

SELLER WILL PROVIDE 50% LTV FINANCING



WALGREENS

1420 W OAKLAND AVE, AUSTIN, MN 55912

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PROPERTY INFORMATION

SECTION 1

Walgreens

PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Corporate Guarantee - NASDAQ:WBA
- Seller will Provide 50% LTV Financing
- \$3,035,754 in Reported Sales
- Hard Corner Location - 17,400+ VPD
- Adjacent to Austin Mayo Clinic Hospital - 80-Beds
- 1 Mile from Downtown Austin
- Bordering various retailers including Dairy Queen, McDonald's, Subway, Kwik Trip, Ace Hardware and more

OFFERING SUMMARY

Sale Price:	\$3,703,703
Building Size:	14,733 SF
NOI:	\$249,999.96
Cap Rate:	6.75%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,987	11,820	13,845
Total Population	11,480	27,225	31,952
Average HH Income	\$62,042	\$62,255	\$64,224



PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to purchase a Walgreens location in Austin, Minnesota. The lease is corporately guaranteed by Walgreens and expires in September 2034 with ten, 5-year renewal options. This site is located at the signalized intersection of Oakland Ave W and 14th St W with exposure to 17,400+ vehicles per day from combined roads. The asset is across the street from Austin Mayo Clinic Hospital and the Westcott Sports Complex. The site borders various retailers including Dairy Queen, McDonald's, Subway, Kwik Trip, Ace Hardware and more.

LOCATION DESCRIPTION

Austin is a city in, and the county seat of, Mower County, Minnesota, United States. The population was 26,174 at the 2020 census. The town was originally settled along the Cedar River and has two artificial lakes, East Side Lake and Mill Pond. It was named for Austin R. Nichols, the area's first European settler.

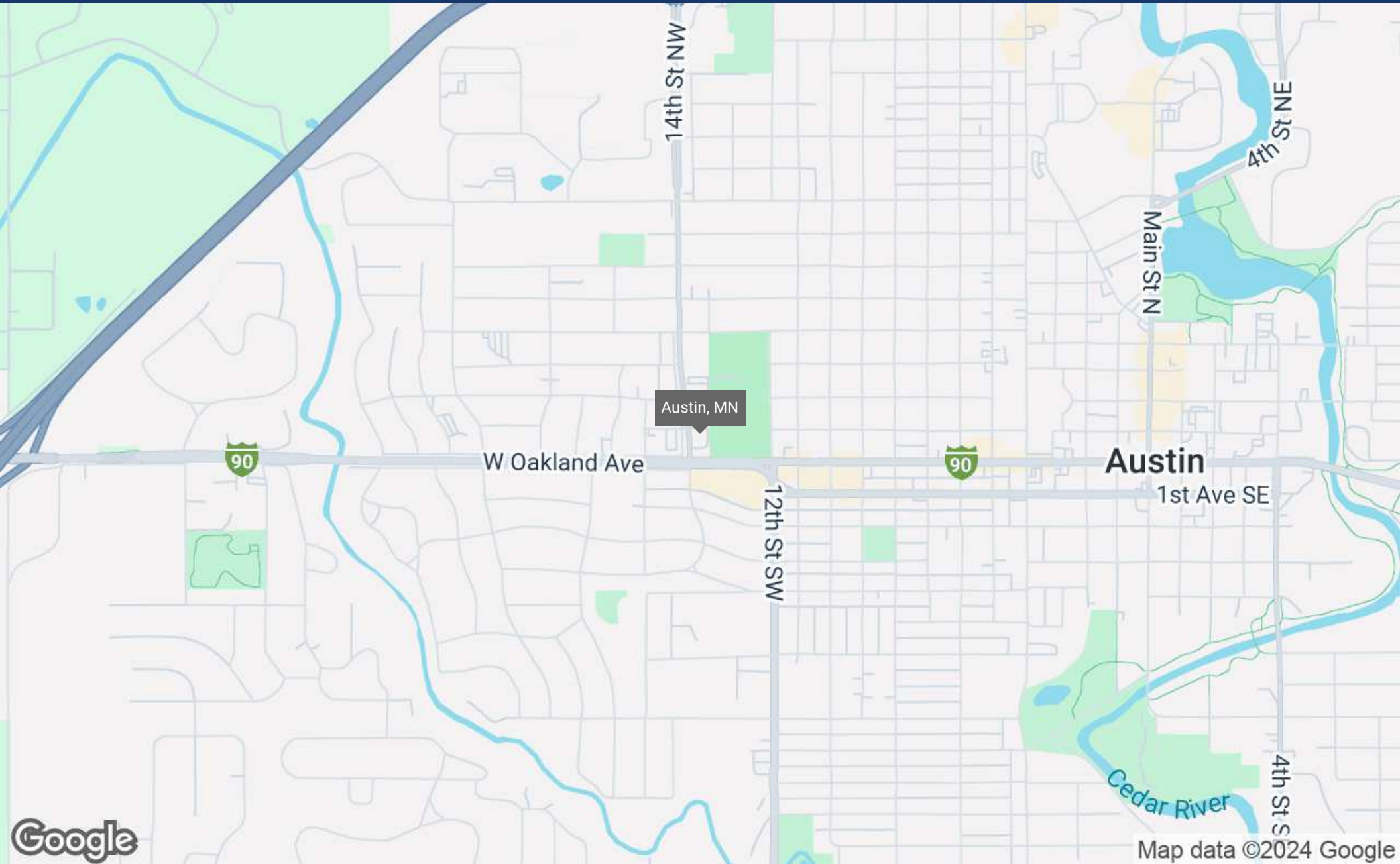
Hormel Foods Corporation is Austin's largest employer, and the town is sometimes called "SPAM Town USA". Austin is home to Hormel's corporate headquarters, a factory that makes most of North America's SPAM tinned meat, and the Spam Museum. Austin is also home to the Hormel Institute, a leading cancer research institution operated by the University of Minnesota with significant support from the Mayo Clinic.

