

Upscale Walgreens Construction | Affluent Suburb | Top Rated School District

Positioned in the Aspen Pointe neighborhood center, one of
Vernon Hills' most desirable retail destinations

Average household income of \$196K within 5 miles

Absolute NNN | No Landlord Responsibility

Drive Thru Pharmacy Benefiting from
38,000 Vehicles Per Day

Large Signalized Corner Lot



[Click here for Drone Video Tour](#)



WALGREENS AT ASPEN POINTE

261 W TOWNLINE RD, VERNON HILLS, IL 60061
LAKE COUNTY, ILLINOIS

EXCLUSIVELY LISTED BY:

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3201 Old Glenview Rd, Suite 300 | Wilmette, IL 60091

ACTUAL SITE PHOTO



EXECUTIVE SUMMARY

| | |
|---------------|-------------|
| Price | \$5,375,000 |
| Cap Rate | 8.00% |
| NOI | \$430,000 |
| Building Size | 14,820 SF |
| Land Size | 1.7 Acres |
| Year Built | 2006 |

LEASE SUMMARY

| | |
|-----------------------|--------------|
| Lease Type | Absolute NNN |
| Tenant | Walgreens |
| Guarantor | Corporate |
| Lease Expiration Date | 5/31/2031 |
| Rental Escalations | None |
| Options | Ten 5-Year |



ACTUAL SITE PHOTO

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HAWTHORNE MALL
4.5 MILLION ANNUAL VISITORS

★ macy's
AVE & SISTERS
SEPHORA
T-Mobile
McDonald's
claire's LOFT
H&M
Hallmark GOLD CROWN
Bath & Body Works
VICTORIA'S SECRET
jcpenny Finish Line

HAWTHORN HILLS SQUARE

DICK'S SPORTING GOODS
DOLLAR TREE
ULTA beauty
McDonald's
PETSMART
DUNKIN'
Orangetheory FITNESS
TACO BELL

