

# Walgreens

540 N Schmale Rd, Carol Stream, IL

- Solid store sales (Contact listing agent for details)
- High traffic location & high population density
- January 2034 Lease Expiration



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### **About Walgreens**

Founded in 1901, Walgreens ([www.walgreens.com](http://www.walgreens.com)) proudly serves more than 9 million customers and patients each day across its nearly 8,000 stores throughout the U.S. and Puerto Rico. Walgreens has approximately 211,000 team members, including roughly 85,000 healthcare service providers, and is committed to being the first choice for pharmacy, retail and health services, building trusted relationships that create healthier futures for customers, patients, team members and communities.

Private equity firm Sycamore Partners completed its acquisition of Walgreens Boots Alliance, immediately restructuring the retail pharmacy giant into five independent companies: Walgreens, The Boots Group, Shields Health Solutions, CareCentrix and VillageMD. The deal, valued at \$11.45 per share or approximately \$10 billion in equity value, marks the end of Walgreens' tenure as a publicly traded company on the Nasdaq.



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## Investment Highlights

- **Corporate Guarantee**
- **NN Lease: January 2034 Lease expiration and 7x5-year renewal options.**
- **Limited Landlord Responsibility**
- **High Population Density Location: Chicago MSA with 9,800 within 1 Mile and 106,600 within 3 Miles**
- **Strong Reported Store Sales**
- **Outstanding Exposure to 30,000 Vehicles per Day at the intersection of N. Schmale Rd. & Fullerton Ave.**
- **Adjacent to the Schmale–Fullerton Industrial Corridor, a 14-million-square-foot fully occupied industrial district. A vibrant industrial zone with a high employment base that helps fuel Walgreens high store sales at this location.**
- **Offered at \$2,775,000 | 7.21% Cap Rate**



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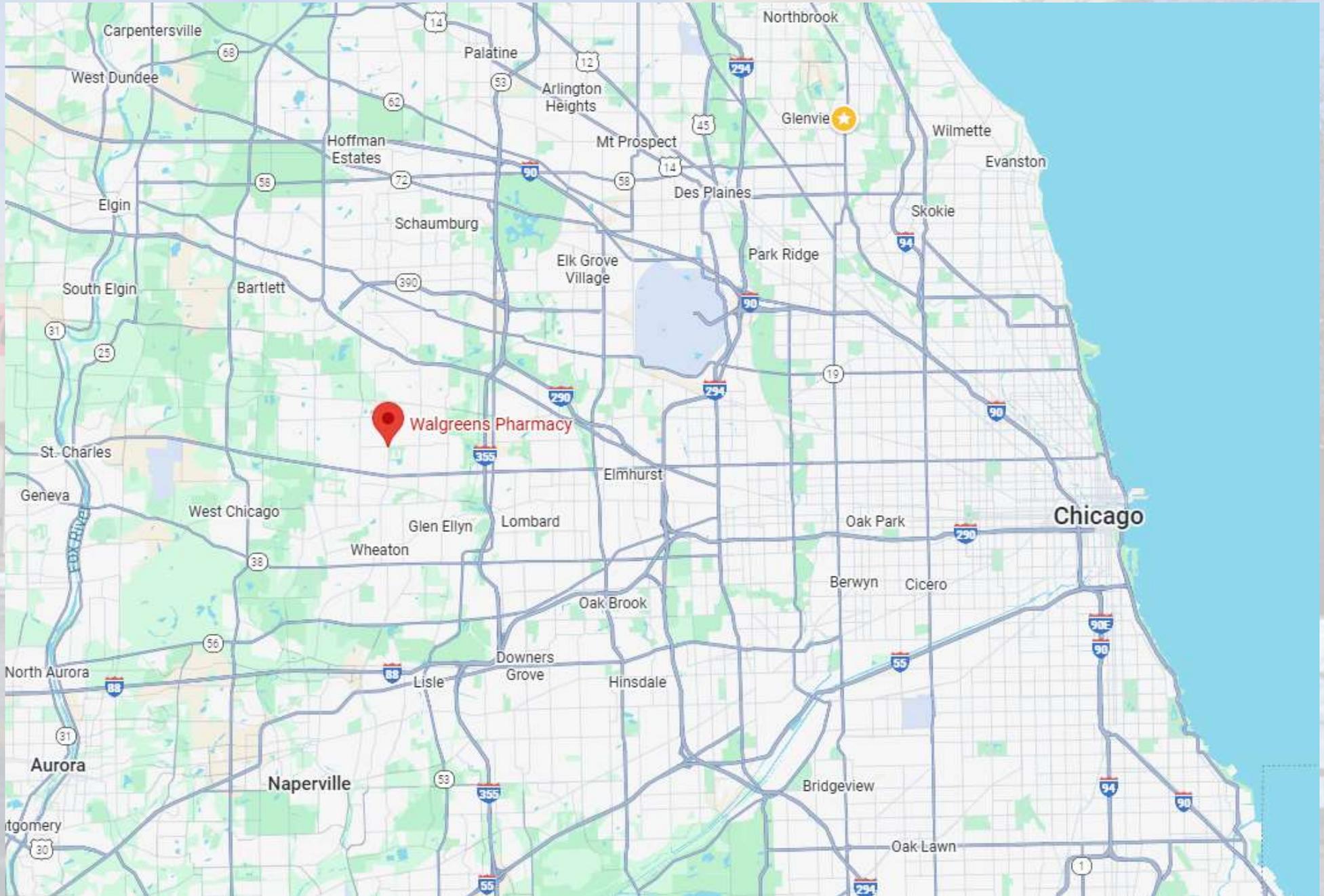
## Investment Highlights

