



Walgreens

4016 W. 95th Street, Prairie Village, KS 66207



Property Highlights

- Walgreens 10+ Years NNN Lease (Zero Landlord Responsibilities)
- Walgreens corporate guaranty
- Operating history since 2010
- Drive Thru equipped.
- Located in High Traffic Area
- W. 95th St. 18,400 CPD
- Mission Rd. 17,000 CPD
- High Average Household Income - \$152,586

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,055	42,306	112,067
Total Population	9,937	85,972	238,235
Average HH Income	\$152,586	\$106,819	\$105,527

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Executive Summary



Offering Summary

Sale Price:	\$7,234,000
Building Size:	14,820 SF
Lot Size:	69,904 SF
Number of Units:	1
Price / SF:	\$488.12
Cap Rate:	7.25%
NOI:	\$524,474
Year Built:	2010
Zoning:	C-3
Market:	Kansas City
Submarket:	Prairie Village

Property Overview

Walgreens NNN Leased Investment located in Prairie Village, Kansas City MSA

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Property Details

Sale Price

\$7,234,000

Location Information

Building Name	Walgreens
Street Address	4016 W. 95th Street
City, State, Zip	Prairie Villiage (Kansas City MSA, KS 66207
County	Johnson
Market	Kansas City
Sub-market	Prairie Village
Cross-Streets	95th Street at Mission Road

Building Information

Building Size	14,820 SF
NOI	\$524,474.00
Cap Rate	7.25
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	2010
Free Standing	Yes

Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	C-3
Lot Size	69,904 SF
APN #	OP36500000 0001

Lease Information

Lease Commencement	January 1, 2010
Initial Lease Term Expiration	December 31, 2084
Remaining Fixed Lease Term	December 31, 2034
Option to Terminate	Yes-After the 25th year of the term, with 12-month notice
Lease Type	NNN
Landlord Responsibilities	None
Rent-Monthly/Annual	\$43,706/\$524,474
Increases	Flat

