



OFFERING MEMORANDUM

WALGREENS

SWANSEA (ST. LOUIS MSA), IL

Marcus & Millichap

OFFERING SUMMARY

WALGREENS

2532 N. ILLINOIS STREET, SWANSEA, IL 62226

PRICE	\$3,200,000	
CAP RATE	7.00%	
NOI	\$223,992	
RENTABLE SQ FT.	13,905	
YEAR BUILT	1997	
LOT SIZE	1.87 AC	
TENANT TRADE NAME	Walgreens	
LEASE GUARANTOR	Corporate	
LEASE TYPE	NN	
ROOF & STRUCTURE	Landlord	
RENT COMMENCEMENT DATE	June 1997	
LEASE EXPIRATION DATE	June 2034	
TERM REMAINING ON LEASE	10.5 Years	
INCREASES	None	
OPTIONS	Nine, 5 Year Options	
BASE RENT	April 2015 - June 2034	\$223,992
OPTION RENT	June 2034 - June 2074	\$223,992 *
TENANT RESPONSIBILITIES	Taxes, Insurance, Parking Lot, HVAC	
LANDLORD RESPONSIBILITIES	Roof & Structure	

*TENANT HAS OPTIONS TO TERMINATE THE LEASE EVERY 5 YEARS BEGINNING ON JUNE 30, 2034 WITH 12 MONTHS' NOTICE.

TENANT HAS RIGHT OF FIRST REFUSAL FOR 15 DAYS



DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	6,725	67,231	113,457
AVG. HOUSEHOLD INCOME	\$97,865	\$77,990	\$84,466

INVESTMENT HIGHLIGHTS

LOWER RENT & PRICE POINT WALGREENS

- This Walgreens has a lower rent of \$223,992 per year which equates to a lower price point compared to most Walgreens Locations.

NEXT TO WELLNOW URGENT CARE & ACROSS FROM MULTIPLE MEDICAL PRACTICES

- The subject property is adjacent to a WellNow Urgent Care and is directly across the street from three Medical Practices.
- Memorial Hospital-Metro East, a 207K SF hospital, is located 1.8 miles away and has 2,154 employees.
- Memorial Hospital Belleville, a 85,000 SF hospital, is located 2.5 miles away and has 2,300 employees.

5 MILE POPULATION: 113,457

- This Walgreens is located in a dense residential infill with 113,457 people in a 5 mile radius.

SIGNALIZED INTERSECTION (18,350 VPD)

- This Walgreens has two entrances and is located at the signalized intersection of Hwy 159 and E Fullerton Rd with a combined 18,350 VPD.
- Hwy 161 (20,500 VPD) is less than 1 mile away and I-40 (78,800 VPD) is 4 miles away.

ST. LOUIS SUBURB | LARGEST MSA POPULATION IN MISSOURI

- Downtown St. Louis is 15 minutes away from this store.
- St. Louis is the second largest city in Missouri with a bi state metropolitan area population of over 2.8 million. It is the largest metropolitan area in Missouri and the second largest in Illinois.
- A global city with a metropolitan GDP of more than \$160 billion in 2017, metropolitan St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries.
- It is home to 8 fortune 500 companies including Wells Fargo Advisors, Ameren Corporation, Peabody Energy and more.

10.5 YEAR CORPORATE LEASE | 27 YEAR OPERATING HISTORY

- This is a 13,833 SF Walgreens with a drive thru that has been operating at this location since 1997
- The subject property has a corporate guaranteed NN Lease with Walgreens that commenced in June 1997 and expires in June 2034
- The tenant has the option to terminate the lease every 5 years beginning on June 30, 2034 with 12 months' notice to the Landlord.
- The Tenant is responsible for Parking Lot HVAC, Insurance & Taxes.
- The Landlord is responsible for roof & structure.

WALGREENS OPERATES 9,000+ LOCATIONS IN ALL 50 STATES

- Walgreens has over 9,000 retail pharmacies across the US with 78% of the US population living with 5 miles of a Walgreens.
- Employs more than 85,000 healthcare service providers, including pharmacy technicians, nurse practitioners and other health professionals.
- In 2021, Walgreens Co. purchased the majority of VillageMD and in the beginning of 2023 VillageMD closed on its acquisition of Summit Health.
- This acquisition creates one of the largest independent provider groups in the country operating more than 680 provider locations in 26 markets with 20,000 employees.
- Walgreens Co. plans to open 600 more VillageMD locations at existing Walgreens in more than 30 markets by 2025 and 1,000 by 2027.

