



WALGREENS

4950 COUNTY ROAD 101, MINNETONKA, MN 55345

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IK The Kase Group
Real Estate Investment Services

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PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY

4950 COUNTY ROAD 101
MINNETONKA, MN 55345



PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee
- Hard Corner Location with Excellent Ingress & Egress Points
- Situated Near Major Retailers

PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to purchase a well established Walgreens location in Minnetonka, Minnesota. The lease calls for zero landlord obligations with 9+ years left and is corporately guaranteed by Walgreens. This Walgreens includes a drive through and is situated on a hard corner with excellent ingress and egress points. The asset is well situated along State Hwy 7 near Target, Planet Fitness, Dairy Queen, Cub Grocery Store and many others.

LOCATION DESCRIPTION

Minnetonka is a city in Hennepin County, Minnesota, United States. A western suburb of the Twin Cities, Minnetonka is located about 10 miles west of downtown Minneapolis. At the 2020 census, the city's population was 53,781.

OFFERING SUMMARY

Price:	\$6,933,333
Price per SF:	\$568.51
NOI:	\$624,000
CAP Rate:	9.00%
Building Size:	12,544 SF
Lease Start:	10/01/2010
Lease End:	10/31/2035
Options:	Fifty, 1-Year Options



LOCATION INFORMATION

SECTION 2

NEIGHBORING RETAILERS

4950 COUNTY ROAD 101
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ADDITIONAL PHOTOS

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A photograph of a Walgreens store. The building has a white upper facade with a grid of windows and a red brick lower facade. The Walgreens logo is prominently displayed on the brick wall. A large, mature tree with green leaves stands in the foreground, partially obscuring the view of the store. The sky is blue with scattered white clouds. In the foreground, there is a paved area and some low-lying plants.

DEMOGRAPHICS

SECTION 3

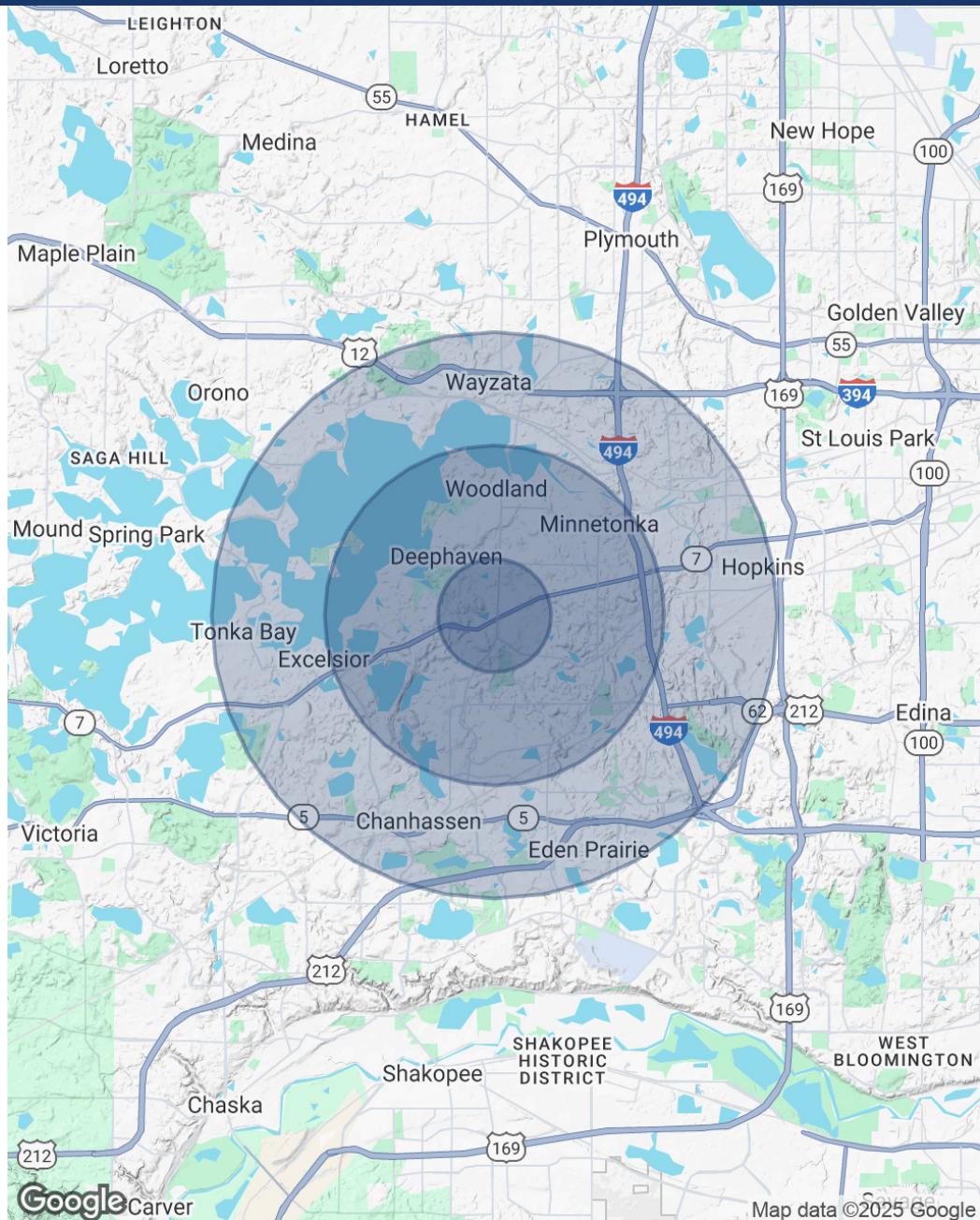
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,499	47,037	124,589
Average Age	41.3	44.9	44.0
Average Age (Male)	39.6	44.0	42.4
Average Age (Female)	42.3	45.4	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,533	18,735	53,639
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$138,438	\$158,263	\$145,230
Average House Value	\$408,988	\$504,611	\$443,700

2020 American Community Survey (ACS)



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