



WALGREENS ABSOLUTE NNN LEASE

1710 WEST JOHN BEERS ROAD, STEVENSVILLE, MI 49127

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 **The Kase Group**
Real Estate Investment Services
In Association with ParaSell, Inc. | A Licensed
Michigan Broker #6505425224



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PROPERTY INFORMATION

SECTION 1

Walgreens

PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee - NASDAQ:WBA
- Located at Signalized Intersection - 7,495 VPD
- Nearby Local Middle & High School (1,491 Students Combined)

OFFERING SUMMARY

Sale Price:	\$4,319,527
Lot Size:	2.06 AC
Building Size:	14,820 SF
NOI:	\$365,000
Cap Rate:	8.45%

PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to purchase a well established Walgreens location in Stevensville, Michigan. The lease calls for zero landlord obligations and is 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 at the signalized intersection of W John Beers Rd & Cleveland Ave with exposure to 7,495 vehicles per day and nearby Lakeshore High School (872 students) & Lakeshore Middle School (619 students).

LOCATION DESCRIPTION

The Kase Group is pleased to present the opportunity to purchase a well established Walgreens location in Stevensville, Michigan. The net lease has over 8 years left on the lease. The site is well positioned at the signalized intersection of W John Beers Rd & Cleveland Ave with exposure to 7,495 vehicles per day and nearby Lakeshore High School (872 students) & Lakeshore Middle School (619 students).



ADDITIONAL PHOTOS

1710 WEST JOHN BEERS ROAD
STEVENSVILLE, MI 49127





LOCATION INFORMATION

SECTION 2



A photograph of a Walgreens Pharmacy building under a clear blue sky. The building is a single-story structure with a light-colored stone or concrete facade and brick accents. The 'Walgreens' logo is prominently displayed in red script on the left side of the building. To the right, the word 'PHARMACY' is written in red capital letters. Several windows are visible, some with dark green awnings. A brick corner section on the right features a large window with a stylized 'W' logo. The background shows a line of trees and other commercial buildings.

Walgreens

PHARMACY

FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW		
Price		\$4,319,527
CAP Rate		8.45%
Net Operating Income		\$365,000
Lease Type		NNN
Lease Start		10/22/2007
Lease End		10/31/2032
Options	Fifty (50) Years, Tenant has 12 Month Cancellation Options	

An aerial photograph of a Walgreens pharmacy building, featuring the company's logo and 'PHARMACY' signage. The building is surrounded by a parking lot and other commercial structures in the background. A semi-transparent blue overlay covers the bottom half of the image, where the text is located.

DEMOGRAPHICS

SECTION 4

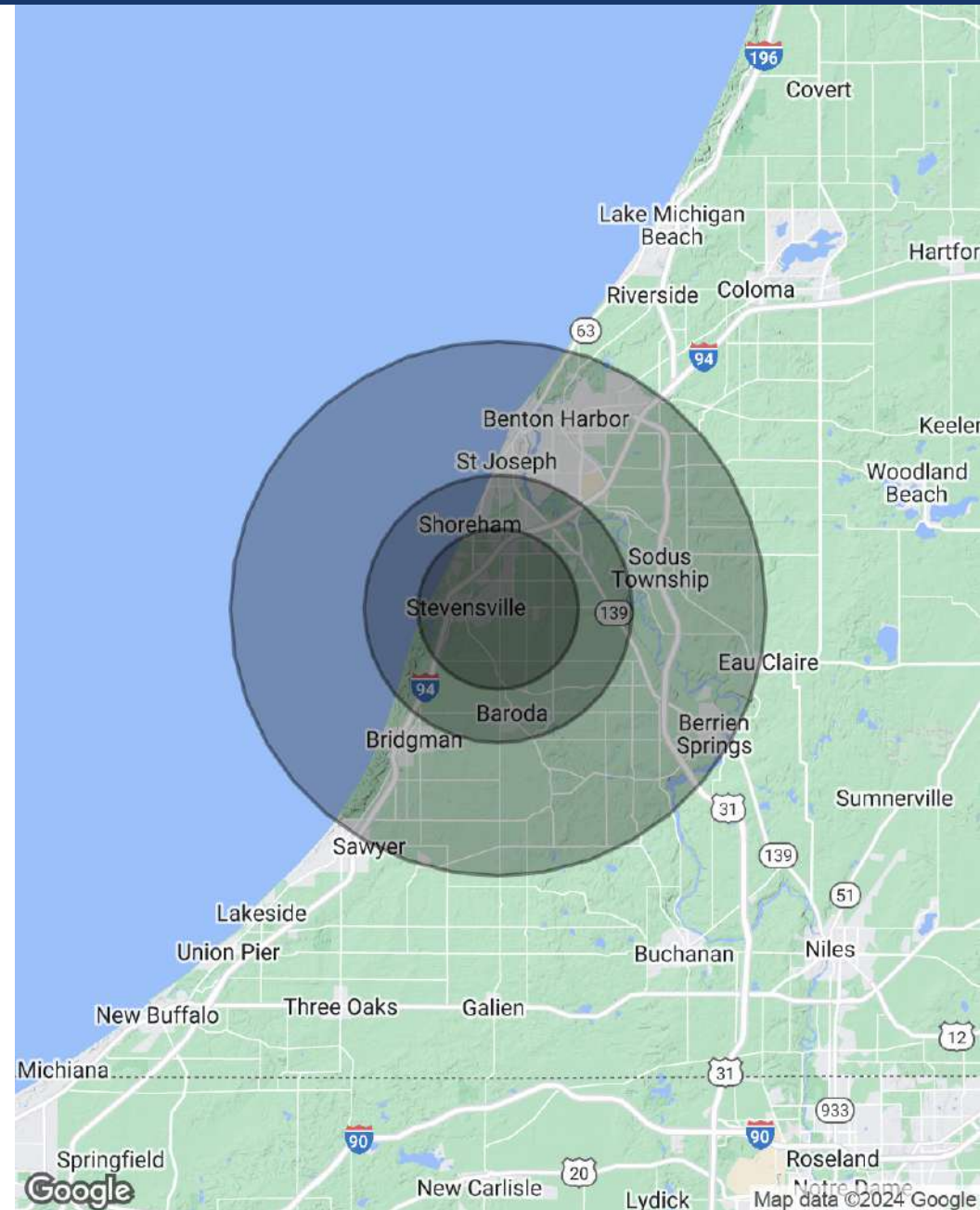
DEMOGRAPHICS MAP & REPORT

1710 WEST JOHN BEERS ROAD
STEVENSVILLE, MI 49127

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,215	34,082	82,172
Average Age	43.1	43.4	41.1
Average Age (Male)	42.4	42.5	39.8
Average Age (Female)	45.1	44.7	43.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,823	15,106	38,378
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$92,140	\$88,832	\$66,348
Average House Value	\$220,801	\$209,787	\$170,781

2020 American Community Survey (ACS)





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