

OFFERING MEMORANDUM

WALGREENS PORTFOLIO OF 6

IL|IN|MO|NC|WI

n
Northmarq



Property Photo, Mooresville, NC



Property Photo, Eureka, MO



Property Photo, Independence, MO



Property Photo, Indianapolis IN



Property Photo, Muskego, WI



Property Photo, Streator, IL

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SECTION 1

ABOUT THE INVESTMENT



OFFERING SUMMARY

Northmarq is pleased to present to qualified investors the opportunity to acquire a six-property Walgreens portfolio spanning Missouri, Michigan, Indiana, Illinois, North Carolina, and Wisconsin ("The Portfolio"). Leased to Walgreen Co., a wholly owned subsidiary of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the Portfolio offers investors a diversified income stream supported by Walgreens' long-term occupancy, with all six locations operating continuously for over 20 years—demonstrating consistent demand and stable tenancy across the Portfolio.

Each Property is a freestanding, high-visibility location situated on a signalized hard corner with strong traffic counts and entrenched retail demand. The Portfolio combines stable, in-place cash flow with strategic lease rollover—creating a compelling mix of downside protection and value-add upside.

The six assets total more than 86,000 square feet and generate nearly \$1.9 million in annual base rent. The Portfolio features a weighted average lease term remaining of 3 Years, 10 Months and is offered fee simple, free and clear of existing debt. All six leases include multiple five-year renewal options, preserving future income potential for long-term investors.

Positioned in markets with over 870,000 residents within five miles and average household incomes ranging from \$90,000 to \$135,000, these stores benefit from strong local demand drivers and consistent healthcare spend. Several locations sit adjacent to major medical centers, grocery-anchored shopping centers, and national big-box retailers, ensuring sustained traffic and tenant performance.

Walgreens Boots Alliance, Inc. is a Fortune 50 company operating more than 8,700 retail pharmacy locations nationwide. In fiscal year 2024, the company generated \$139.1 billion in revenue and remains a critical last-mile healthcare provider. The Portfolio delivers a rare opportunity to acquire scale, geographic diversity, and tenant credit in a single transaction—making it well suited for private and institutional buyers alike.



PRICE:
\$23,824,717



CAP RATE:
7.95%

PROPERTY SUMMARY

Locations	IL IN MO NC WI
Total Portfolio GLA (SF)	86,220
Total Portfolio Land Size (AC)	12.01



OFFERING SUMMARY

Portfolio Price per SF	\$276.32
Portfolio Annual Rent	\$1,894,065
Avg. Rent per Location Avg. RPSF	\$315,678 \$21.81
Weighted Average Lease Term Remaining	3 Years, 10 Months
Ownership Interest	Fee Simple
Lease Type	Abs NNN and NN

*See page 7 for individual sales reports

SECTION 2

PORTFOLIO OVERVIEW



PORTFOLIO MAP



PORTFOLIO OVERVIEW

	MOORESVILLE, NC	EUREKA, MO	INDEPENDENCE, MO	INDIANAPOLIS, IN	MUSKEGO, WI	STREATOR, IL
Tenant	Walgreen Co.	Walgreen Co.	Walgreen Co.	Walgreen Co.	Walgreen Co.	Walgreen Co.
Year Built	2002	2004	2000	2002	2004	1994
GLA	14,560	14,560	15,120	14,490	14,490	13,000
Lot Size	1.57	1.80	1.6	2.66	2.868	1.51
Lease Commencement	4/1/2002	10/1/2004	5/1/2000	3/1/2002	5/8/2004	2 /2 /1994
Lease Expiration	6/30/2032	11/30/2029	8/31/2028	8/31/2027	5/31/2029	5 / 31 /2028
Lease Term Remaining	6 Years, 11 Months	4 Years, 7 Months	3 Years, 4 Months	2 Years, 4 Months	4 Years, 1 Months	3 Years, 1 Month
Lease Type	Abs. NNN	Abs. NNN	NN	Abs. NNN	Abs. NNN	NN
Annual Rent	\$276,936	\$305,000	\$384,384	\$384,000	\$365,000	\$178,745
Rent PSF	\$19.02	\$20.95	\$25.42	\$26.50	\$25.19	\$13.75
Renewal Options	9 x 5 yr	10 x 5 yr	8 x 5 yr	10 x 5 yr	10 x 5 yr	7 x 5 yr
Renewal Notice	6 months written notice	6 months written notice	6 months written notice	6 months written notice	6 months written notice	6 months written notice



