

PRICE: \$2,600,000 – 12% Cap Rate
OVER 9 YEARS ON LEASE - DARK STORE



OFFERING MEMORANDUM



WALGREENS LEASE SUBLEASED TO CARQUEST

1114 Main Street, Maryville, MO
Average Household Income over \$68,000



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The Royston Group

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LOCATION:

The property is located at 1114 Main Street in Maryville, Missouri. The property is located at the intersection of South Main Street and W. South Street immediately adjacent to a McDonalds and across the street from a Hyvee Grocery store in the heart of Maryville. Other tenants in the immediate area include Walmart, AT&T Cellphone, Taco Bell, Bank Midwest, Dollar Tree, Hineline Home Furnishings and Ace Hardware. There are approximately 5,112 vehicles passing the site daily.

The City of Maryville recently completed a \$12 million street improvement project. This encompassed over 1.5 miles of street reconstruction from South Main Street to South Avenue to Highway 71 Bypass. It included:

- Realigned three lane section.
- Replacement of 2 existing traffic signals (South Ave & Hwy V)
- Additional traffic signal at northern Wal-Mart entrance
- Underground electric power lines
- Pedestrian enhancements:
 - 8-foot bicycle/pedestrian path on westside
 - 5-foot sidewalk on eastside
 - Signalized pedestrian crossings
- Designated right turn lanes at key locations
- Decorative lighting

Price

\$2,600,000

12% Return

LEASE:

Leased to **Walgreens** for 25 years commencing on September 1, 2009 and expiring on August 31, 2034. The tenant is responsible for taxes, insurance and maintenance including the roof, walls, foundation and parking lot. There are ten 5-year options to renew at the same terms and conditions. **The building has been subleased to CarQuest and expect to open March 2025.**

LOT SIZE: Approximately 1.12 acres

NET OPERATING INCOME: \$312,334

IMPROVEMENTS:

The improvement consist of a 13,650 square foot Walgreens, built in 2009 and parking for 52 cars.

SITE PLAN

MidWestOne
Bank.