In 2015 Austin was named one of the "Top 10 Affordable Small Towns Where You'd Actually Want to Live" and one of the "Best Small Cities in America".



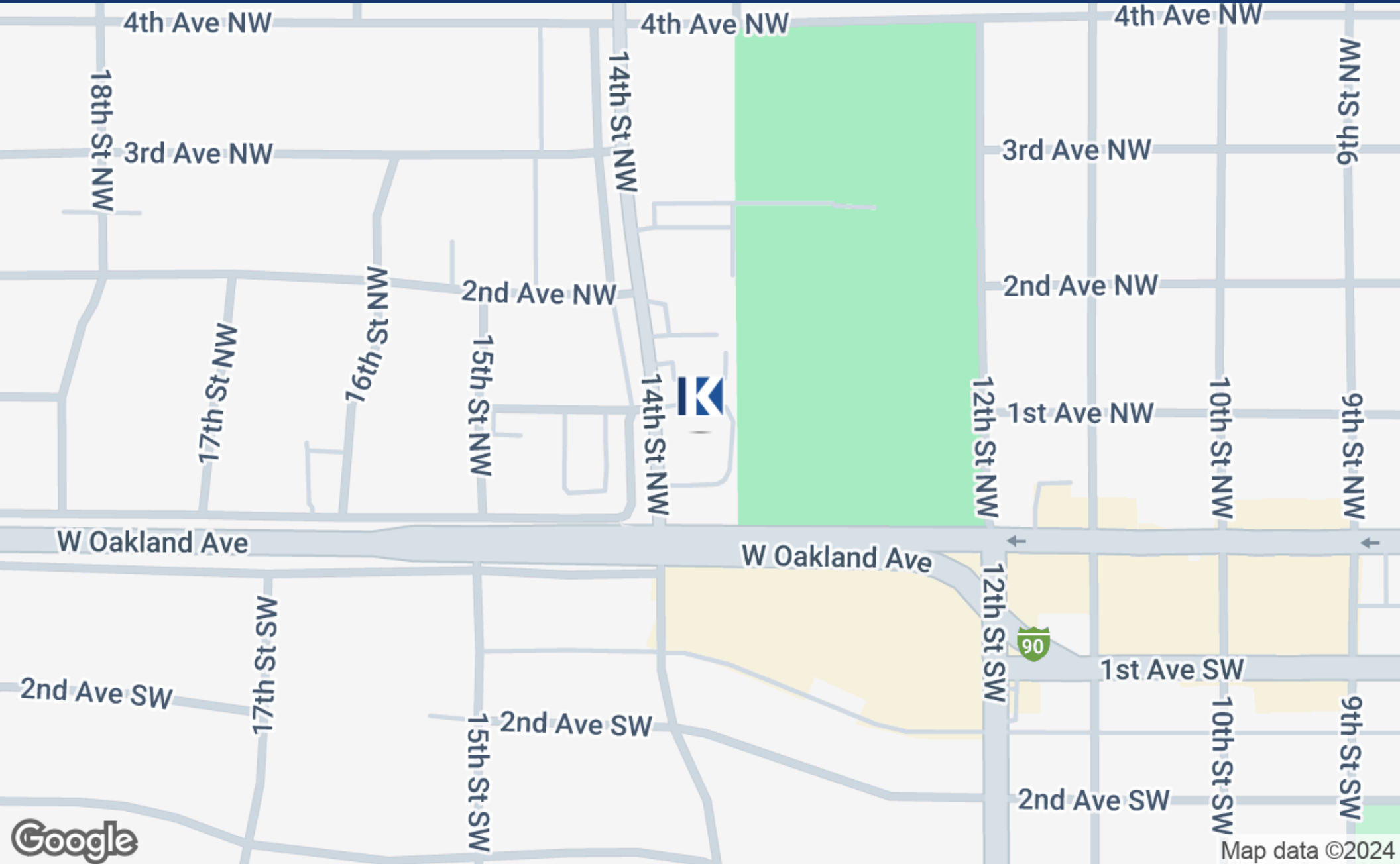
LOCATION INFORMATION

