



ParaSell, Inc. | Costa Mesa, California | A Licensed Illinois Broker #478027307

WALGREENS NET LEASED OFFERING

12659 South Ridgeland Avenue, Palos Heights, IL



WALGREENS

12659 South Ridgeland Avenue,
Palos Heights, IL

PROPERTY INFORMATION

PROPERTY SUMMARY

This is a prime opportunity to acquire a Walgreens property in Palos Heights, Illinois, secured by a 25-year Absolute NNN (Triple Net) Lease, which absolves the landlord from property management responsibilities such as taxes, insurance, and maintenance. The lease, guaranteed by Walgreens, began in January 2006 and is set to expire in December 2030. Additionally, the lease includes ten 5-year renewal options, providing potential for extended leasing.

Located at a signalized intersection in one of the area's busiest retail nodes, this Walgreens benefits from high visibility and excellent access, with combined daily traffic counts exceeding 43,000 vehicles. The property is in a high-performing location with strong in-store sales and exposure to both local residents and daily commuters. Its position in a densely populated suburban retail corridor in Palos Heights, an affluent suburb south of Chicago, ensures continued demand and foot traffic.

The surrounding area features a wide range of national retailers and service providers, including a newly developed Pete's Market (scheduled to open early 2026), Jewel-Osco, McDonald's, Starbucks, Dunkin', CVS, Ace Hardware, Chase Bank, and Dollar Tree, creating a thriving commercial environment. In addition, the nearby Palos Health South Campus (Northwestern Medicine) boosts the area's traffic. The local demographic is strong, with 77,091 residents within a 3-mile radius and an average household income of \$104,177, providing a stable and affluent consumer base for continued retail success.

Walgreens
South Ridgeland Avenue

PROPERTY HIGHLIGHTS

- **Absolute NNN Lease – Zero Landlord Responsibilities**
- **Corporate Guaranteed by Walgreens**
- **High-Performing Location With Strong Reported Sales (Over \$3.5 Million)**
- **Signalized Corner With Excellent Visibility and Access**
- **43,000+ Combined Vehicles Per Day at Intersection**
- **Dense Suburban Retail Corridor in Affluent Palos Heights**
- **Strong 3-Mile Demographics with 77,091+ Residents and a \$104,177 Avg Household Income**



OFFERING SUMMARY

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Property Name	Walgreens
Address	12659 South Ridgeland Avenue, Palos Heights, IL
Sale Price	\$4,162,118
Cap Rate	9.25%
Net Operating Income	\$384,996
Lease Start	01/01/2006
Lease Expiration	12/31/2030
Options	Ten, 5-Year
Increases	None



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LOCATION AERIAL



AREA MAP



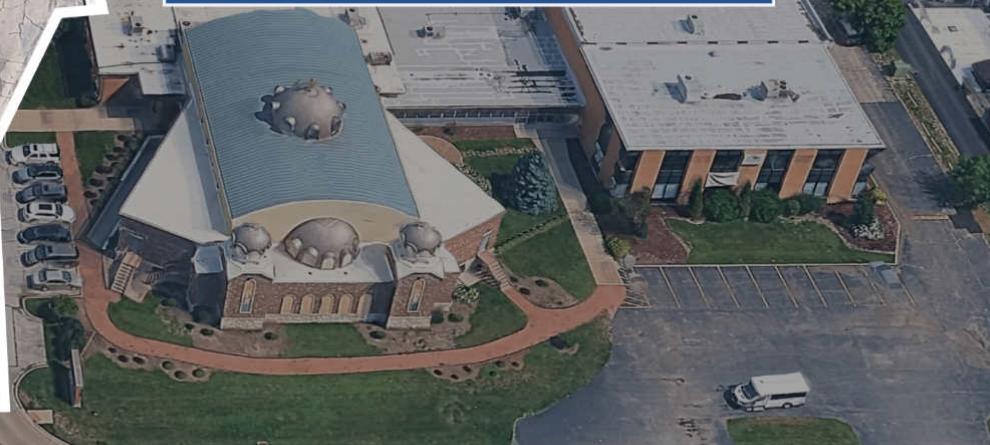
CHASE

S RIDGELAND AVE

W 127TH ST

Walgreens

12659 SOUTH RIDGELAND AVENUE
PALOS HEIGHTS, IL



MAJOR EMPLOYERS



The area surrounding 12659 S Ridgeland Ave, Palos Heights, IL, is supported by a diverse workforce anchored in key industries such as healthcare, education, and food manufacturing. Prominent local employers like Advocate Christ Medical Center, Northwestern Medicine Palos Hospital, and OSF HealthCare Little Company of Mary Medical Center are significant healthcare providers, offering thousands of stable jobs and reinforcing the region's strong medical sector. Additionally, Griffith Foods, an international food products company, contributes manufacturing expertise and global business connections to the local economy. Moraine Valley Community College diversifies the area's employment landscape by providing educational opportunities and skilled jobs, while also serving as a regional educational hub. The area's accessibility to U.S. Route 45 and proximity to the I-294 corridor improve connectivity for both commuters and businesses. Together, these anchor employers ensure the economic resilience of the region, providing stable employment prospects and reinforcing Palos Heights' reputation as a community with a well-rounded and adaptable workforce.