 **35,700 VEHICLES PER DAY**
SIGNALIZED INTERSECTION.

ACTUAL SITE PHOTOS

WALGREENS AT ASPEN POINTE 261 W TOWNLINE RD, VERNON HILLS, IL 60061 LAKE COUNTY, ILLINOIS



PROPERTY OVERVIEW

WALGREENS AT ASPEN POINTE
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 LAKE COUNTY, ILLINOIS



PROJECT HIGHLIGHTS

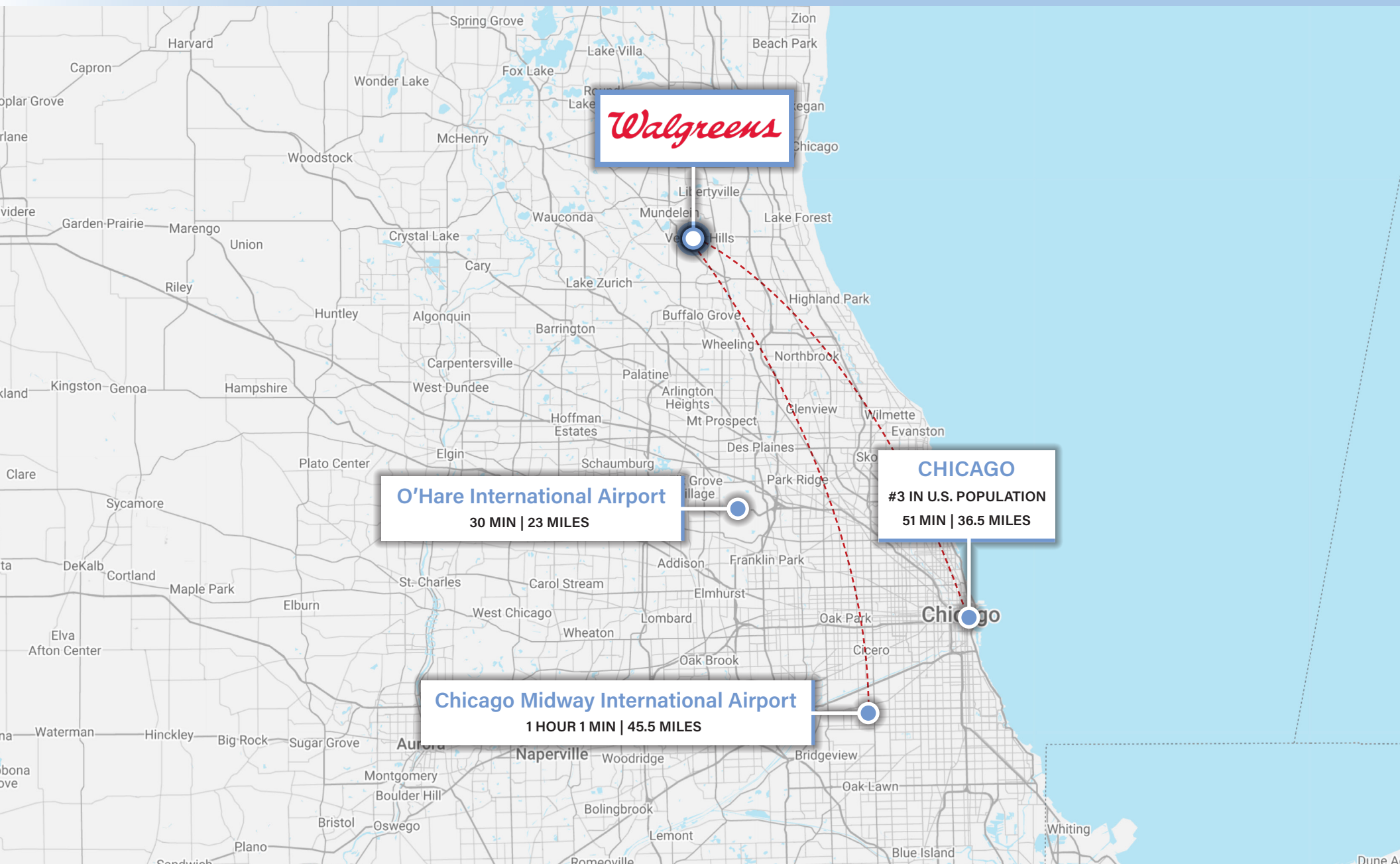
- **LONG-TERM WALGREENS LOCATION** – Operating successfully for nearly 20 years
- **ABSOLUTE NNN LEASE** – Zero landlord responsibilities
- **EXPANSIVE 1.65-ACRE PARCEL** – Strong underlying real estate value
- **PRIME RETAIL CORRIDOR** – Just 1 mile from Hawthorn Mall (±4.5M annual visitors)
- **DENSE, AFFLUENT TRADE AREA** – Over 130,000 residents within 5 miles
- **NEARBY RETAIL TENANTS** – Target, Walmart, Kohl's, Whole Foods, Home Depot, Best Buy, Jewel-Osco, LA Fitness, AMC Theatres, Sam's Club, Macy's, Portillo's, Dave & Buster's, Harbor Freight, Dick's Sporting Goods, McDonald's, and Starbucks
- **HIGH-TRAFFIC VISIBILITY** – Frontage on W. Townline Rd (38,000 VPD); 3 miles west of I-94 (140,000 VPD)
- **EDUCATED CONSUMER BASE** – 60%+ of adults hold a bachelor's degree or higher
- **TOP-RANKED SCHOOLS** – Vernon Hills High School rated #11 statewide by U.S. News & World Report
- **LOCATED WITHIN ASPEN POINTE:** a multi-tenant retail center located adjacent to an upscale 132-unit residential townhouse community in north suburban Chicago