### Offering Summary

Offering Price	\$2,775,000
Cap Rate	7.21%
Ownership	Fee Simple
Address	540 North Schmale Rd, Carol Stream, IL 60188
Year Built	1998
Building Size	13,905 square feet
Parcel Size	1.69 Acres
Guarantor	Walgreens (Private credit)
Lease Type	NN
Landlord Responsibility	Roof, Structure, exterior maintenance and repair
Annual NOI	\$200,000
Rental Increases	None
Lease Commencement	1/16/1999
Lease Expiration	1/31/2034
Termination Options	None
Renewal Options	7x5-Year Options
Right of First Refusal	Yes – Tenant has 45 Days to exercise their Purchase Option



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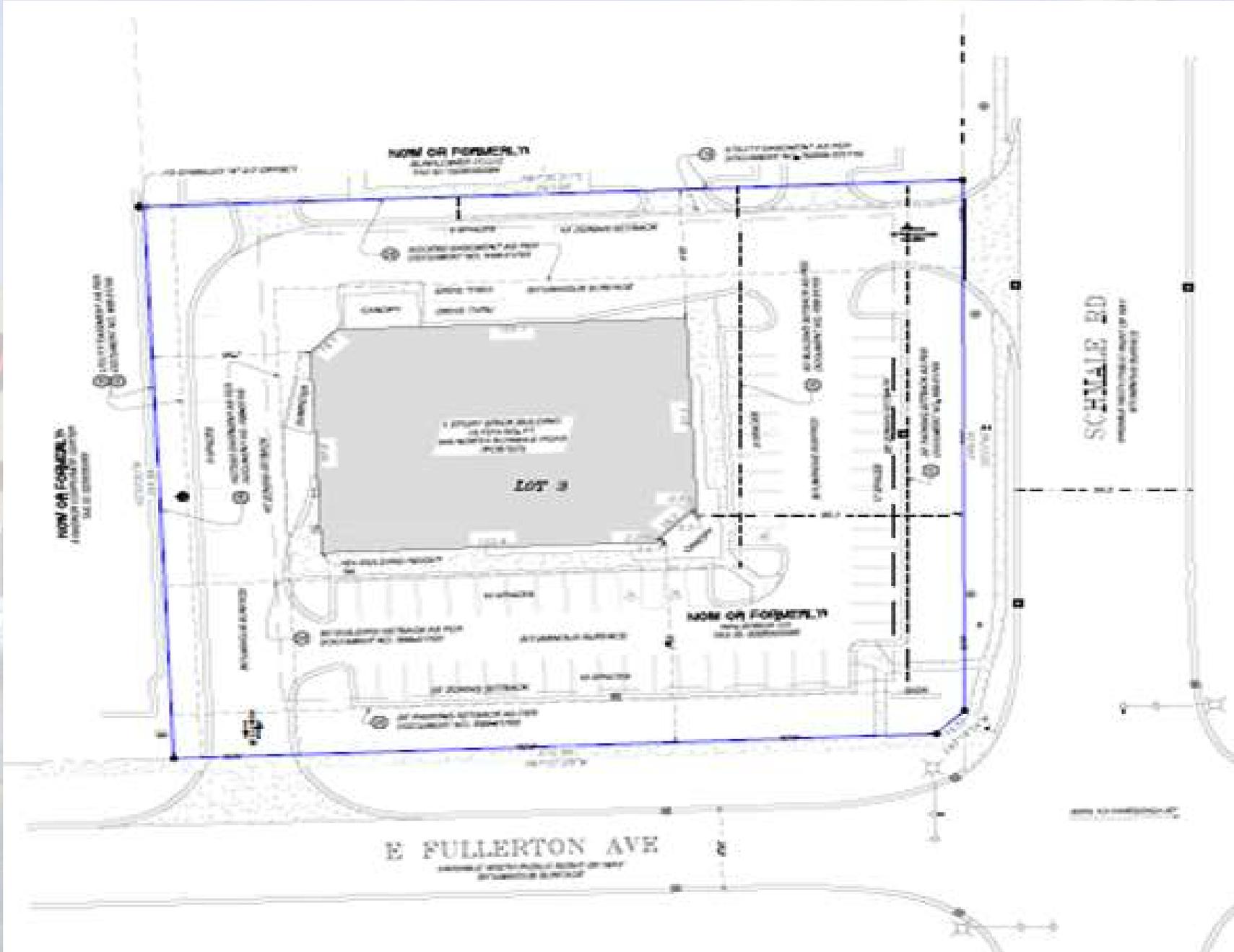


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# Walgreens 540 N Schmale Rd, Carol Stream, IL - Survey





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## Demographics

Population	1 mile	3 miles	5 miles
2020 Population	10,194	110,636	256,895
2024 Population	9,806	106,645	245,361
2029 Population Projection	9,603	104,487	239,940
Annual Growth 2020-2024	-1.0%	-0.9%	-1.1%
Annual Growth 2024-2029	-0.4%	-0.4%	-0.4%
Median Age	38.3	40.2	40.7
Bachelor's Degree or Higher	32%	38%	42%
U.S. Armed Forces	0	94	129

Income	1 mile	3 miles	5 miles
Avg Household Income	\$105,424	\$116,270	\$125,163
Median Household Income	\$89,461	\$93,467	\$101,263



**EXCLUSIVELY LISTED BY:**

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