Property Photo, Muskego, WI

FRONT-END REPORTED SALES OVERVIEW

Year	MOORESVILLE, NC	EUREKA, MO	INDEPENDENCE, MO	INDIANAPOLIS, IN	MUSKEGO, WI	STREATOR, IL
2021 - 2022	\$3,700,000	\$3,300,000	\$3,000,000	\$2,200,000	\$2,700,000	\$2,000,000
2022 - 2023	\$3,870,000	\$3,300,000	\$3,000,000	\$2,000,000	\$2,700,000	\$1,800,000
2023 - 2024	\$3,600,000	\$3,200,000	\$2,800,000	\$1,900,000	-	\$1,700,000
AVERAGE	\$3,723,333	\$3,266,667	\$2,933,333	\$2,033,333	\$2,700,000	\$1,700,000

*Seller working to confirm sales for the years with no report



Property Photo, Mooresville, NC



Property Photo, Eureka, MO



Property Photo, Independence, MO



Property Photo, Indianapolis IN



Property Photo, Muskego, WI



Property Photo, Streator, IL

PLACER A.I. RANKING OVERVIEW: APRIL 1, 2024 - MARCH 31, 2025

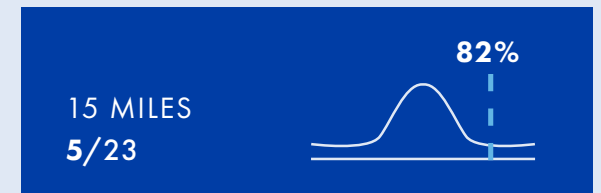
542 RIVER HWY, MOORESVILLE, NC 28117



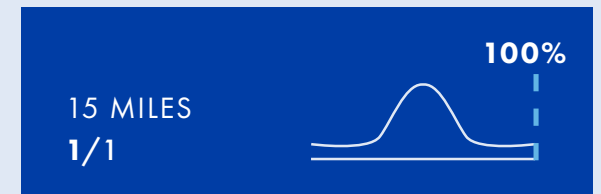
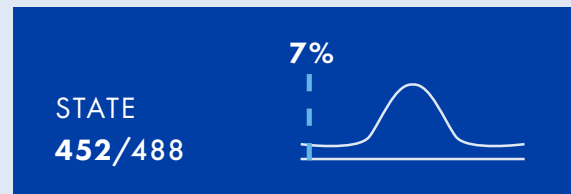
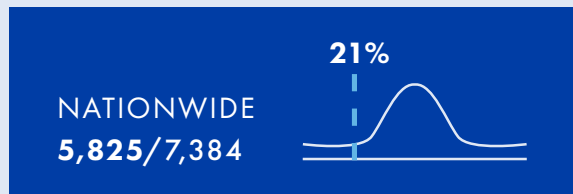
250 E 4TH ST, EUREKA, MO 63025



3915 S NOLAND RD, INDEPENDENCE, MO 64055



120 E MAIN ST, STREATOR, IL 61364



6191 N KEYSTONE AVE, INDIANAPOLIS, IN 46220



542 RIVER HWY, MOORESVILLE, NC	
Tenant	Walgreen Co.
Year Built	2002
GLA	14,560
Lot Size	1.57
Lease Commencement	4/1/2002
Lease Expiration	6/30/2032
Lease Term Remaining	7 Years, 2 Months
Lease Type	Absolute NNN
Annual Rent	\$276,936
Rent PSF	\$19.02
Renewal Options	10 x 5 yr
Renewal Notice	6 months written notice