Additional Photos



Retailer Map

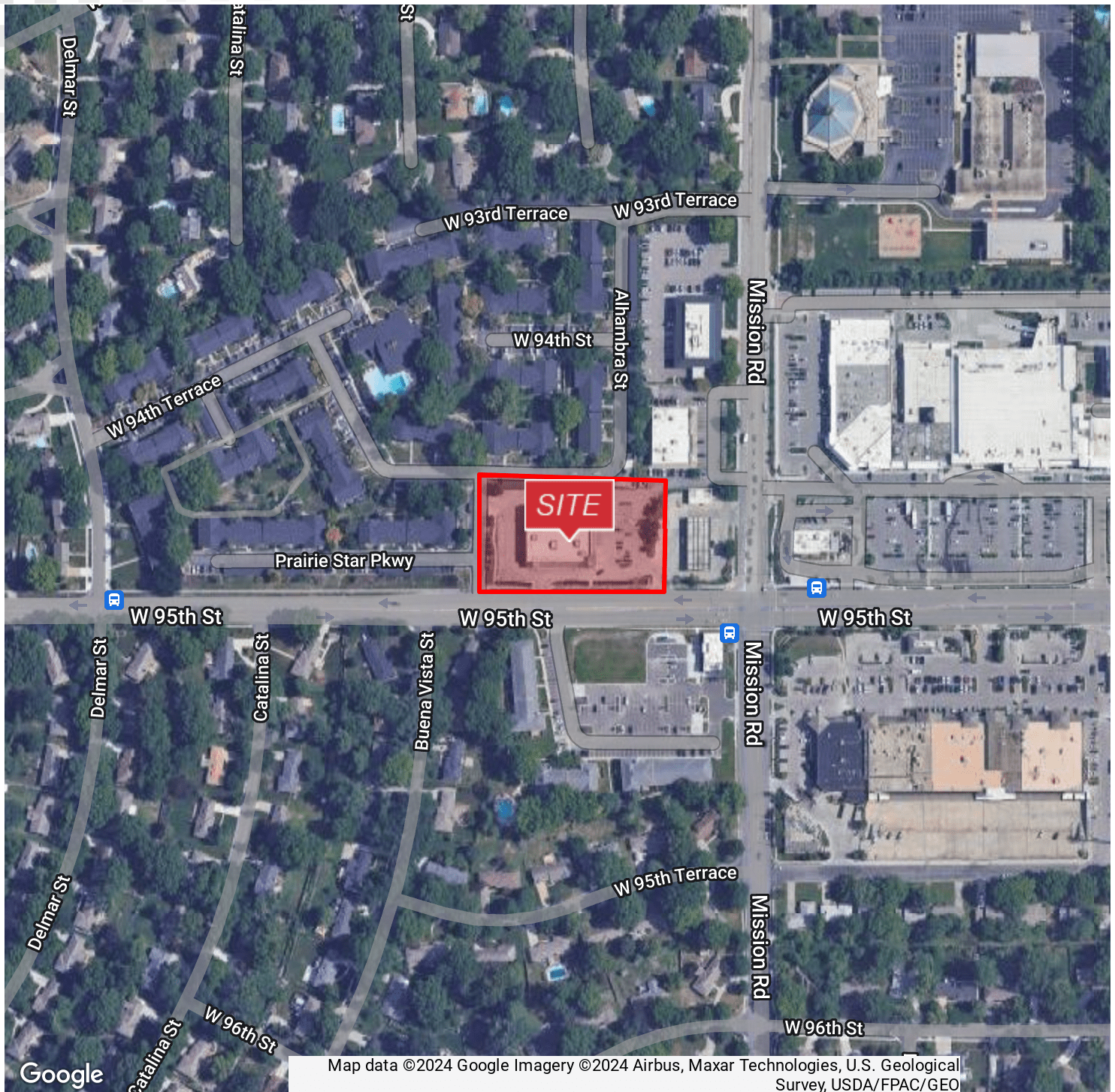


Close View Aerial



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies,
U.S. Geological Survey

Mid View Aerial



Far View Aerial



Site Plans



Tenant Profiles

The Walgreens logo is displayed in a red, cursive script font.

WALGREENS

Walgreens Boots Alliance (Nasdaq: WBA) is an integrated healthcare pharmacy and retail leader serving millions of customers and patients everyday, with a 170 year heritage of caring for communities.

A trusted global innovator in retail pharmacy with more than 12,500 locations across the U.S., Europe and Latin America, WBA plays a critical role in the healthcare ecosystem. The company is reimagining local healthcare and well being for all as part of its purpose-to create more joyful lives through better health. Through dispensing medicines, improving access to a wide range of health services, providing high quality health and beauty products and offering anytime, anywhere convenience across its digital platforms, EBA is shaping the future of healthcare.

WBA employs approximately 330,000 people and has a presence in eight countries through its portfolio of consumer brands, Walgreens, Boots, Duane Reade, the No. 7 Beauty Company and Benavides in Mexico. Additionally, WBA has a portfolio of healthcare focused investments located in several countries, including China and the U.S.

The Company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace and a sustainable marketplace. WBA has been recognized for its commitment to being an inclusive workplace. In fiscal 2023, the Company received a score of 100 from the Human Rights Campaign's Corporate Equality Index, scored 100% on the Disability Equality Index for disability inclusion and was named Disability INs 2023 Employer of the Year. In addition, WBA has been recognized for its commitment to operating sustainably as the company is an index component of the Dow Jones Sustainability Indices (DJSI).