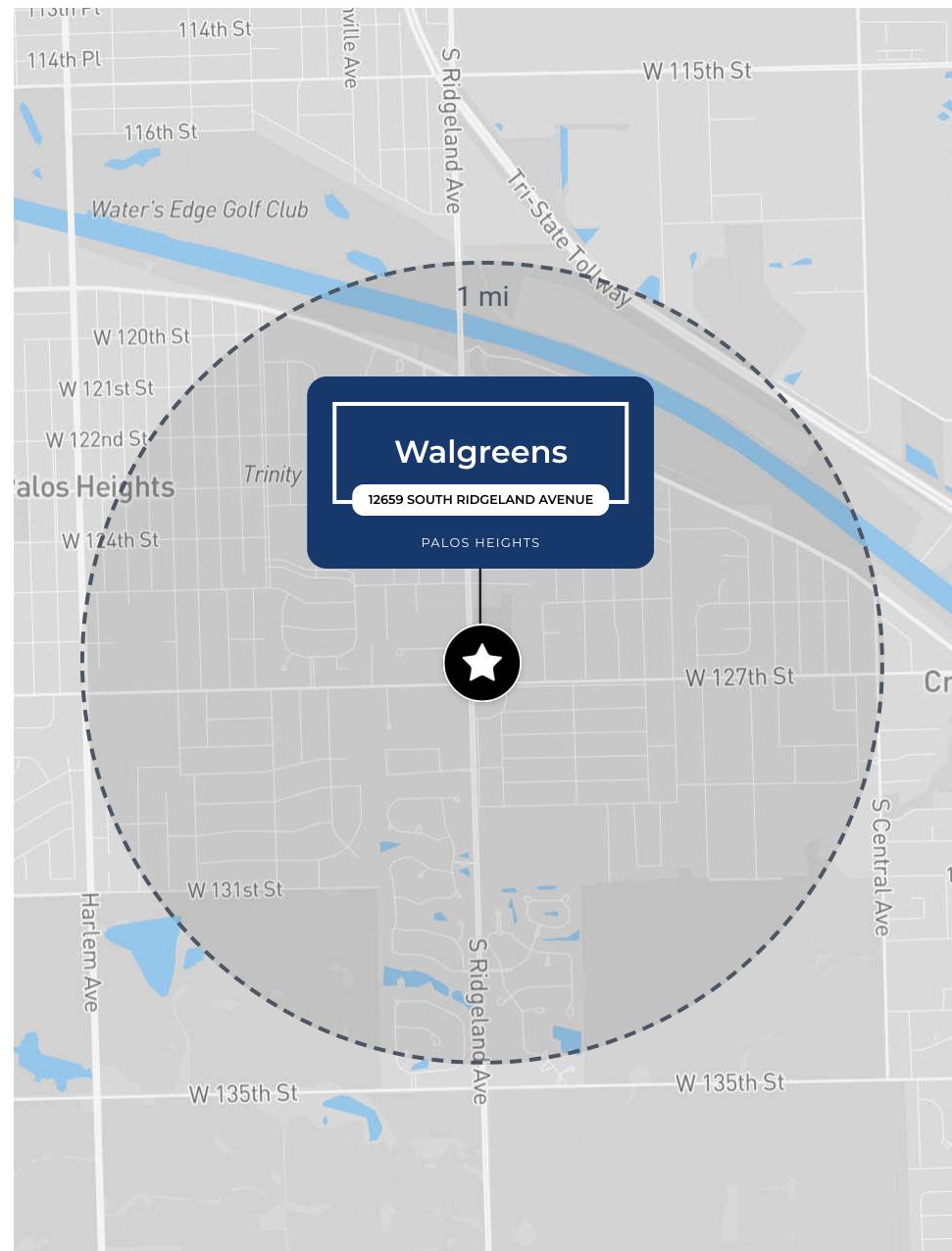
Employer	Industry	Employees	Distance
Griffith Foods	Food Manufacturing	2,500+	1.1 mi
Advocate Christ Medical Center	Healthcare	2,400+	4.1 mi
Northwestern Medicine Palos Hospital	Healthcare	1,800+	2.6 mi
OSF Little Company of Mary Medical Center	Healthcare	1,200+	4.0 mi
Moraine Valley Community College	Education	1,100+	5.3 mi

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population (2024)	8,607	77,091	248,078
Projected Population (2029)	8,869	79,431	255,610
Median Age	51.2	51.2	51.2
Total Households	3,579	31,373	97,431
Average Household Size	2.4	2.5	2.5
Median Household Income	\$108,000	\$104,177	\$105,064

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,495	34,789	87,867
# of Persons per HH	2.50	2.55	2.60
Average HH Income	\$108,000	\$104,177	\$105,064
Average House Value	\$379,892	\$360,150	\$345,500

Demographics data derived from multiple sources including LoopNet and ESRI.



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Walgreens

South Ridgeland Avenue