INDIVIDUAL PRICING OVERVIEW	
Price	\$3,956,229
Cap Rate	7.00%
Annual Base Rent	\$276,936

Exceptional Renewal Likelihood Backed by Strong Sales and Long-Term Commitment

The Property is leased to Walgreens under an absolute NNN structure, providing passive income with zero landlord responsibilities. Walgreens has operated at this location for more than 20 years and continues to demonstrate strong performance, with sales of \$3.87 million in 2022–2023 and an average of \$3.72 million over the past three years—well above the national average. With nearly twelve years remaining on the base term and ten five-year renewal options, the combination of long-term tenancy and consistently high sales strongly supports renewal potential and long-term stability.

Affluent and Growing Trade Area with Strong Demographics

Mooreville continues to experience steady growth, with more than 83,000 residents within a five-mile radius and average household income projected to grow from \$125,094 to \$143,726 by 2029—an annual growth rate of 2.82 percent. Within one mile, household income is expected to grow at an even faster rate of 2.80 percent annually, reflecting rising affluence and strong retail demand.

High-Exposure Corner with Excellent Access and Visibility

The Property is located at the signalized hard corner of Bluefield Road (21,640+ VPD) and River Highway (31,500+ VPD), providing strong visibility and high traffic exposure. The site includes three points of direct ingress and egress, ensuring seamless access and reinforcing the Property's position as a key retail destination in the area.

Thriving Retail Trade Area with Strong Healthcare Proximity

The Property is surrounded by a dense concentration of daily needs and destination retail, including Walmart, Lowe's, ALDI, Target, and Chick-fil-A, driving consistent traffic. Additionally, the nearby Iredell at Mooreville healthcare campus offers a range of services, including urgent care, imaging, surgery, and rehabilitation, with over 40 doctors on-site. This proximity to a major healthcare provider enhances demand for pharmacy services, solidifying the Property's position as a key retail destination.

Residential Growth Driving Long-Term Demand

Mooreville is experiencing significant residential expansion, notably with the development of a 288-unit apartment community less than one mile from the Property. Additionally, the Langtree project encompasses plans for approximately 600 apartment units, 50–80 townhomes, and up to 170 hotel keys or 100,000 square feet of office space. The Legacy Village development includes 110 units comprising townhomes, flats, and lofts, along with planned retail and service-oriented businesses. These substantial residential projects are fueling population growth, enhancing local demand for services, and reinforcing the long-term viability of essential-use assets like Walgreens.

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	6,296	37,301	83,047
2029 Population	6,965	40,331	89,851
2024-2029 Annual Rate	2.04%	1.57%	1.59%



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	3,028	15,598	32,890
2029 Households	3,390	17,188	36,240
2024-2029 Annual Rate	2.28%	1.96%	1.96%



AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average HH Income	\$121,699	\$117,214	\$125,094
2029 Average HH Income	\$139,698	\$135,123	\$143,726
2024-2029 Annual Rate	2.80%	2.88%	2.82%



83K+

2024 POPULATION
(5 MILES)



\$125K+

2024 AVG HH INCOME
(5 MILES)



LEASE ABSTRACT • EUREKA, MO

250 E. 4TH ST, EUREKA, MO	
Tenant	Walgreen Co.
Year Built	2004
GLA	14,560
Lot Size	1.80
Lease Commencement	10/1/2004
Lease Expiration	11/30/2029
Lease Term Remaining	4 Years, 7 Months
Lease Type	Absolute NNN
Annual Rent	\$305,000
Rent PSF	\$20.95
Renewal Options	10 x 5 yr
Renewal Notice	6 months written notice

INDIVIDUAL PRICING OVERVIEW	
Price	\$3,885,350
Cap Rate	7.85%
Annual Base Rent	\$305,000

INVESTMENT HIGHLIGHTS

High Renewal Likelihood Driven by Long-Term Tenure and Strong Sales

The Property is leased to Walgreens under an absolute NNN structure, providing passive income with zero landlord responsibilities. Walgreens has operated at this location for more than 20 years, demonstrating long-term commitment and consistent occupancy. The store generated \$3.3 million in sales for 2022–2023, outperforming the average Walgreens nationwide. With four years and five months remaining on the base term and ten five-year renewal options, the combination of strong sales and long-standing operation signals a high likelihood of renewal.