ADJACENT SHOPPING CENTER



LOCATION MAP

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LAKE COUNTY, ILLINOIS

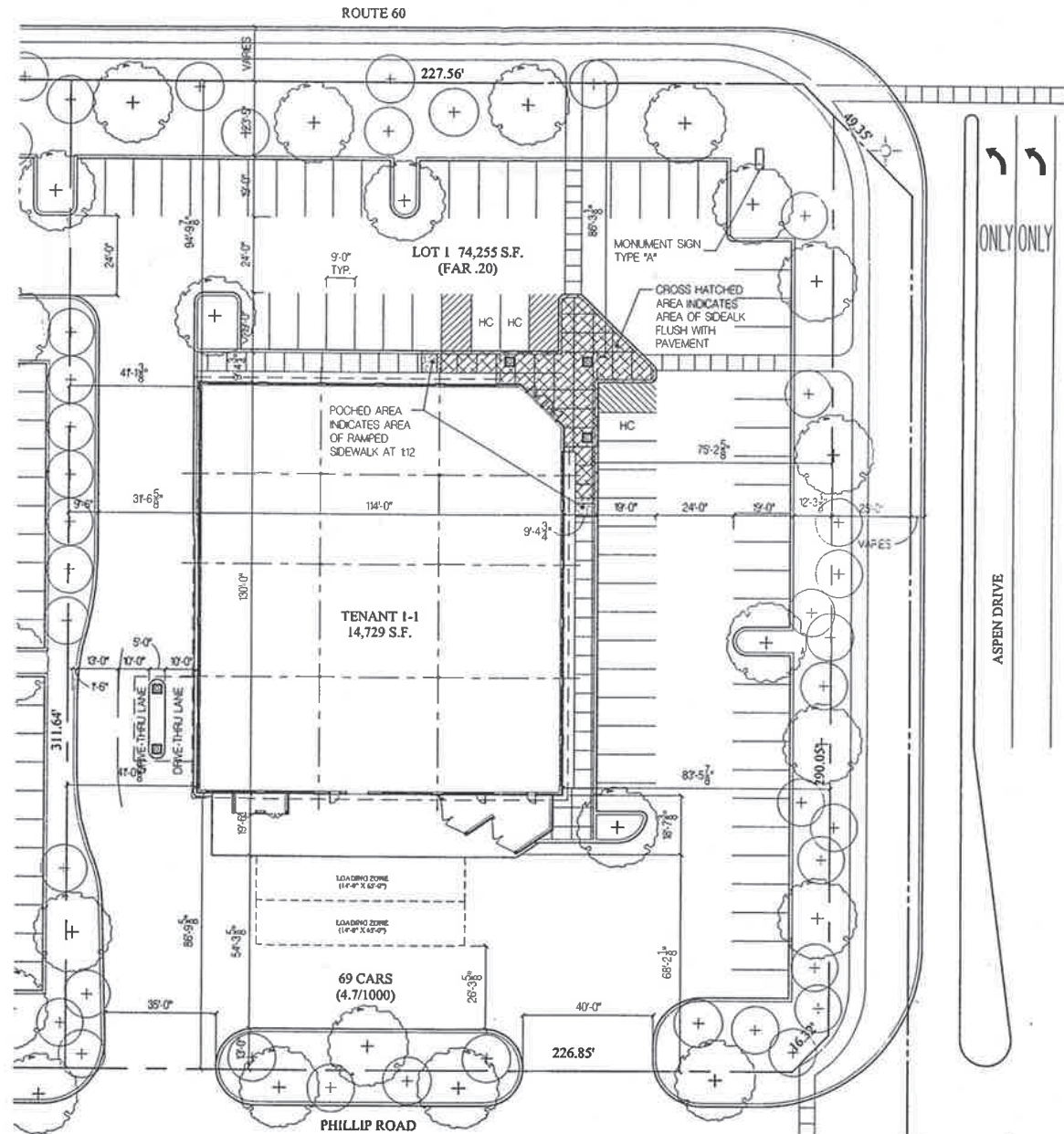


DEMOGRAPHICS

WALGREENS AT ASPEN POINTE
261 W TOWNLINE RD, VERNON HILLS, IL 60061
LAKE COUNTY, ILLINOIS

| 2025 POPULATION | | 2025 HOUSEHOLDS | 2025 AVERAGE HOUSEHOLD INCOME | 2025 POPULATION | |
|-----------------|---------|-----------------|----------------------------------|-----------------|---------|
| 1 Mile | 14,189 | 6,500 | \$134,938 | 10 Min Drive | 64,426 |
| 3 Mile | 65,397 | 24,759 | \$174,473 | 20 Min Drive | 312,946 |
| 5 Mile | 133,271 | 49,728 | \$196,561 | | |





TENANT DESCRIPTION

WALGREENS AT ASPEN POINTE
261 W TOWNLINE RD, VERNON HILLS, IL 60061
LAKE COUNTY, ILLINOIS



Walgreens



HEADQUARTERS
Deerfield, Illinois



NUMBER OF LOCATIONS
8,000



PARENT COMPANY
Sycamore Partners



FOUNDED
1901

Walgreens began in 1901 when Chicago pharmacist Charles R. Walgreen opened a single neighborhood drugstore—launching a brand that would grow into one of America's most familiar health-and-wellness retailers. Over the next century the company expanded coast-to-coast, introduced convenient in-store services, and in 2014 combined with Alliance Boots to form Walgreens Boots Alliance (WBA), a global retail pharmacy platform.

Today the enterprise spans roughly 12,500 locations across the U.S., Europe, and Latin America—anchored by a well-known U.S. retail pharmacy network and a trusted reputation built over 120+ years. In August 2025, Sycamore Partners completed its acquisition of Walgreens Boots Alliance, taking the company private to accelerate operational investment and long-term growth. Walgreens continues to operate under its iconic banner with a nationwide footprint of roughly eight thousand U.S. stores currently open and serving daily consumer needs (about 8,058 locations as of mid-October 2025), offering investors broad market exposure backed by a deep capital partner focused on retail performance.

Sycamore Partners, a New York-based private equity firm specializing in retail and consumer investments, agreed in March 2025 to acquire Walgreens Boots Alliance for about \$11.45 per share, valuing the company at roughly \$10 billion in equity and up to \$23.7 billion in total. The deal closed in August 2025, taking Walgreens private and positioning it for renewed growth under Sycamore's ownership. The acquisition also included the company's U.S. retail chain, Boots UK, and healthcare divisions, which are now being restructured as focused, standalone businesses.