TENANT SUMMARY



neighborhood health center

FORTUNE
500



\$110 BILLION

**NET
WORTH**

9,277+

**NUMBER OF
LOCATIONS**

WBA

**STOCK
SYMBOL**

#27

**FORTUNE
500 RANKINGS**

202K

**TOTAL
EMPLOYEES**

DEERFIELD, IL

**HEADQUARTERS
LOCATIONS**

Founded in 1901 as a single drugstore, **Walgreens** today is a provider of trusted care in communities around the U.S. Through constant innovation, Walgreens has a history of breaking new ground to meet its customers' needs and improve their health. This drive to innovate led Walgreens to merge with European-based Alliance Boots in 2014 to form Walgreens Boots Alliance, Inc., the first global pharmacy-led, health and well-being enterprise. Combining Walgreens with the Boots pharmacy chain and pharmaceutical distributor Alliance Healthcare has created opportunities to bring global beauty brands to Walgreens U.S. customers and offer more value to pharmacy patients through global pharmaceutical supply chains and group

purchasing. Recently Walgreens completed acquisition of more than 1,900 Rite Aid drugstores in the U.S., making Walgreens quality health care accessible to more customers and patients. As today's health care and retail markets continue to evolve, customers are redefining value and convenience as they change the way they shop and adopt new technologies. Anticipating these changes, Walgreens is accelerating its transformation as a customer-led company and creating a new health care and retail experience. The first step was relaunching Walgreens brand in December 2017. "Trusted since 1901" focuses on three characteristics deeply rooted in Walgreens history: trust, care and accessibility.



Businesses near O'Fallon Family Sports Park and HSHS St. Elizabeth's Hospital:

- sam's club
- Walmart
- PET SMART
- Academy Sports & Outdoors
- ALDI
- Home Depot
- Auto Zone
- Starbucks
- KFC
- Culver's

Businesses near Target and Michaels:

- TARGET
- Michaels
- Ashley HomeStore
- ROSS Dress for Less
- Dollar Tree
- Starbucks
- Panera
- Arby's
- Golden Corral
- Chester's

Businesses near Walgreens:

- Walmart
- Lowes
- CATO
- Burger King
- Wendy's
- Chick-fil-A
- Hardee's
- GameStop

SWIC Southwestern Illinois College
7,213 STUDENTS



Businesses near Menards and Fairfield:

- MENARDS
- Fairfield by Marriott
- Hilton Hotels & Resorts
- Hampton Inn & Suites by Hilton
- at home The Home Decor Superstore
- Popeyes Louisiana Kitchen
- LA BOY
- TEXAS ROADHOUSE
- TACO BELL
- Starbucks
- Steak 'n Shake
- TOYOTA
- HONDA
- B.M.W.
- Ford
- CHEVROLET

WALGREENS

Businesses near Schnucks and Auto Zone:

- Schnucks
- Auto Zone
- O'Reilly
- SUBWAY
- Little Caesars
- Domino's
- Pizza Hut
- Dollar Tree
- TACO BELL
- DG
- Valvoline

Businesses near St. Clair Square:

- 4M VISITS/YR
- St. Clair Square
- KAY Jewelers
- H&M
- HOLLISTER CALIFORNIA
- JCPenney
- KIRKLAND'S
- MACY'S
- Rainbow
- Dillard's
- Buckle
- BARNES & NOBLE

Hwy 159 & E Fullerton Rd
18,350 VPD

Businesses near Schnucks and Big R:

- Schnucks
- BIG R Farm & Home
- Bank of America
- ALDI
- Dollar Tree
- H&R BLOCK
- SCOOTERS COFFEE
- Wendy's
- Applebee's
- Jack in the Box

Businesses near Walgreens and Target:

- ALDI
- Planet Fitness
- LOWE'S
- BEST BUY
- DOLLAR TREE
- ULTA BEAUTY
- KOHL'S
- Burlington
- TJ-MAXX
- Marshalls
- petco
- GOODWILL
- HARBOR FREIGHT
- HomeGoods
- Total Wine
- OLD NAVY
- verizon
- SKY ZONE TRAMPOLINE PARK
- ROSS Dress for Less
- HOBBY LOBBY
- five BELOW
- MIDAS
- SHOE CARNIVAL
- Olive Garden
- TACO BELL
- CHIPOTLE
- Captain D's SEAFOOD
- Wendy's
- SMOOTHIE KING
- Arby's
- LONGHORN STEAKHOUSE

West Junior HS
412 students

Businesses near Target and PetSmart:

- TARGET
- PET SMART
- GMC
- THE HOME DEPOT
- DOLLAR TREE
- HIBBETT SPORTS
- Starbucks
- Wendy's
- Panera Bread
- POPEYES Louisiana Kitchen
- Freddy's STEAKBURGERS

Memorial Hospital
Belleville

Althoff Catholic HS
322 students

DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	6,725	67,231	113,457
AVG. HOUSEHOLD INCOME	\$97,865	\$77,990	\$84,466



Horseshoe Lake State Park



GATEWAY ARCH
\$367 M Annual Impact
4,400 Jobs

SAINT LOUIS UNIVERSITY.
13,546 students

St. Louis Downtown Airport

I-255
45,000 VPD

Stemler Cave Woods Nature Preserve

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Walmart
PET SMART
Aaron's at home
Academy Sports+Outdoors
Auto Zone
ALDI
macy's
JCPenney
BEST BUY
HomeGoods
Dillard's
Burlington JOANN
DICK'S Sporting Goods
petco
HOBBY LOBBY
TJ-maxx
BIG LOTS!

TARGET
Ashley HOMESTORE
MENARDS
Michaels
SALLY BEAUTY
Dierbergs
NISSAN
MAZDA
VW
KIA
Holiday Inn
Old Country Store
Freddy's
McALISTER'S DELI
CRICKET CAFE
TEXAS ROADHOUSE

FAIRVIEW HEIGHTS

IL-161
20,500 VPD

Schnucks
BIG R FARM & HOME
DOLLAR TREE
McDonald's
Burger King

IL-159
18,400 VPD

I-64
78,800 VPD

Memorial Hospital Shiloh

SWANSEA

Memorial Hospital Belleville

WALGREENS



Hwy 159 & E Fullerton Rd
18,350 VPD

Walmart
LOWE'S

Belleville Township East HS
2,560 students

TARGET
PET SMART
HIBBETT SPORTS
Starbucks
Arby's
POPEYES LOUISIANA KITCHEN
Panera BREAD