Affluent and Growing Consumer Base

The Property is located in Eureka, the fastest-growing municipality in St. Louis County and the 11th wealthiest zip code in the St. Louis region. Within a three-mile radius, the population is expected to grow to 16,099 by 2029, with average household income rising from \$161,484 to \$184,874—an annual growth rate of 2.74 percent. The City's retail trade area attracts more than 79,000 consumers, reinforcing long-term demand for essential retail services and positioning the Property for sustained performance.

Established Retail Location with Excellent Access and Visibility

Located just off the I-44 interchange at MO-109, the Property benefits from outstanding regional connectivity and high traffic exposure. I-44 sees more than 64,490 vehicles per day, while MO-109 carries over 14,817 vehicles daily. The site features two points of direct ingress and egress along MO-109, allowing for seamless access and circulation. The Property also fronts East 4th Street, enhancing local visibility within Eureka's primary retail corridor.

High-Quality Construction on a Large Parcel

The 14,560-square-foot building sits on a 1.80-acre parcel and features drive-thru access and ample parking. The layout and infrastructure support Walgreens' operational needs and enhance the site's long-term adaptability for future tenants.

Significant Residential and Infrastructure Investment in Eureka

Eureka is experiencing strong growth, with more than 500 new homes planned by McBride Homes, adding substantial residential density to the area. The city is also investing nearly \$27 million in major infrastructure improvements, including flood mitigation projects and the replacement of key roadways and bridges. On top of that, construction is underway on the \$11.5 million Michael J. Wiegand Justice Center, a new civic facility that will enhance municipal services and support the area's long-term development.

DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	10 MILES
2024 Population	15,626	29,534	247,928
2029 Population	16,099	29,888	248,168



HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2024 Households	5,561	10,283	96,025
2029 Households	5,782	10,529	97,318



AVERAGE HOUSEHOLD INCOME	3 MILES	5 MILES	10 MILES
2024 Average HH Income	\$161,484	\$163,997	\$143,613
2029 Average HH Income	\$184,874	\$186,626	\$163,591
2024-2029 Annual Rate	2.74%	2.62%	2.64%



247K+

2024 POPULATION
(10 MILES)



\$143K+

2024 AVG HH INCOME
(10 MILES)



3915 S. NOLAND DR, INDEPENDENCE, MO

Tenant	Walgreen Co.
Year Built	2000
GLA	15,120
Lot Size	1.60
Lease Commencement	5/1/2000
Lease Expiration	8/31/2028
Lease Term Remaining	3 Years, 4 Months
Lease Type	NN
Annual Rent	\$384,384
Rent PSF	\$25.42
Renewal Options	8 x 5 yr
Renewal Notice	6 months written notice

INDIVIDUAL PRICING OVERVIEW

Price	\$4,896,611
Cap Rate	7.85%
Annual Base Rent	\$384,384

High Renewal Likelihood Driven by Long-Term Tenure and Strong Sales

The Property is leased to Walgreens under a NN lease, offering passive income with minimal landlord responsibilities. Walgreens has operated at this location for more than 20 years, reflecting long-standing tenant commitment. The store reported \$3.0 million in sales for both 2021–2022 and 2022–2023, consistently outperforming the average Walgreens nationwide. With three years and four months remaining on the base term and eight five-year renewal options, the combination of proven sales and long-term occupancy signals a strong likelihood of renewal.

