

A photograph of a Walgreens store exterior. The building features a brick base and a white upper section with a grid pattern. A large red Walgreens logo is mounted on the wall. A large tree with green and yellowing leaves is in the foreground. A dark car is parked in the lot to the right. The sky is blue with scattered white clouds.

WALGREENS

4950 COUNTY ROAD 101, MINNETONKA, MN 55345

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PROPERTY INFORMATION

SECTION 1



PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee - NASDAQ:WBA
- S&P Rated BBB- Investment Grade Credit
- Hard Corner Location with Excellent Ingress & Egress Points
- Situated Near Major Retailers

OFFERING SUMMARY

Price:	\$7,800,000
NOI:	\$624,000
CAP Rate:	8.00%
Building Size:	12,544 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,533	18,735	53,639
Total Population	6,499	47,037	124,589
Average HH Income	\$138,438	\$158,263	\$145,230



PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to purchase a well established Walgreens location in Minnetonka, Minnesota. The lease calls for zero landlord obligations with 11 years remaining and is corporately guaranteed by Walgreens. This Walgreens includes a drive through and is situated on a hard corner with excellent ingress and egress points. The asset is well situated near Target, Planet Fitness, Dairy Queen, Cub Grocery Store and many others.

LOCATION DESCRIPTION

Minnetonka is a city in Hennepin County, Minnesota, United States. A western suburb of the Twin Cities, Minnetonka is located about 10 miles west of downtown Minneapolis. At the 2020 census, the city's population was 53,781.



LOCATION INFORMATION

SECTION 2

NEIGHBORING RETAILERS

4950 COUNTY ROAD 101
MINNETONKA, MN 55345



ADDITIONAL PHOTOS

4950 COUNTY ROAD 101
MINNETONKA, MN 55345





FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW	
Price	\$7,800,000
Net Operating Income	\$624,000
Cap Rate	8.00%
Lease Start	10/01/2010
Lease End	10/31/2035
Options	Fifty, 1-Year Options



DEMOGRAPHICS

SECTION 4

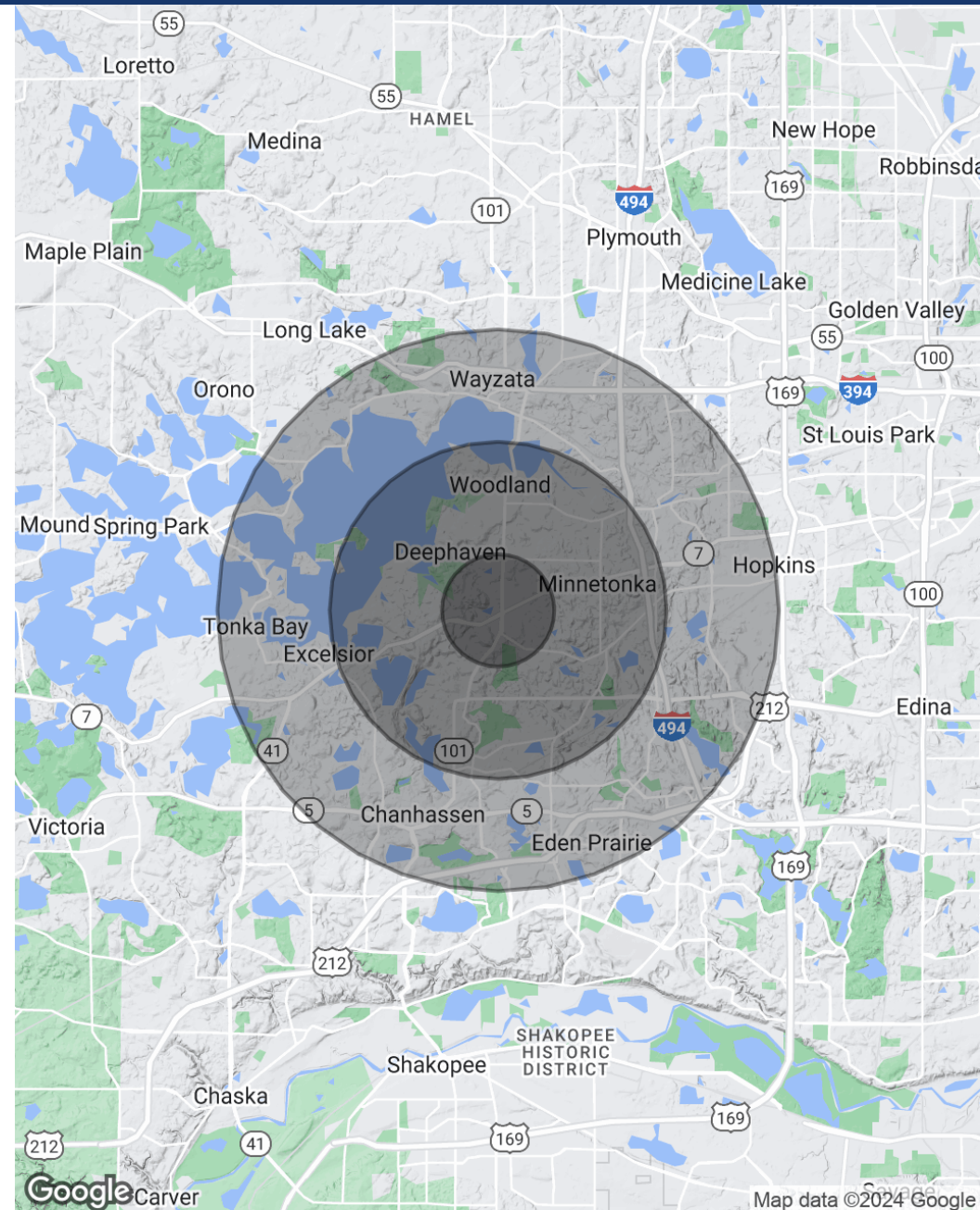
DEMOGRAPHICS MAP & REPORT

4950 COUNTY ROAD 101
MINNETONKA, MN 55345

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,499	47,037	124,589
Average Age	41.3	44.9	44.0
Average Age (Male)	39.6	44.0	42.4
Average Age (Female)	42.3	45.4	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,533	18,735	53,639
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$138,438	\$158,263	\$145,230
Average House Value	\$408,988	\$504,611	\$443,700

* Demographic data derived from 2020 ACS - US Census





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