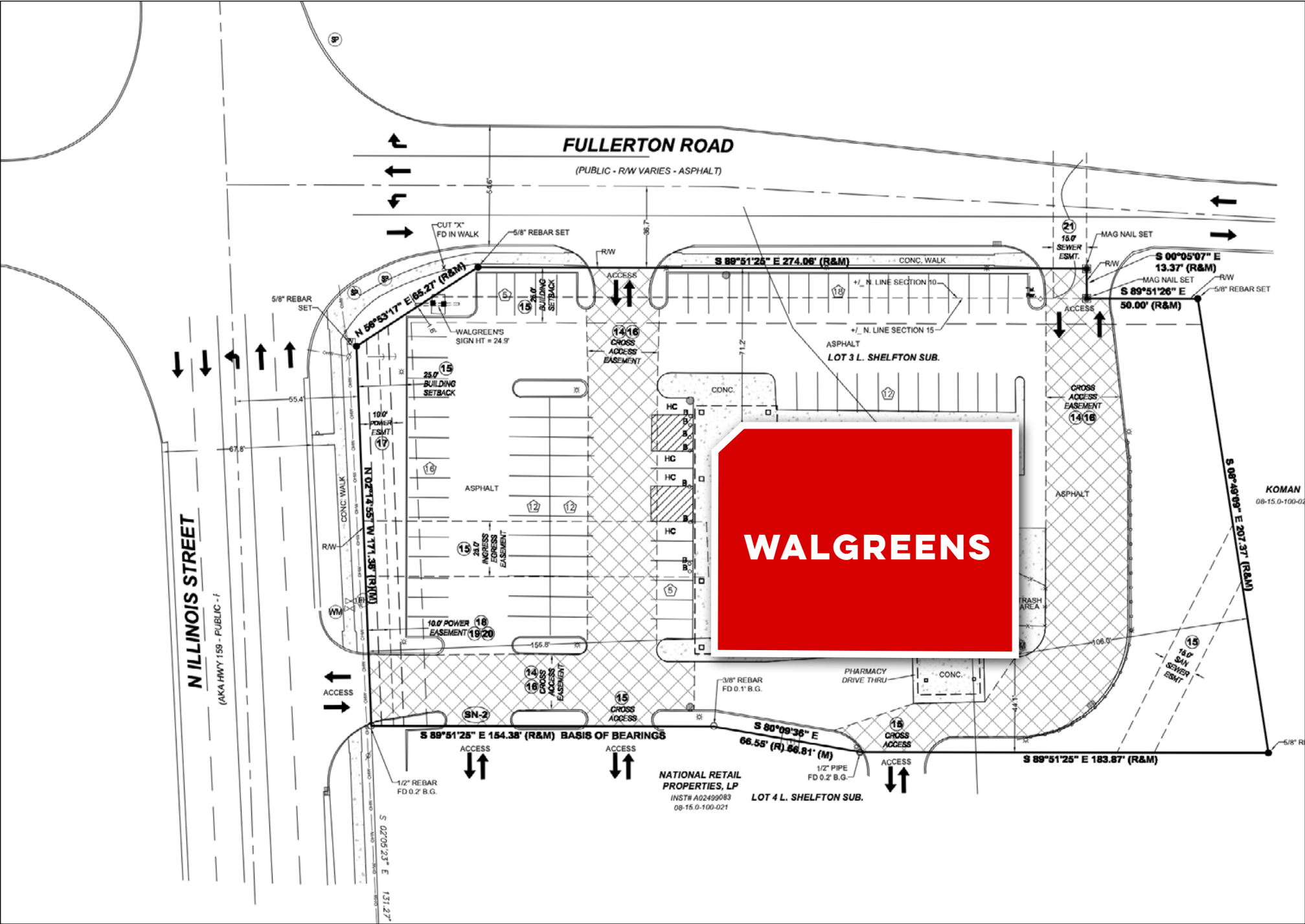
IL-159
12,800 VPD

SWIK
SOUTHWESTERN ILLINOIS COLLEGE
6,906 students

SCOTT AIR FORCE BASE
\$4 Billion Annual Impact
40,339 Jobs Supported

BELLEVILLE

SITE PLAN



2.8 MILLION+

MSA POPULATION
21st largest MSA in
the United States

\$1.2 BILLION

EXPANSION

80 Acre Riverfront Expansion
creating three mixed-use districts
including recreational,
residential, industrial, office
and entertainment.

\$17.7 BILLION

TOURISM IMPACT

Each year St. Louis attracts
about 25 to 26 million visitors
and more than 88,000 people
are employed in tourism
related businesses.



st. louis

St. Louis is the second-largest city in Missouri. It sits near the confluence of the Mississippi and the Missouri Rivers. In 2020, the city proper had a population of 301,578, while the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri, the second-largest in Illinois, and the 20th-largest in the United States. St. Louis' metropolitan GDP exceeded \$160 billion in 2017, including a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to eight Fortune 500 companies and is home to

major company headquarters and significant operations. Major research universities include Saint Louis University and Washington University in St. Louis. The Washington University Medical Center in the Central West End neighborhood hosts an agglomeration of medical and pharmaceutical institutions, including Barnes-Jewish Hospital. St. Louis has four professional sports teams: the St. Louis Cardinals (Major League Baseball), the St. Louis Blues (National Hockey League), St. Louis City SC (Major League Soccer, 2023), and the St. Louis BattleHawks (XFL). Among the city's notable sights is the iconic 630-foot (192 m) Gateway Arch in Downtown St. Louis

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TAYLOR MCMINN
RETAIL GROUP

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Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 2532 N. ILLINOIS STREET - Swansea, IL 62226 (Walgreens)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____