Affluent Trade Area with Accelerating Income Growth

The Property is positioned along S. Noland Road, a major retail corridor in Independence anchored by national tenants including Walmart Supercenter, Price Chopper, Advance Auto Parts, and Big Lots. Just minutes away, Independence Center Mall serves as a 1 million-square-foot regional shopping destination, reinforcing the area's role as a retail hub. Average household income within a one-mile radius is projected to grow from \$88,069 in 2024 to \$105,269 by 2029—an impressive annual rate of 3.63 percent—supporting continued retail demand and long-term tenant performance.

Established Retail Location with Excellent Access and Visibility

The Property is prominently located at the signalized intersection of S. Noland Road and East 39th Street South, providing excellent visibility in a dense retail corridor. S. Noland Road sees more than 24,663 vehicles per day, while East 39th Street South adds another 8,715+ vehicles daily. The site benefits from two points of direct ingress and egress, ensuring efficient traffic flow and customer convenience. Proximity to Interstate 70 further enhances regional connectivity and sustained consumer traffic.

High-Utility Building on a Well-Located Parcel

The 15,120-square-foot building sits on a 1.60-acre parcel with ample parking and a drive-thru, making it well suited for modern pharmacy operations. The layout and infrastructure enhance tenant functionality and long-term adaptability of the site.

Economic and Infrastructure Investment Driving Long-Term Stability

Independence is benefiting from major public investment, including a \$55 million transportation bond with \$30 million dedicated to street resurfacing and \$15 million for bridge repairs. The city is also advancing the 1,100-acre Eastgate Commerce Center, its largest industrial development to date, backed by \$5 million in state funding and projected to drive significant job creation and economic growth. These initiatives strengthen the surrounding trade area and support the long-term performance of essential-use assets like Walgreens.

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	10,401	75,012	157,175
2029 Population	10,241	74,699	156,502



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	4,483	32,183	66,481
2029 Households	4,460	32,382	66,838



AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average HH Income	\$88,069	\$77,680	\$79,482
2029 Average HH Income	\$105,269	\$91,415	\$93,643
2024-2029 Annual Rate	3.63%	3.31%	3.33%



157K+

2024 POPULATION
(5 MILES)



\$79K+

2024 AVG HH INCOME
(5 MILES)



6191 N. KEYSTONE AVE, INDIANAPOLIS, IN

Tenant	Walgreen Co.
Year Built	2002
GLA	14,490
Lot Size	2.66
Lease Commencement	3/1/2002
Lease Expiration	8/31/2027
Lease Term Remaining	2 Years, 4 Months
Lease Type	Absolute NNN
Annual Rent	\$384,000
Rent PSF	\$26.50
Renewal Options	10 x 5 yr
Renewal Notice	6 months written notice

INDIVIDUAL PRICING OVERVIEW

Price	\$4,465,116
Cap Rate	8.60%
Annual Base Rent	\$384,000

Long-Term Occupancy Paired With Absolute NNN Lease Structure

Walgreens has occupied the Property since 2002, reflecting more than 20 years of continuous operation. The tenant operates under an absolute NNN lease with zero landlord responsibilities and holds ten five-year renewal options, with one year and ten months remaining on the current term. This long-standing presence highlights the Property's role in serving the local community and supports stable near-term income.

Affluent Trade Area with Consistent Income Growth

The surrounding area is experiencing strong income growth, with average household income within a one-mile radius projected to increase from \$110,359 in 2024 to \$131,342 by 2029—an annual growth rate of 3.54 percent. This rising income base supports continued spending on essential services and positions Walgreens for long-term performance.

Hard Corner Location with Excellent Access and Visibility

The Property is located at the signalized hard corner of East 62nd Street and North Keystone Avenue, which see more than 23,070 and 38,126 vehicles per day, respectively. The site offers direct ingress and egress on both fronting roads, providing strong daily exposure and seamless accessibility in one of Indianapolis's busiest corridors.