City Information



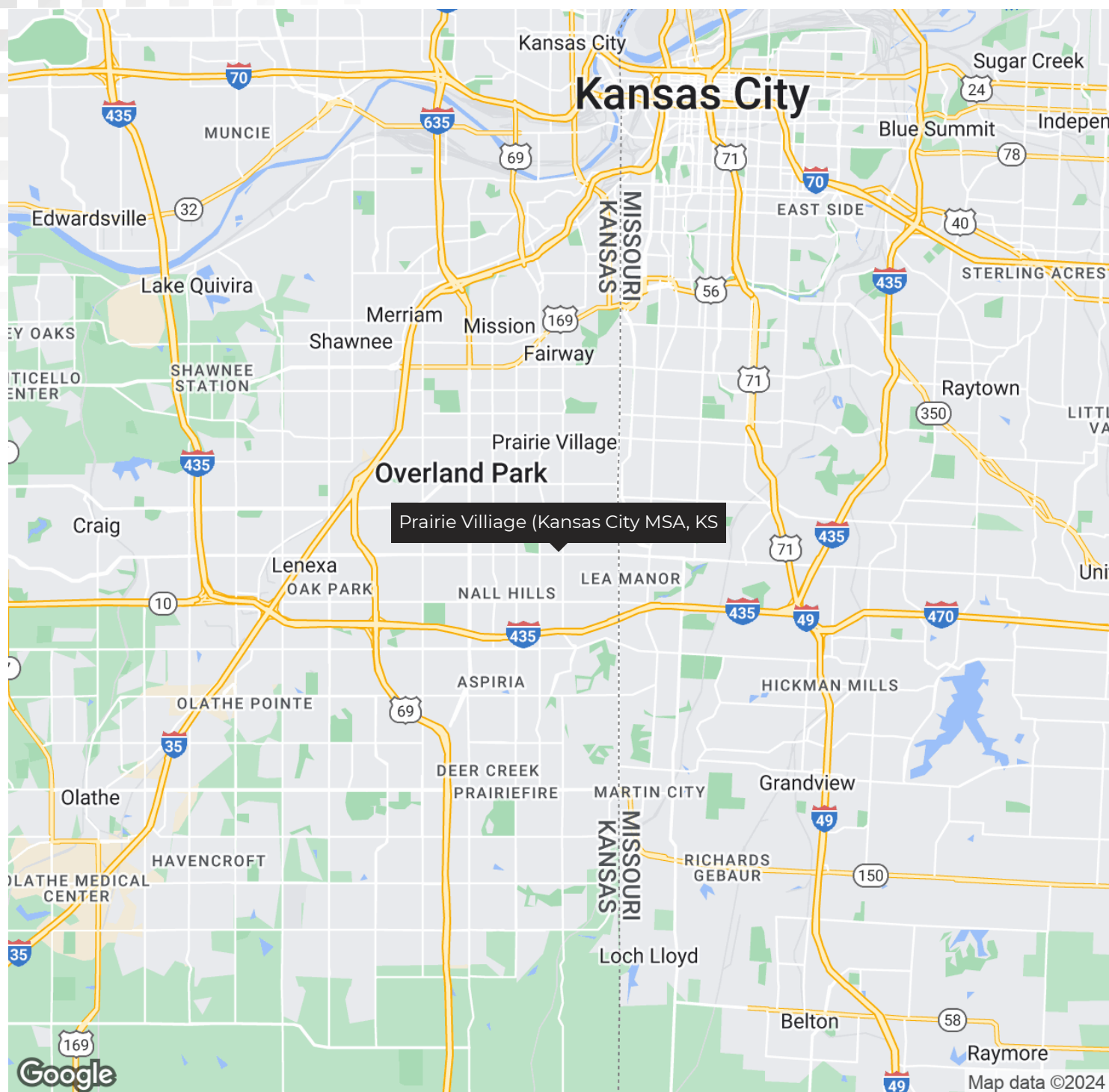
Location Description

Located in the bustling Kansas City MSA, this thriving area offers tremendous opportunity for retail investors. Situated in the heart of Prairie Village, KS, the surrounding neighborhood is known for its vibrant community and strong consumer base. Prairie Village, Kansas is a small, first-tier suburban city located in Johnson County, Kansas. Its boundaries are completely surrounded by adjacent cities, including Overland Park, Kansas, and Kansas City, Missouri. Compared to nearby suburbs, Prairie Village has a greater density of both population and housing. This can be partially attributed to compact suburban development patterns established by the city's initial developers, along with the need to maximize space within the landlocked geography. With a population density more than double the Johnson County average, Prairie Village is one of the most dense suburban communities in the metro. As a landlocked city, development opportunities are limited and older areas face redevelopment pressures as the city attracts new investment.

