



WALGREENS ABSOLUTE NNN LEASE

13510 Q STREET, OMAHA, NE 68137

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 **The Kase Group**
Real Estate Investment Services



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PROPERTY INFORMATION

SECTION 1

Walgreens

PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Obligations
- Located along a Major Commercial Thoroughfare - 24,928 VPD
- Excellent Ingress & Egress Points
- Strong Demographics - 205,637 Residents & \$110,854 Avg HH Income within a 5-Mile Radius
- Neighboring Retailers include Dairy Queen, AutoZone Auto Parts, McDonald's, Taco Bell, Dollar Tree, O'Reilly Auto Parts, Crunch Fitness & many more

OFFERING SUMMARY

Sale Price:	\$5,235,427
Lot Size:	1.73 AC
Building Size:	14,550 SF
NOI:	\$410,981
Cap Rate:	7.85%



PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to purchase a well established Walgreens location in Omaha, Nebraska. The lease calls for zero landlord obligations and corporately guaranteed by Walgreens. Beyond the initial term, tenant has fifty (50) years of options with 12 month cancellation rights. The site is well positioned along a major commercial thoroughfare with exposure to 24,928 vehicles per day on the corner of Q Street & 136th St. The asset benefits from dense demographics in the area, 205,638 residents with a \$110,854 average household income within a 5-mile radius. The property is nearby Millard South High School (2,602 Students) and neighbors national retailers including Dairy Queen, AutoZone Auto Parts, McDonald's, Taco Bell, Dollar Tree, O'Reilly Auto Parts, Crunch Fitness & many more.

LOCATION DESCRIPTION

Omaha, located in the eastern part of Nebraska on the west bank of the Missouri River, is the largest city in the state. Named for the Omaha Indians inhabiting in the area, the city was founded in 1854 and grew as a supply center for settlers heading west. The arrival of the Union Pacific transcontinental railroad in 1869 made the city a major transportation hub. The region is one of America's centers for grains, livestock and food processing. Today, Omaha has a population of around 400,000, with a diverse economy that has retained its core agricultural products but expanded to include banking, insurance, telecommunications and other high-technology industries. Top corporations headquartered in Omaha include Ameritrade, Berkshire Hathaway, ConAgra Foods, Mutual of Omaha, Union Pacific Railroad, Sitel Corporation and West Teleservices. Nearby Offutt Air Force Base, home of the US Strategic Command, is a major employer.

ADDITIONAL PHOTOS

13510 Q STREET
OMAHA, NE 68137





LOCATION INFORMATION

SECTION 2



NEIGHBORING RETAILERS

13510 Q STREET
OMAHA, NE 68137



NEIGHBORING RETAILERS

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FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW

Price	\$5,235,427
Net Operating Income	\$410,981
CAP Rate	7.85%
Lease Type	NNN
Lease Start	1/4/2010
Lease End	1/31/2035
Options	Fifty (50) Years, Tenant has 12 Month Cancellation Options



DEMOGRAPHICS

SECTION 4

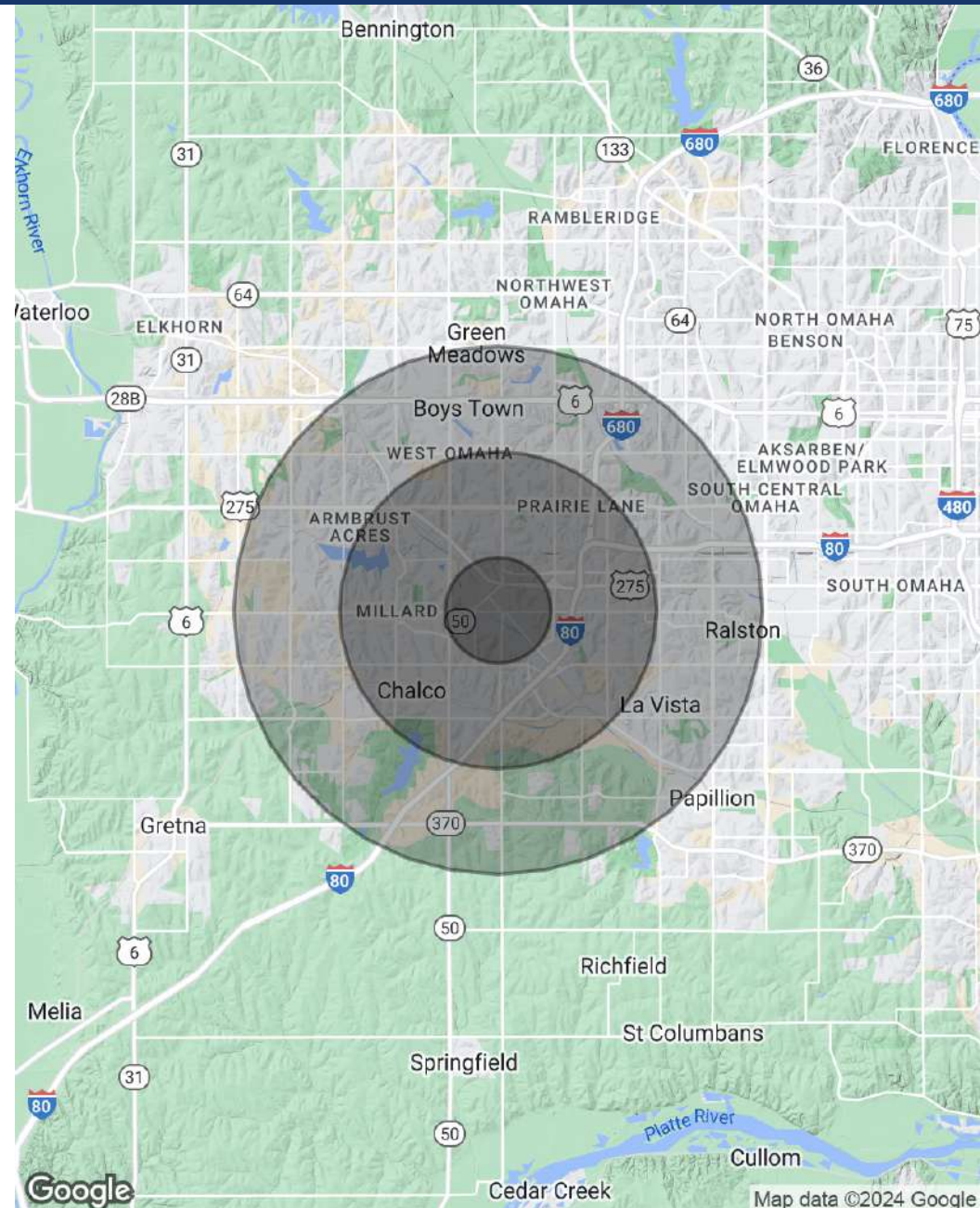
DEMOGRAPHICS MAP & REPORT

13510 Q STREET
OMAHA, NE 68137

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	86,621	205,638	653,126
Average Age	38.2	38.7	36.1
Average Age (Male)	36.7	37.3	35.1
Average Age (Female)	40.2	40.3	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	35,748	82,562	257,504
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$96,861	\$110,854	\$96,786
Average House Value	\$188,203	\$221,943	\$199,460

2020 American Community Survey (ACS)





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