Established Retail Corridor Anchored by Major National Tenants

The Property is located within a densely built-out retail corridor anchored by high-performing national retailers including Walmart Supercenter, Lowe's Home Improvement, Target, and Marshalls. Positioned near the redeveloped Glendale Town Center and just minutes from The Fashion Mall at Keystone, the area draws consistent consumer traffic from both value-driven and upscale shoppers. This dynamic retail environment enhances Walgreens' visibility and positions the Property within one of Indianapolis's most active commercial zones.

Modern Building on a Spacious Parcel

The 14,490-square-foot building sits on a 2.66-acre parcel and includes drive-thru access and ample parking. The layout supports high-traffic pharmacy operations and offers long-term adaptability for future tenants.

Active Retail and Residential Development Strengthening the Trade Area

The area surrounding the Property is experiencing notable growth. A new Panda Express is planned directly east of the Walgreens store along East 62nd Street, indicating continued retail investment in the corridor. Additionally, the 37 Keystone project, a \$22 million mixed-use development, has been approved near the intersection of East 38th Street and North Keystone Avenue. This project will feature 95 residential units and 3,700 square feet of retail space, contributing to increased consumer traffic and reinforcing the area's appeal as a vibrant retail hub.

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	6,739	94,102	216,729
2029 Population	6,743	93,415	217,049



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	2,706	36,544	84,764
2029 Households	2,712	36,205	85,012



AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average HH Income	\$110,359	\$82,306	\$88,875
2029 Average HH Income	\$131,342	\$97,135	\$103,989
2024-2029 Annual Rate	3.54%	3.37%	3.19%