Location Details

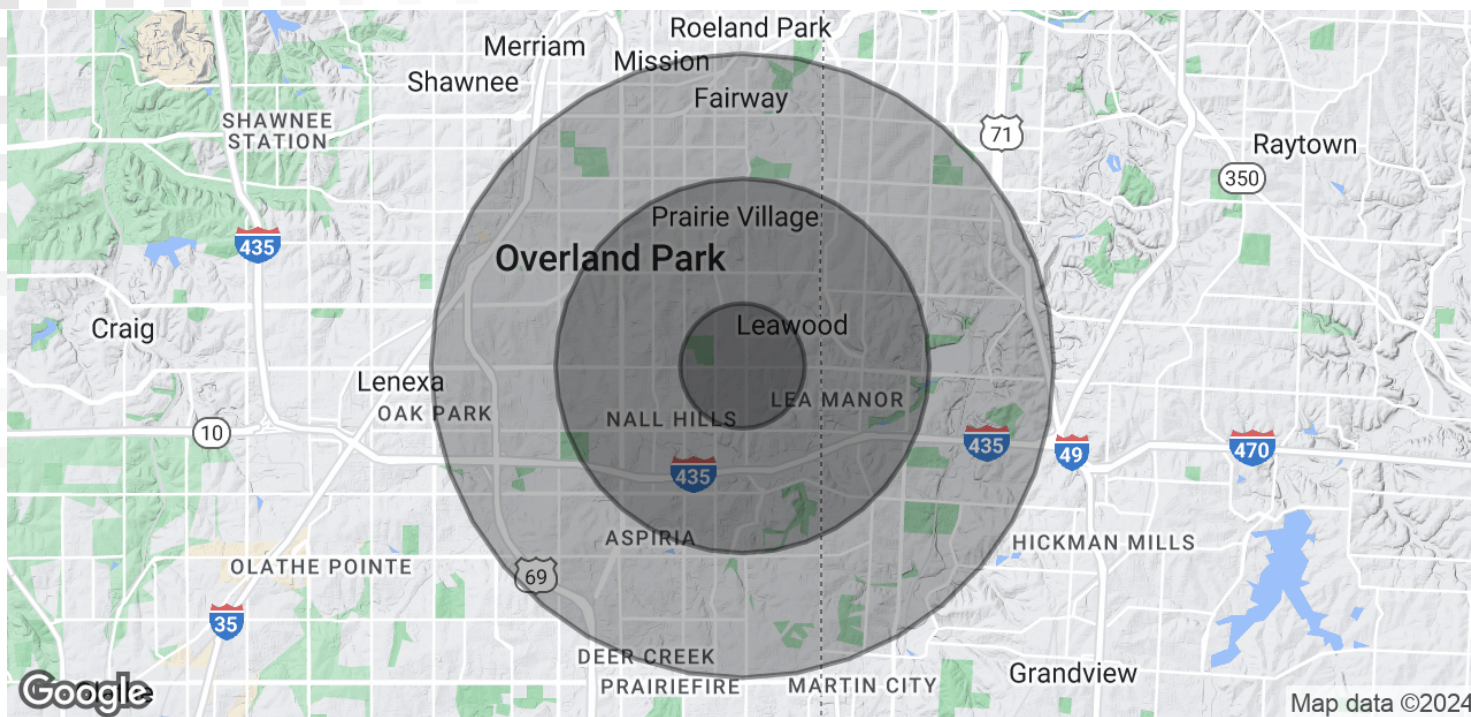
Market	Kansas City
Sub Market	Prairie Village
County	Johnson
Cross Streets	95th Street at Mission Road

Regional Map



Demographics

Map & Report



Population

	1 Mile	3 Miles	5 Miles
Total Population	9,937	85,972	238,235
Average Age	44.6	43.6	41.4
Average Age (Male)	40.9	40.7	39.8
Average Age (Female)	49.9	45.5	42.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,055	42,306	112,067
# of Persons per HH	2.5	2.0	2.1
Average HH Income	\$152,586	\$106,819	\$105,527
Average House Value	\$446,622	\$276,920	\$271,730

2020 American Community Survey (ACS)