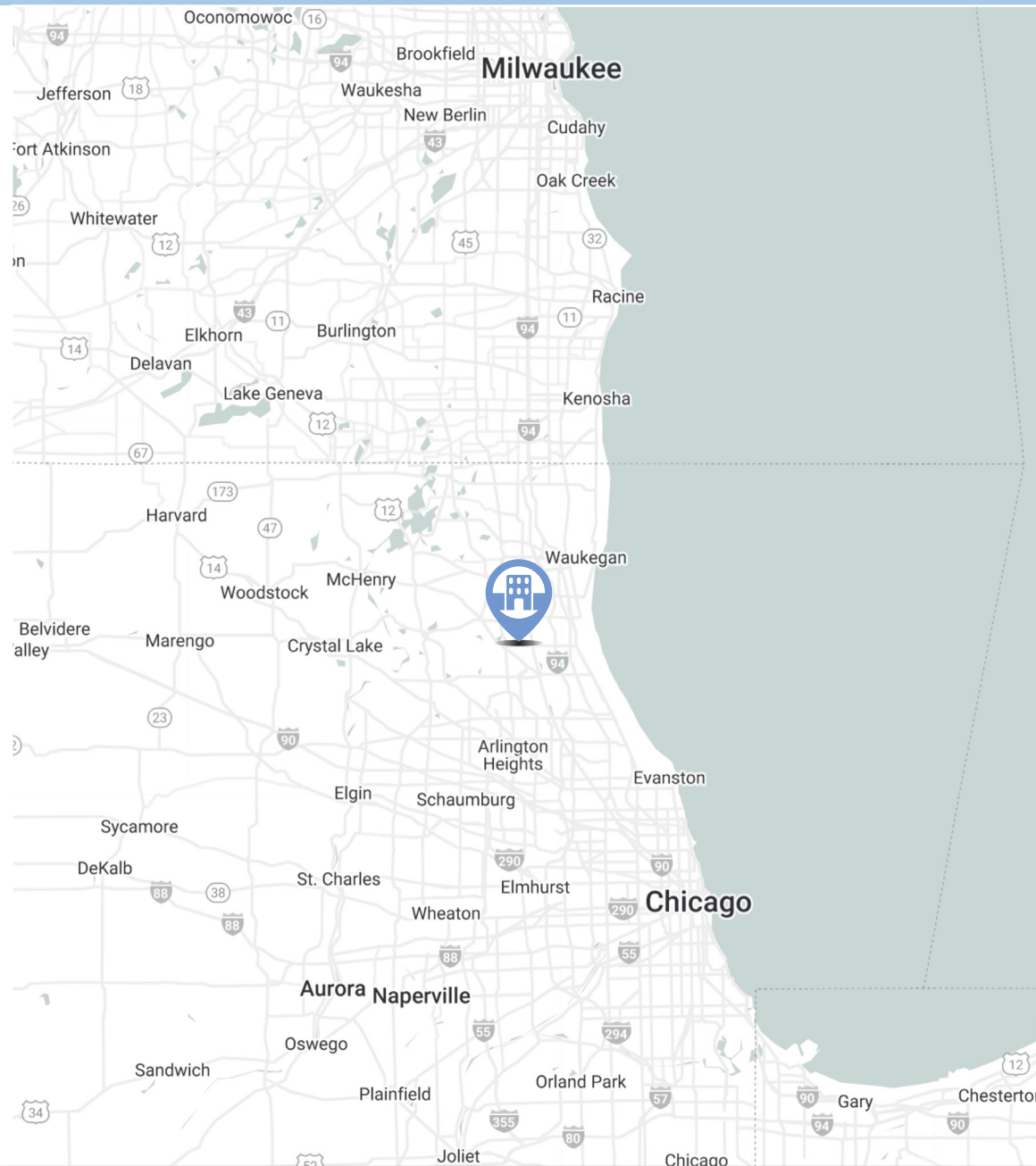


VERNON HILLS, ILLINOIS

Located approximately 30 miles northwest of downtown Chicago in Lake County, Vernon Hills is a highly desirable suburban community with a population of roughly 26,800 residents. The village offers an exceptional quality of life, combining suburban comfort with convenient access to major highways, commuter rail, and the broader Chicago metropolitan area. Known for its strong demographics, Vernon Hills is recognized as one of the most sought-after communities in the North Suburban market.

Vernon Hills benefits from an affluent and well-educated population. The median household income is approximately \$120,625, with average household income exceeding \$150,000, and over 60% of adults hold a bachelor's degree or higher. The area is characterized by safe, family-oriented neighborhoods, a high rate of home ownership, and a strong sense of community stability. The public school system is among the best in Illinois—Hawthorn School District 73 and Vernon Hills High School (District 128) are both highly rated and contribute to the area's strong residential demand.

As a leading retail and employment hub in Lake County, Vernon Hills features extensive commercial amenities anchored by Hawthorn Mall and Mellody Farm, both major regional shopping and dining destinations. The village is also home to numerous corporate employers, including CDW, Rust-Oleum, and Tetra Pak, providing a diverse economic base and strong daytime population. With its combination of affluence, safety, education, and economic vitality, Vernon Hills represents one of the premier suburban markets in the greater Chicago area.



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