



WALGREENS - GLEN ELLYN, IL

840 N MAIN ST
GLEN ELLYN, IL 60137



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GLEN ELLYN

About GLEN ELLYN

EXCLUSIVELY PRESENTED BY:

LAKE GENEVA AREA REALTY

Mobile: 2629035000

team@lakegenevaarealty.com

License #: 471.014812



Lake Geneva Area Realty

101 Broad St., Ste 207
Lake Geneva, WI 53147

Office: 2622493000
www.lakegenevaarealty.com

PROPERTY SUMMARY

Offering Price	\$4,200,000
Building SqFt	14,543 SqFt
Year Built	2004
Lot Size (acres)	1.55
Parcel ID	05-02-312-013
Zoning Type	Commercial
County	DuPage

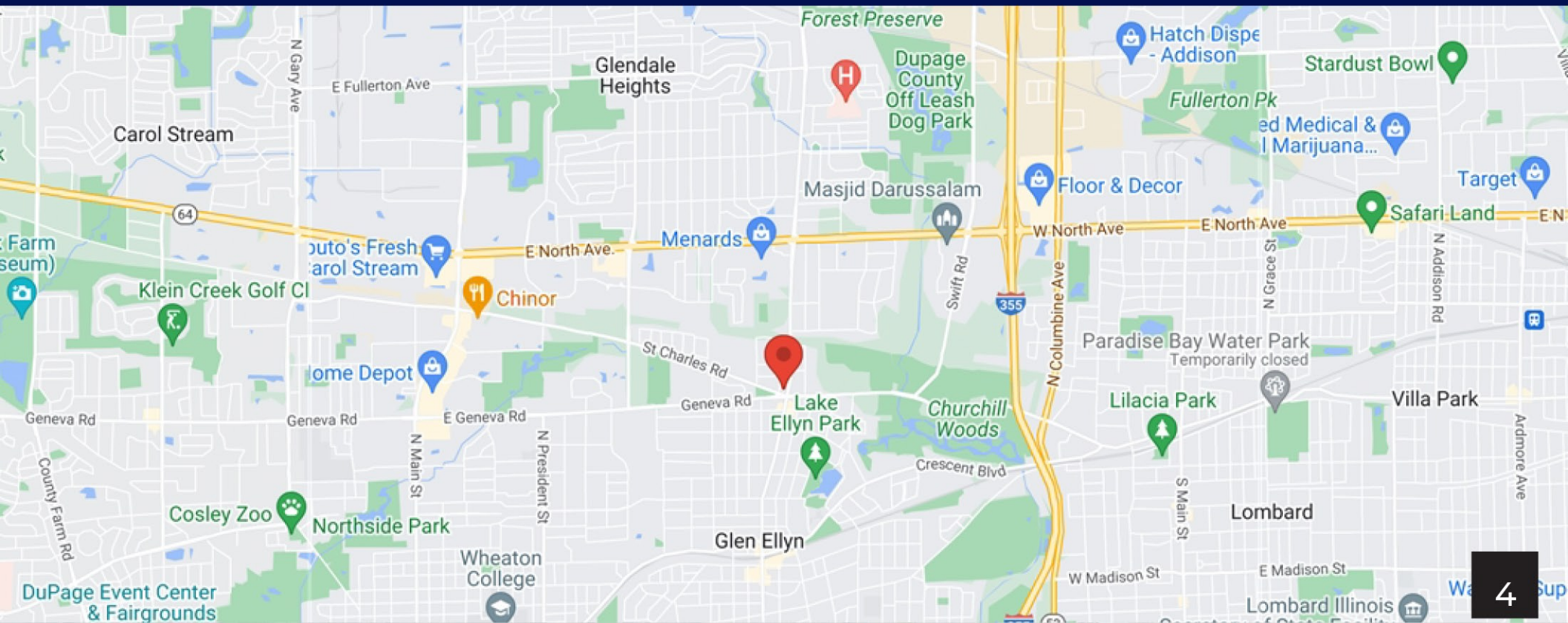
INVESTMENT SUMMARY

Lake Geneva Area Realty is pleased to offer for sale 840 N Main St. Glen Ellyn, IL 60137 with rent guaranteed by Walgreens Corporate a trusted, global innovator in retail pharmacy playing a critical role in the healthcare ecosystem.



INVESTMENT HIGHLIGHTS

- NOI \$420,000
CAP RATE 10%
- Rent is Guaranteed by Walgreens Corporate a trusted, global innovator in retail pharmacy playing a critical role in the healthcare ecosystem. The company is reimagining local healthcare and well-being for all as part of its purpose – to create more joyful lives through better health. Walgreens also offers health and beauty aids, photo services, plus mini-mart basics.