W South Ave



Drive Thru

Walgreens

AT&T



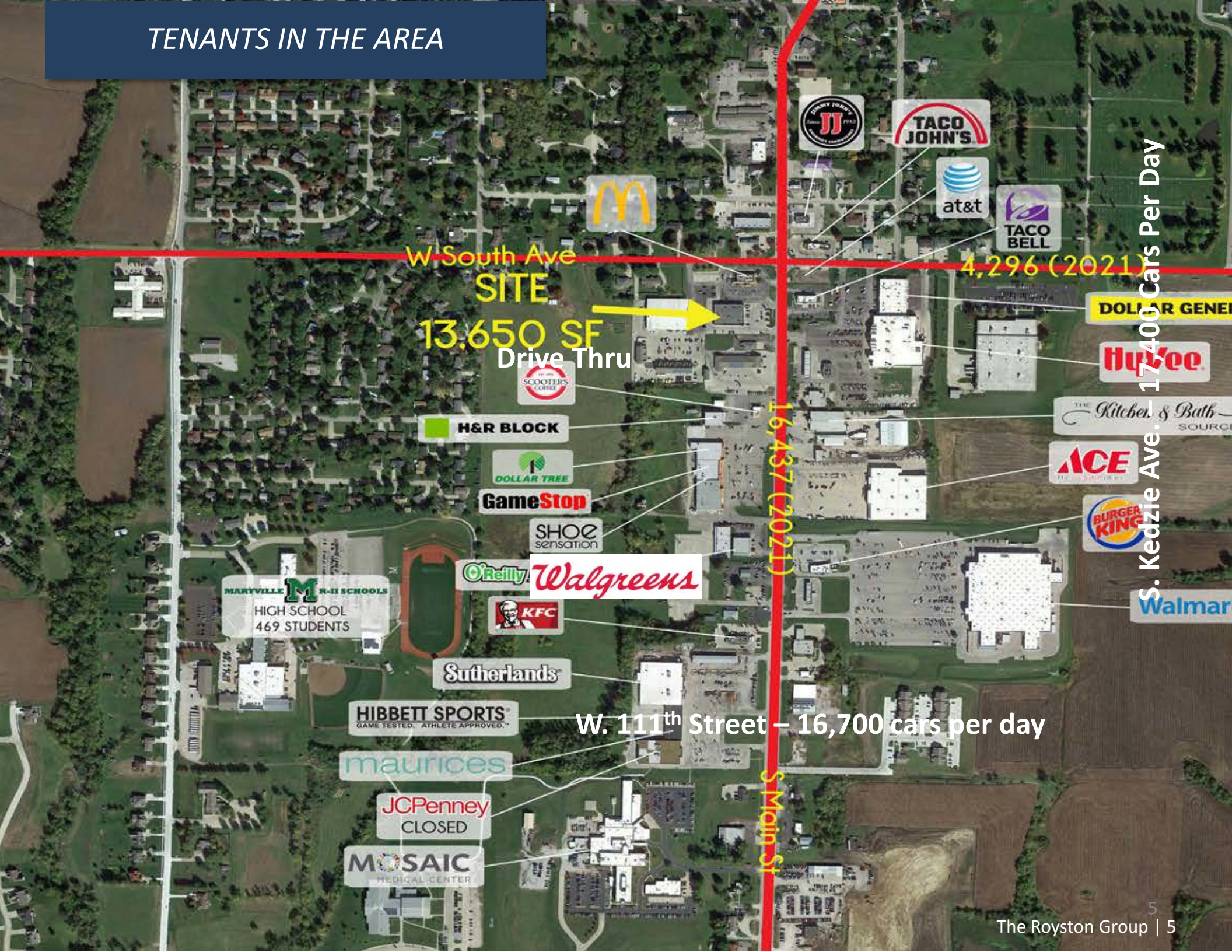
S. Main St. – 5,112 cars per day

HyVee

Maryville



TENANTS IN THE AREA



W. South Ave
SITE

13,650 SF
Drive Thru

4,296 (2021)

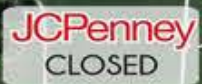
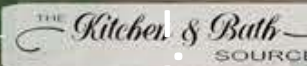
16,437 (2021)

S. Kedzie Ave. — 17,400 Cars Per Day

W. 111th Street — 16,700 cars per day

S. Main St

MARYVILLE M R-II SCHOOLS
HIGH SCHOOL
469 STUDENTS





Maryville is a city and county seat of Nodaway County, Missouri, United States.[1] Located in the "Missouri Point" region, As of the 2020 census, the city population was 10,633.[5] Maryville is home to Northwest Missouri State University and Northwest Technical School. Maryville is the second largest city (first is St. Joseph, Missouri) wholly within the boundaries of the 1836 Platte Purchase which expanded Missouri's borders into former Indian Territory in northwest Missouri.

There are two U.S. Highways in Maryville: U.S. Routes 71 and 136 intersect on the eastern side of the city. A branch of US 71, U.S. Route 71 Business, serves as the main street for the city. Route 46, Route 148, and Route V also provide access outside the city. In 2002, the principal highway through Maryville, U.S. 71, was converted to a four-lane route from Savannah and a bypass was built along the east side of Maryville. Route 71 is at least a four-lane and some cases an interstate highway for the entire length of Missouri, from the Arkansas border and there had been considerable delays in converting the last remaining two-lane section from Savannah to Maryville. US 71 north of Maryville to the Iowa border is the only remaining two-lane portion of Route 71 in Missouri.[69]

Maryville is served by the Northwest Missouri Regional Airport, which is a general aviation airport with no commercial service.

Maryville is home to Northwest Missouri State University. North Central Missouri College has a satellite campus located at the Northwest Technical Center in Maryville.