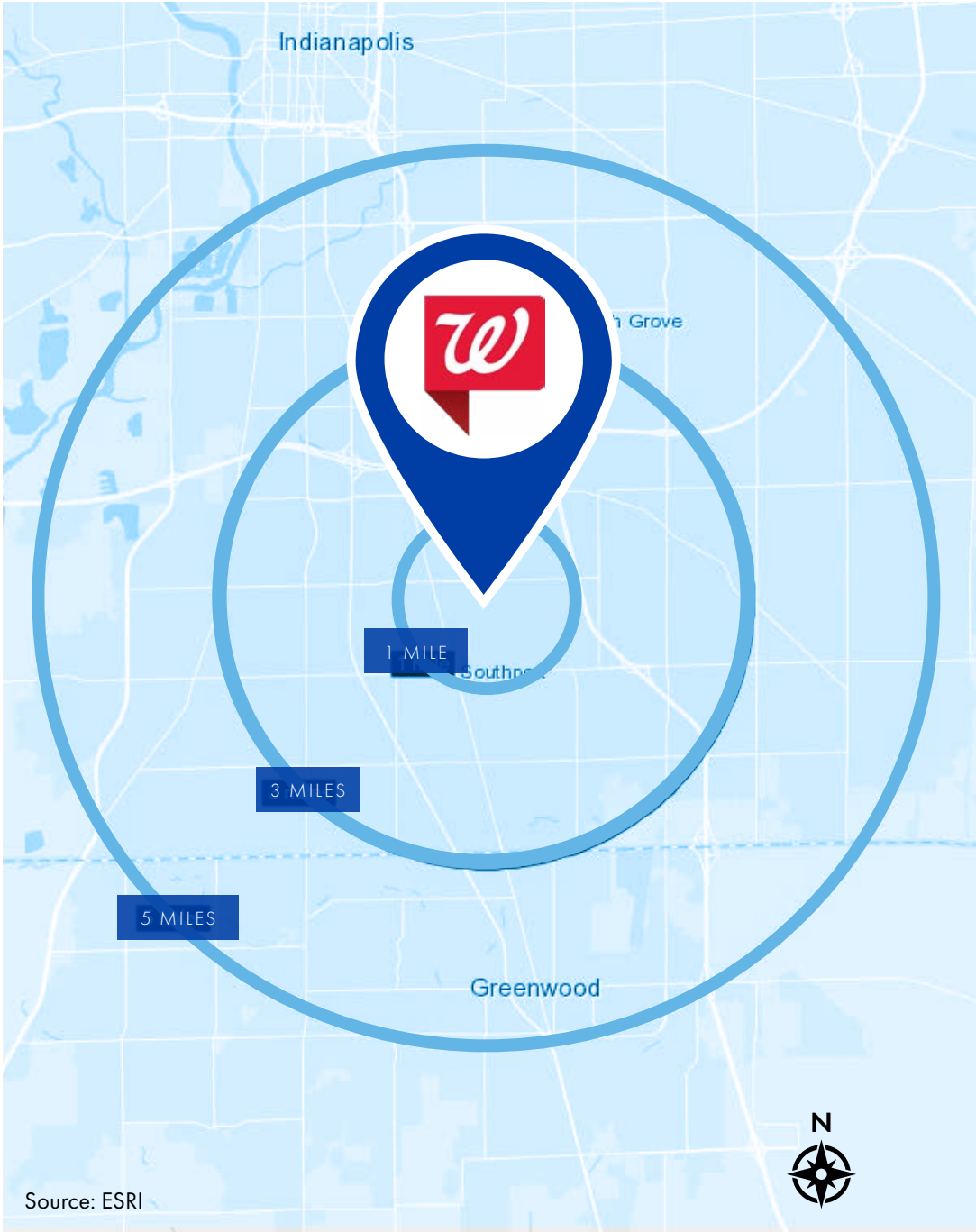
6K+

2024 POPULATION
(1 MILE)



\$110K+

2024 AVG HH INCOME
(1 MILE)



LEASE ABSTRACT • MUSKEGO, WI

S79 W18885 JANESVILLE RD, MUSKEGO, WI	
Tenant	Walgreen Co.
Year Built	2004
GLA	14,490
Lot Size	2.87
Lease Commencement	5/8/2004
Lease Expiration	5/31/2029
Lease Term Remaining	4 Years, 1 Months
Lease Type	Absolute NNN
Annual Rent	\$365,000
Rent PSF	\$25.19
Renewal Options	10 x 5 yr
Renewal Notice	6 months written notice

INDIVIDUAL PRICING OVERVIEW	
Price	\$4,649,682
Cap Rate	7.85%
Annual Base Rent	\$365,000

INVESTMENT HIGHLIGHTS

Established Tenancy With Strong In-Place Sales and Passive Lease Structure

Walgreens has operated at this location since 2004, reflecting more than 20 years of continuous occupancy. The Property is backed by an absolute NNN lease with zero landlord responsibilities and features ten five-year renewal options, with four years and one month remaining on the current term. The store reported \$2.7 million in annual sales for both 2021–2022 and 2022–2023, outperforming the national average and reinforcing its position as a productive retail location.

Affluent Trade Area with Consistent Income Growth

Muskego is one of the most affluent suburbs in the Milwaukee metro, with average household income within a five-mile radius projected to grow from \$145,615 in 2024 to \$165,942 by 2029—an annual growth rate of 2.65 percent. This rising income base supports continued spending on essential services and positions Walgreens for long-term performance.

Hard Corner Location with Excellent Access and Visibility

The Property sits at the signalized hard corner of Janesville Road and Racine Avenue, two major thoroughfares in Muskego with combined traffic exceeding 20,000 vehicles per day. Featuring two points of direct ingress and egress, the site offers seamless access and strong daily exposure in one of the city's most traveled corridors.

Established Retail Corridor with Diverse Tenancy

The Property is positioned within a robust retail corridor anchored by national and regional retailers including Kohl's, Dollar Tree, Piggly Wiggly, and Culver's. This strong tenant mix creates consistent foot traffic and reinforces the location's position as a daily needs retail destination within Muskego's commercial core.

Modern Building on a Spacious Parcel

The 14,490-square-foot building sits on a 2.87-acre parcel—larger than typical Walgreens sites—and includes drive-thru access and ample parking. The layout supports high-traffic pharmacy operations and offers long-term adaptability for future tenants.

