens provides solutions for payers and health systems, resources for healthcare professionals, and has a Walgreens center for health & wellbeing research.

WALGREENS HEALTH FOCUS

Walgreens' overall value proposition differentiates it from competitors in valuable ways. Specifically, a focus on health gives Walgreens a competitive advantage over other pharmacies. By putting health at the forefront of all aspect of the business and reducing customers' shopping time, Walgreens has achieved placement in a league of its own as competition aims their focus on things such as convenience, design, or low prices.

AREA OVERVIEW

ST. PETERS, MO

The lovely suburb of St. Peters, which is located about 30 miles northwest of Downtown Saint Louis, is a top area to live. The city has a population of about 55,000 residents and it offers a friendly neighborhood feel with contemporary amenities. The city has received recognition for its exceptional quality of life.

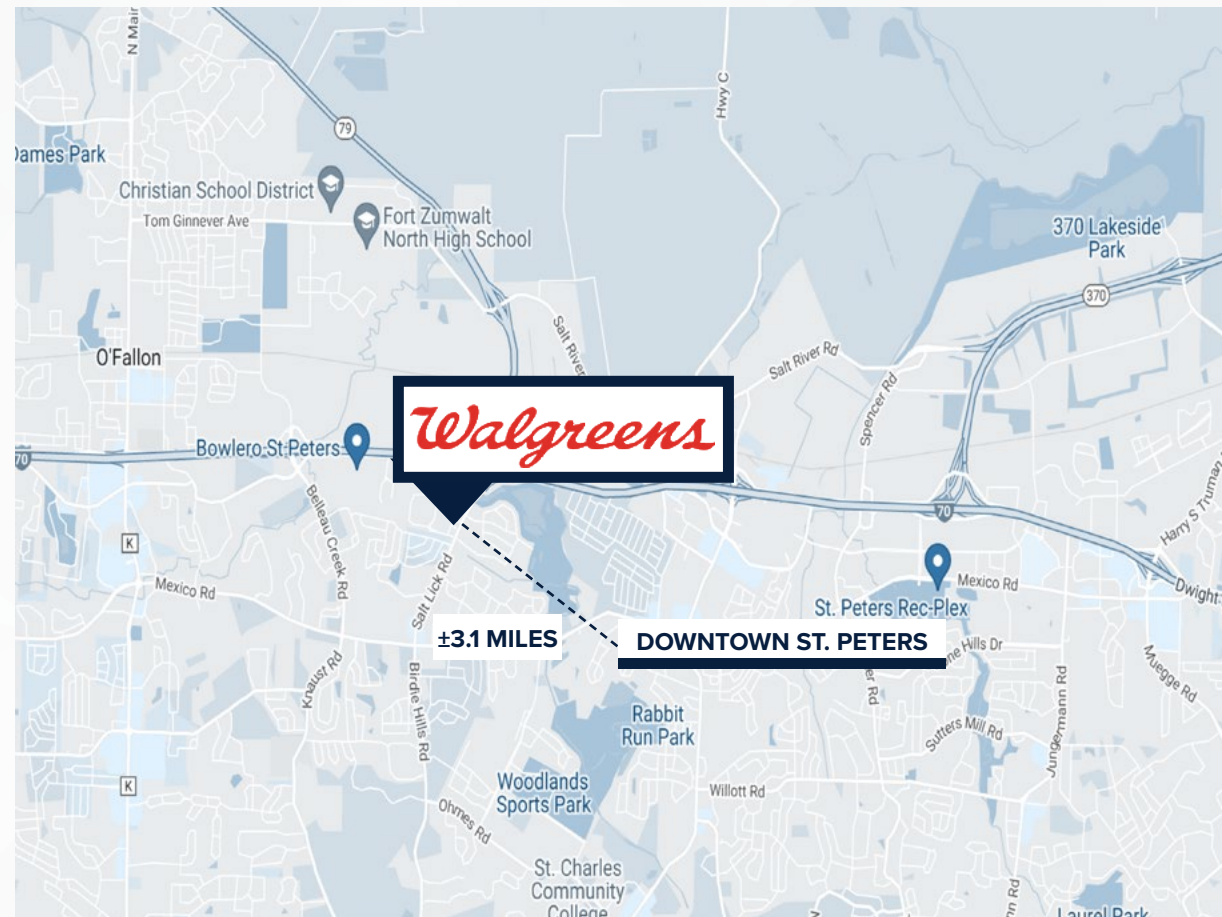
St. Peters takes pride in its superb facilities and variety of outdoor activities. The well-known St. Peters Rec-Plex has first-rate amenities like swimming pools, ice rinks, and extensive sports programs. The city takes great care of its outside areas, which include 25 parks, 20 kilometers of paved walkways, and a variety of playgrounds and sports fields. A spectacular 300-acre park with a lovely 140-acre lake that is ideal for boating, fishing, and camping is called 370 Lakeside Park, and it is the highlight.