TENANT INFORMATION



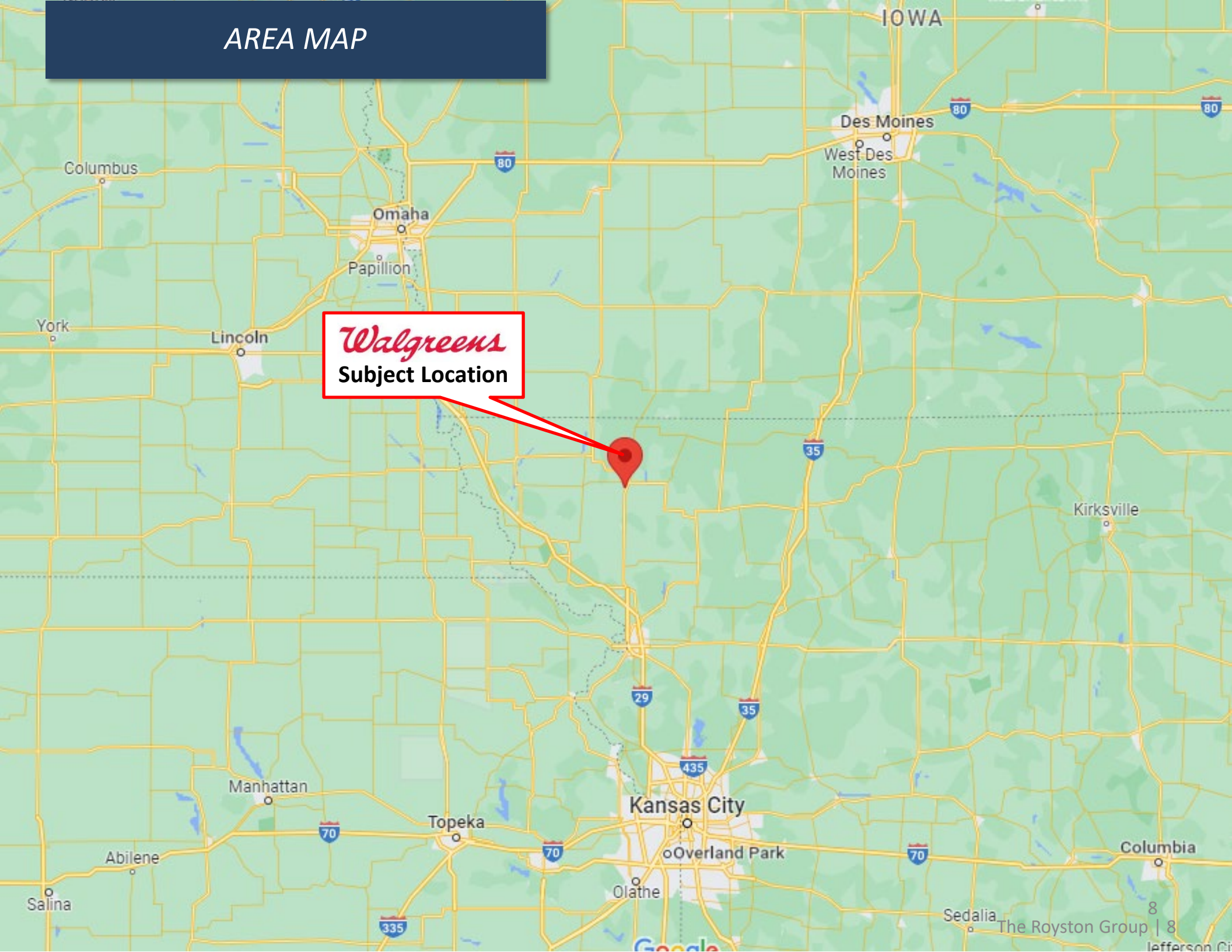
Walgreens Boots Alliance, Inc. operates as a pharmacy-led health and wellbeing company. It operates through three segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical

Wholesale. The Retail Pharmacy USA segment sells prescription drugs and an assortment of general merchandise, including non-prescription drugs, beauty products, photo finishing, seasonal merchandise, greeting cards, and convenience foods through its retail drugstores and convenient care clinics. It also provides specialty pharmacy services; and manages in-store clinics.

As of August 31, 2022, this segment operated 8,886 retail stores under the Walgreens and Duane Reade brands in the United States; and 7 specialty pharmacies, as well as approximately 400 in-store clinic locations.

REVENUES	FYE 8-2022	\$132 billion
	FYE 8-2021	\$132 billion
NET INCOME	FYE 8-2022	\$4.3 billion
	FYE 8-2021	\$2.5 billion
STOCKHOLDER EQUITY	FYE 8-2022	\$25.5 billion
	FYE 8-2021	\$23.4 billion

AREA MAP



Walgreens
Subject Location

IOWA

Des Moines
West Des Moines

Omaha
Papillion

Lincoln

York

Manhattan

Topeka

Kansas City

Overland Park

Olathe

Abilene

Salina

Sedalia

Columbia

Kirksville

1114 Main Street, Maryville, MO



2023 Population – 10 Miles

15,574



2023 Average Household Income

\$68,554



Median Home Value

\$140,221

<i>Population Summary</i>	<i>10 mile</i>	<i>20 mile</i>
2023 Total Population	15,574	24,735

<i>Income</i>	<i>10 mile</i>	<i>20 mile</i>
2023 Average Household Income	\$68,554	\$73,135

<i>Households</i>	<i>10 mile</i>	<i>20 mile</i>
Households	6,134	9,832

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted subject to errors, prior sale or lease, change in status or withdrawal without notice.



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Walgreens

PHARMACY

PHOTO



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