LOCATION HIGHLIGHTS

- Ideally Located Signalized Corner of St Charles Road and Main Street leading to the heart of downtown Glen Ellyn, Illinois. High traffic location with a 5-mile population of over 302,000. Ideally positioned to capture the most traffic possible seeing over 20,000 vehicles daily.
- Four Hospitals Located Within 15 Minutes. These hospitals play a critical role in dozens of healthcare needs including Cancer Care, Cardiac Care, Orthopedic Care, Laboratory Services, Surgeries, Imaging Services and Much more all demanding Prescriptions.
- Convenient and Critical Drive-Thru Lane. Drive-thru lanes proved to be critical for retailers through the pandemic, and as total sales volume for restaurants, pharmacy and bank properties last year hit a record \$12 Billion, the interest in drive-through real estate has exploded.

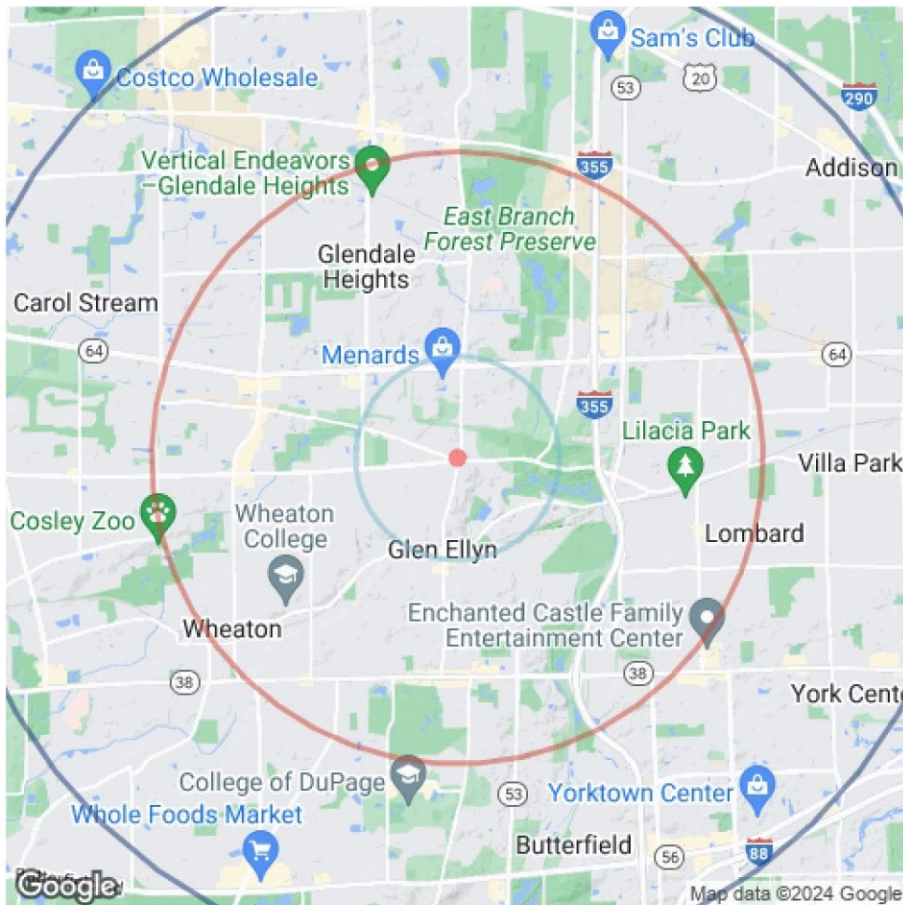




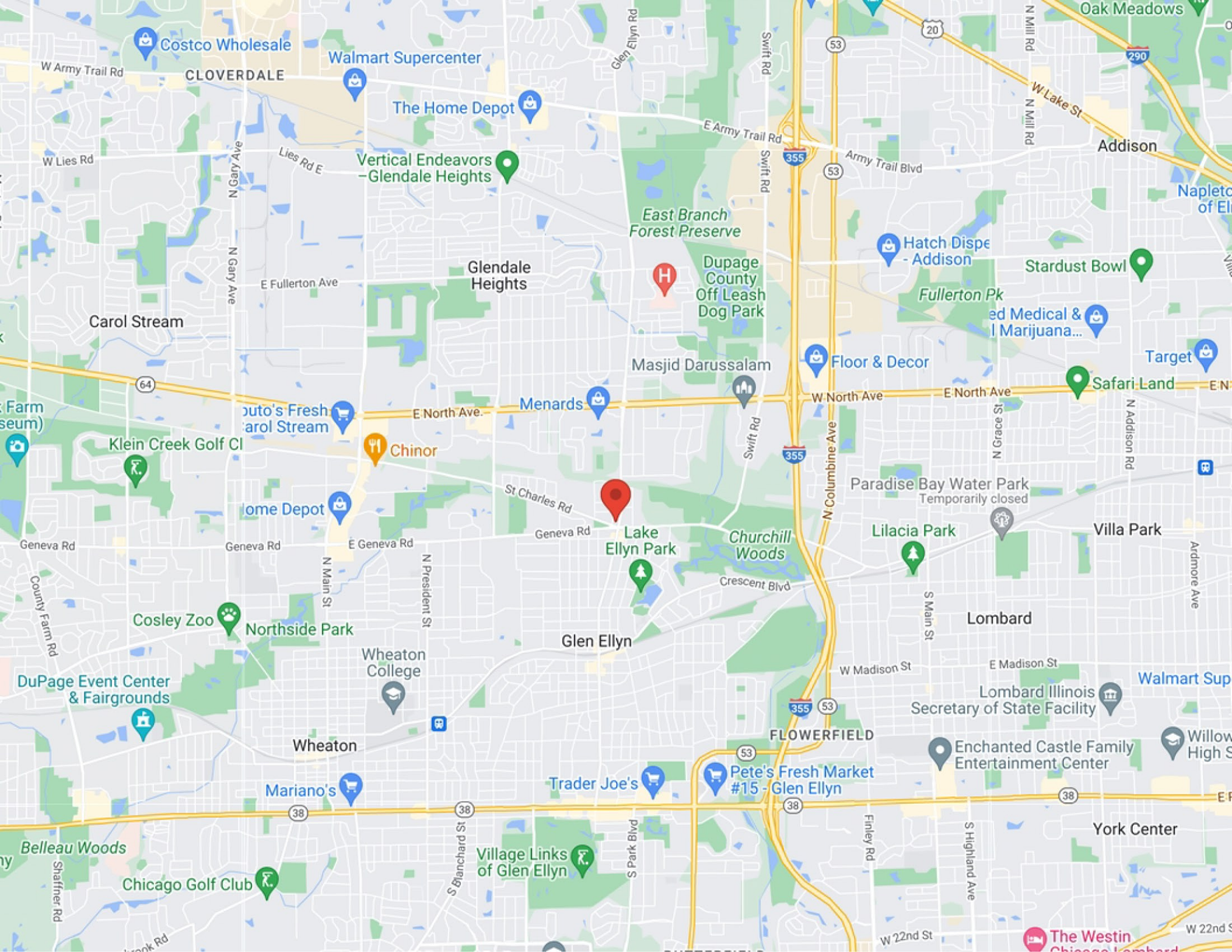
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,049	107,891	297,346
2010 Population	10,749	110,566	296,701
2023 Population	10,987	111,236	298,527
2028 Population	10,756	109,938	296,593
2023-2028 Growth Rate	-0.42 %	-0.23 %	-0.13 %
2023 Daytime Population	9,878	108,418	323,295

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	177	2,517	7,066
\$15000-24999	149	1,806	5,168
\$25000-34999	206	1,953	5,504
\$35000-49999	252	3,312	8,747