Manufacturing, healthcare, retail, and professional services are just a few of the many businesses that make up St. Peters' broad and dynamic economy. BJC Healthcare, Boeing, General Motors, and MasterCard are some of the region's largest employers. The city's convenient position near major roads and Lambert-St. Louis International Airport is a factor in its business-friendly atmosphere.

With adjacent establishments like St. Charles Community College and Lindenwood University, St. Peters has several alternatives for higher education. Students can choose from a variety of academic programs and possibilities for professional development at these institutions.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	50,032	137,549	363,472
2023 Estimate	48,568	133,913	351,451
2020 Census	47,597	131,484	343,551
Annual Growth 2023-2028	1.2%	1.1%	1.2%
HOUSEHOLD	3-MILE	5-MILE	10-MILE
2028 Projection	19,573	53,455	142,976
2023 Estimate	18,881	51,637	137,365
2020 Census	18,392	50,335	133,455
Annual Growth 2023-2028	1.2%	1.1%	1.2%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$100,101	\$105,592	\$109,890



DISTANCE MAP

Walgreens

±34 MILES



ST. LOUIS, MO

ST. LOUIS, MO

With a population of over 300,000 residents, the city of St. Louis lies beside the confluence of Missouri and the Mississippi Rivers where the city's most recognizable feature is perched. The Gateway Arch, the centerpiece of the Jefferson National Expansion Memorial, is the tallest man-made monument in the United States. St. Louis is occupied by nearly 40 colleges, universities, and technical schools some of the largest being Washington University in St. Louis, Saint Louis University, and University of Missouri–St. Louis.

In addition to its importance as a biotech and business center, the rivers and Port of St. Louis play a large role in moving goods throughout the country. The city has numerous museums and attractions within the city including the St. Louis Art Museum, the Missouri History Museum, and the St. Louis Zoo. St. Louis is the home of the world-renowned Saint Louis Symphony Orchestra which was founded in St. Louis in 1880 and is the second-oldest orchestra in the nation. St. Louis is the cultural and economic center of the Greater St. Louis Metropolitan area (home to nearly 3,000,000 people), which is the largest metropolitan area in Missouri.





ECONOMY

St. Louis, Missouri, has a thriving and diverse economy, which has helped to establish it as a **significant US commercial hub**. The city acts as a regional hub for a number of sectors, including technology, manufacturing, healthcare, and finance. St. Louis has long been a top choice for companies looking for logistical advantages due to its great position along the Mississippi River and well-connected transit system. Express Scripts, Emerson Electric, and Centene Corporation, among other large companies, have made the city their headquarters, fostering job growth and economic prosperity.

Its metro area is home to major corporations, including Anheuser-Busch, Express Scripts, Energizer, Panera, Enterprise, Peabody Energy, Monsanto, Go Jet, Purina, and Sigma-Aldrich. **Eight Fortune 500 companies are located within the St. Louis metropolitan area** including Centene, Emerson Electric, Reinsurance Group of America, Edward Jones, Graybar Electric, Olin, Ameren, and Post Holdings. This city has also become known for its growing medical, pharmaceutical, and research presence. The **total Gross Domestic Product (GDP)** for the St. Louis Metropolitan Statistical Area was **over \$187.6 billion**.

MAJOR EMPLOYERS



TOURISM

A bustling city with a wide variety of tourist attractions and cultural experiences is St. Louis, Missouri. The Gateway Arch, a spectacular stainless steel monument that represents the city's function as the Gateway to the West, is one of the most recognizable sights.

The Mississippi River and the city may be seen in magnificent detail from the top, where visitors can ride. A refuge for outdoor enthusiasts, Forest Park is a huge urban park that is bigger than Central Park in New York City. The Missouri History Museum, the Saint Louis Zoo, and the renowned Saint Louis Art Museum are all located there and offer a mix of historical, natural history, and artistic displays.

The City Museum, an eclectic and interactive museum built in a converted shoe factory, is another must-see destination. It has interesting architectural features, slides, and tunnels to explore.

Soulard is a very busy and historic district known for its thriving nightlife, extensive cultural history, and the well-known Soulard Market. By watching a live performance at The Pageant, a renowned music venue that has played host to recognized musicians, visitors can fully immerse themselves in the city's music scene.

Furthermore, St. Louis is renowned for its delectable cuisine, particularly its barbeque made in the city and its gooey butter cake. Tourists from all walks of life will find St. Louis to be a remarkable and delightful experience because to its wide variety of attractions, rich history, and thriving cultural environment.

26 MILLION VISITORS ANNUALLY

\$5.9 BILLION IN VISITOR SPENDING

PROVIDES +91,000 REGIONAL JOBS

- EXPLORESTLOUIS, 2022



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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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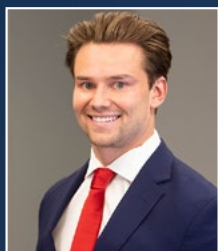
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