Ongoing Commercial Development Enhancing Trade Area

The surrounding Janesville Road corridor continues to experience meaningful commercial growth, including the recent completion of Parkland Towne Center—a mixed-use development featuring 90 residential units and over 53,000 square feet of commercial space. Supported by city-backed revitalization efforts, these additions have brought new retailers and service providers to the area, reinforcing Muskego's role as a desirable, amenity-rich suburb and supporting long-term demand for essential-use assets like Walgreens.

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	5,341	19,579	48,721
2029 Population	5,306	19,615	48,543



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	2,352	7,832	19,145
2029 Households	2,382	7,989	19,402



AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average HH Income	\$127,133	\$137,263	\$145,615
2029 Average HH Income	\$143,954	\$156,002	\$165,942
2024-2029 Annual Rate	2.52%	2.59%	2.65%



48K+

2024 POPULATION
(5 MILES)



\$145K+

2024 AVG HH INCOME
(5 MILES)



LEASE ABSTRACT • STREATOR, IL

120 E. MAIN STREET, STREATOR, IL	
Tenant	Walgreen Co.
Year Built	1994
GLA	13,000
Lot Size	1.51
Lease Commencement	10/1/1994
Lease Expiration	11/1/2028
Lease Term Remaining	3 Years, 6 Months
Lease Type	NN
Annual Rent	\$178,745
Rent PSF	\$13.75
Renewal Options	6 x 5 yr
Renewal Notice	6 months written notice

PRICING OVERVIEW	
Price	\$2,106,350
Cap Rate	8.49%
Annual Base Rent	\$178,745

INVESTMENT HIGHLIGHTS

Decades-Long Tenancy Paired With Passive, Long-Term Lease Structure

Walgreens has operated at this location for more than 30 years, underscoring the site's long-standing role within the retailer's footprint. The Property is backed by a NN lease with limited landlord responsibilities and includes six five-year renewal options, offering investors a durable and low-maintenance income stream through the remaining lease term.

Growing Trade Area with Steady Income Gains

Streator's trade area is experiencing steady income growth, with average household income within a five-mile radius projected to increase from \$74,126 in 2024 to \$84,192 by 2029—an annual growth rate of 2.58 percent. This rising income base supports continued spending on essential services and positions Walgreens for long-term performance.

Prominent Downtown Location with Excellent Access and Visibility

Situated at the intersection of Main and Bloomington Streets, the Property benefits from high visibility in the heart of downtown Streator. The site offers convenient access and strong daily exposure in one of the city's most trafficked corridors.

Established Retail Corridor with Diverse Tenancy

The Property is positioned within a robust retail corridor anchored by national and regional retailers including Kroger, Dollar General, and Ace Hardware. This strong tenant mix creates consistent foot traffic and reinforces the location's position as a daily needs retail destination within Streator's commercial core.

Modern Building on a Spacious Parcel

The 13,000-square-foot building sits on a 1.51-acre parcel and includes drive-thru access and ample parking. The layout supports high-traffic pharmacy operations and offers long-term adaptability for future tenants.

Ongoing Infrastructure Investment Enhancing Trade Area

The surrounding area continues to experience meaningful infrastructure investment, including a \$4 million water system upgrade by Illinois American Water and a \$1.7 million reconstruction of Iowa Avenue, a key corridor connecting industrial zones to Route 18. These enhancements reinforce Streator's role as a growing, amenity-rich community and support long-term demand for essential-use assets like Walgreens.

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	8,077	16,619	17,581
2029 Population	7,969	16,333	17,281



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	3,386	7,210	7,653
2029 Households	3,396	7,214	7,660



AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average HH Income	\$63,667	\$72,834	\$74,126
2029 Average HH Income	\$72,020	\$82,716	\$84,192
2024-2029 Annual Rate	2.50%	2.58%	2.58%



17K+

2024 POPULATION
(5 MILES)



\$74K+

2024 AVG HH INCOME
(5 MILES)



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