\$50000-74999	562	6,127	16,834
\$75000-99999	340	4,998	15,003
\$100000-149999	673	8,133	22,850
\$150000-199999	434	4,510	12,588
\$200000 or greater	1,141	7,142	17,450
Median HH Income	\$ 116,437	\$ 97,083	\$ 94,392
Average HH Income	\$ 180,178	\$ 135,882	\$ 130,812

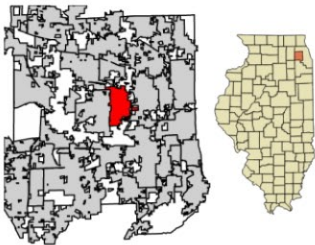


HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,697	38,685	105,822
2010 Total Households	3,823	39,510	108,079
2023 Total Households	3,935	40,497	111,210
2028 Total Households	3,908	40,572	112,041
2023 Average Household Size	2.79	2.69	2.63
2023 Owner Occupied Housing	3,175	28,537	81,149
2028 Owner Occupied Housing	3,176	28,841	82,184
2023 Renter Occupied Housing	760	11,960	30,061
2028 Renter Occupied Housing	731	11,730	29,857
2023 Vacant Housing	176	2,221	5,647
2023 Total Housing	4,111	42,718	116,857



ABOUT GLEN ELLYN

Glen Ellyn is a village in DuPage County, Illinois, United States. A suburb located 24 miles (39 km) due west of downtown Chicago, the village has a population of 28,846 as of the 2020 Census.



CITY OF GLEN ELLYN

COUNTY DUPAGE
INCORPORATED 5/9/1896

AREA

CITY 7 SQ MI
LAND 6.9 SQ MI
WATER 0.2 SQ MI

POPULATION

POPULATION 28,846
DENSITY 4,187.26 SQ MI



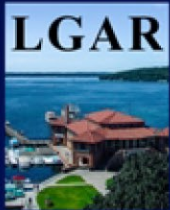
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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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