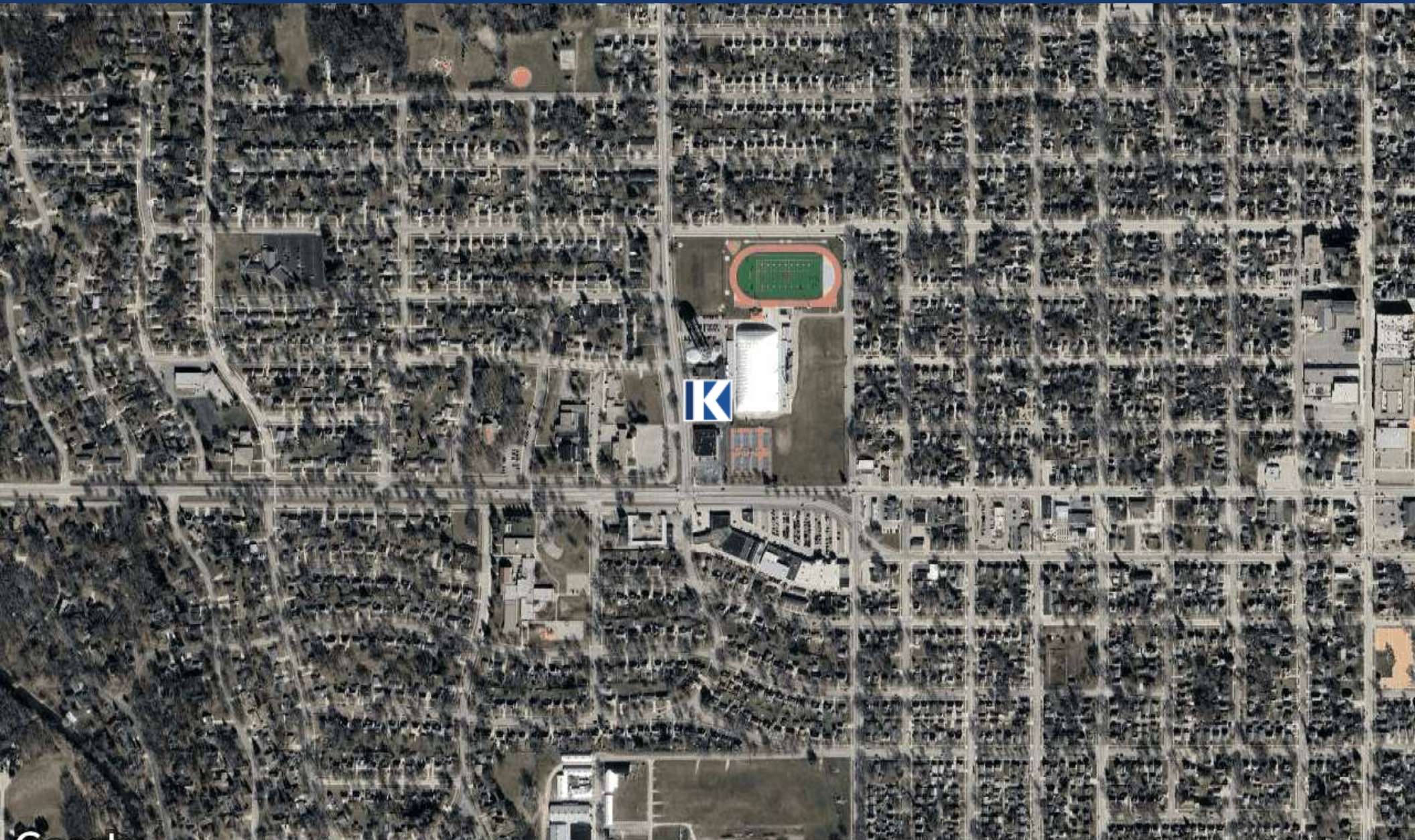
SECTION 2



LOCATION MAP

1420 W OAKLAND AVE
AUSTIN, MN 55912





Google

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FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW

Price	\$3,703,703
Net Operating Income	\$249,999.96
CAP Rate	6.75%
Lease Start	10/01/2004
Lease End	09/30/2034
Options	Ten, 5-Year Options
Increases	None

RENT SUMMARY

Net Operating Income	\$249,999.96
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DEMOGRAPHICS

SECTION 4

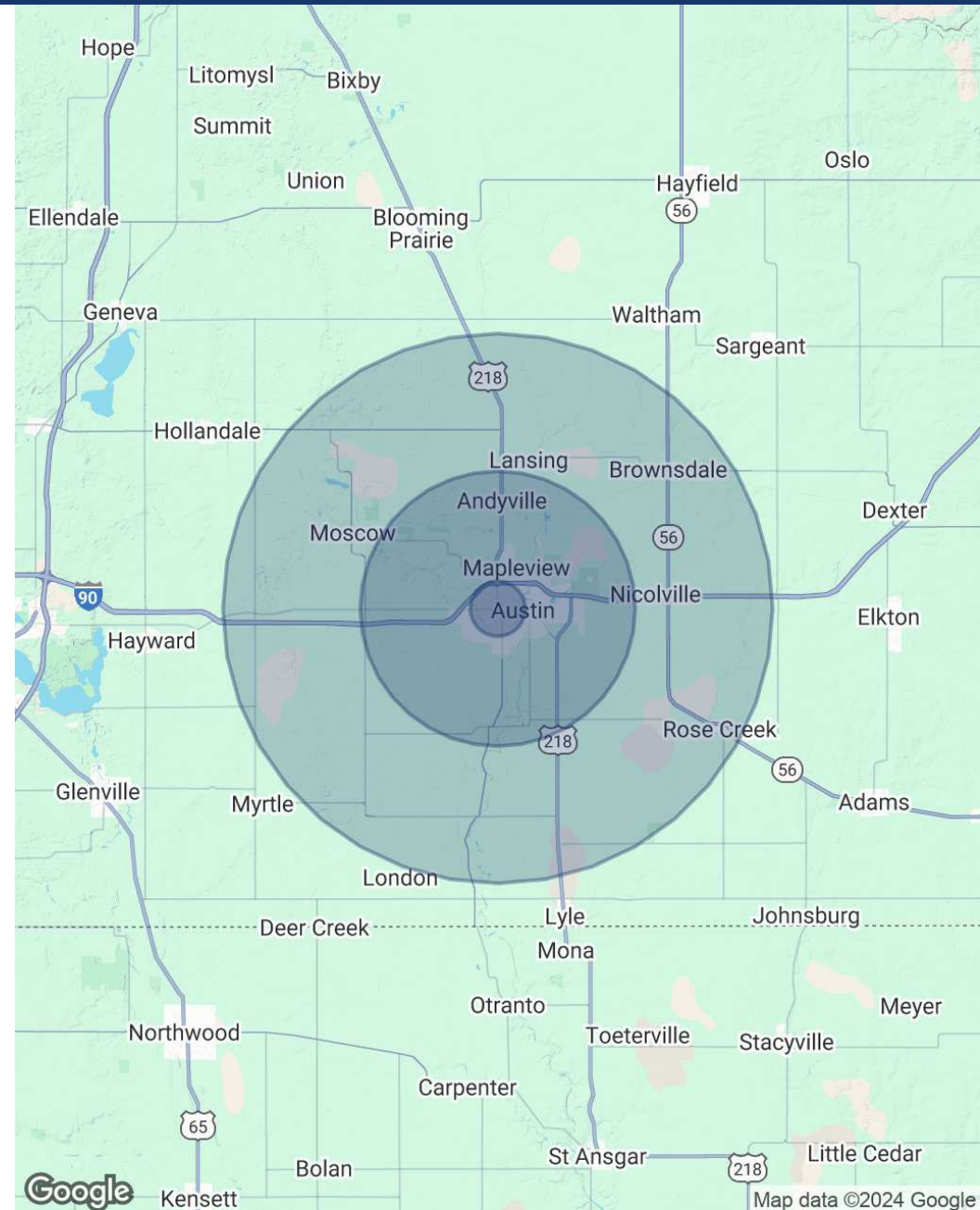
DEMOGRAPHICS MAP & REPORT

1420 W OAKLAND AVE
AUSTIN, MN 55912

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,480	27,225	31,952
Average Age	38.2	39.7	40.3
Average Age (Male)	36.4	38.6	39.4
Average Age (Female)	39.1	40.6	41.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,987	11,820	13,845
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$62,042	\$62,255	\$64,224
Average House Value	\$106,156	\$117,105	\$123,843

2020 American Community Survey (ACS)





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