



NET LEASE INVESTMENT OFFERING

Walgreens (New Lease Extension – October 2024)

315 N Webster Street
Taylorville, IL 62568





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Walgreens property located in Taylorville, Illinois. Walgreens has a long operating history at this location since 2006. Walgreens recently signed an early lease extension in October 2024 extending their lease through March 2035 which demonstrates immense commitment. This is now a long-term lease with over ten years remaining. The lease is also absolute triple net which presents no landlord responsibilities. Walgreens is the second largest pharmacy store chain in the United States with a Fortune 500 ranking of 28 for total revenue.

The 14,550 square-foot building benefits from its prime location just off the signalized intersection of North Webster Street and West Park Street, which sees a combined daily traffic volume of 24,800 vehicles. The property is surrounded by a variety of well-known retailers, including Kroger, McDonald's, Wrights Furniture, Ace Hardware, CVS, O'Reilly Auto Parts, AutoZone, Circle K, Wendy's, and many others. Additionally, the property is in close proximity to major employers and traffic generators such as Taylorville Memorial Hospital, Taylorville High School, and Ahlstrom Filtration. Over 14,800 people live within a five-mile radius, with an average household income of \$76,115.

Walgreens is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc., a global leader in retail pharmacy. As America's most loved pharmacy, health and beauty company, Walgreens purpose is to champion the health and wellbeing of every community in America. Operating more than 8,000 retail locations across America, Puerto Rico and the U.S. Virgin Islands, Walgreens is proud to be a neighborhood health destination serving approximately 8 million customers each day. Walgreens pharmacists play a critical role in the U.S. healthcare system by providing a wide range of pharmacy and healthcare services.

Investment Highlights

- » Long term lease with 10+ years remaining
- » Walgreens recently signed an early lease extension through March 2035
- » Walgreens is ranked #28 on the Fortune 500 list for total revenue (2024)
- » NNN lease – No landlord responsibilities
- » Significant operating history at this location since February 2006
- » Located at the intersection of North Webster Street & West Park Street (Combined 24,800 VPD)
- » Over 14,864 people live within a five-mile radius
- » Average household income within five miles is \$76,115
- » Neighboring retailers include Kroger, Wrights Furniture, McDonald's, O'Reilly Auto Parts, AutoZone, Circle K, KFC, Ford, Taco Bell, and several others
- » Proximity to Taylorville High School, Taylorville Memorial Hospital, and Ahlstrom Filtration



Property Overview



PRICE
\$3,480,640



CAP RATE
7.50%



NOI
\$261,048

LEASE COMMENCEMENT DATE:	2/26/2006
LEASE EXPIRATION DATE:	3/31/2035*
RENEWAL OPTIONS:	Ten 5-year
RENTAL ESCALATIONS:	Flat
LEASE TYPE:	NNN
TENANT:	Walgreens
YEAR BUILT:	2006
BUILDING SIZE:	14,550 SF
LAND SIZE:	1.36 AC

*Lease extension signed October 2024.

Aerial



Walgreens

Taylorville
Memorial
Hospital

JJ
JIMMY JOHN'S
SANDWICHES

CIRCLE K

McDonald's logo

CVS

CITY NATIONAL BANK
AN RBC COMPANY

Wright's Furniture
& Flooring



W Park St

12,400 VPD

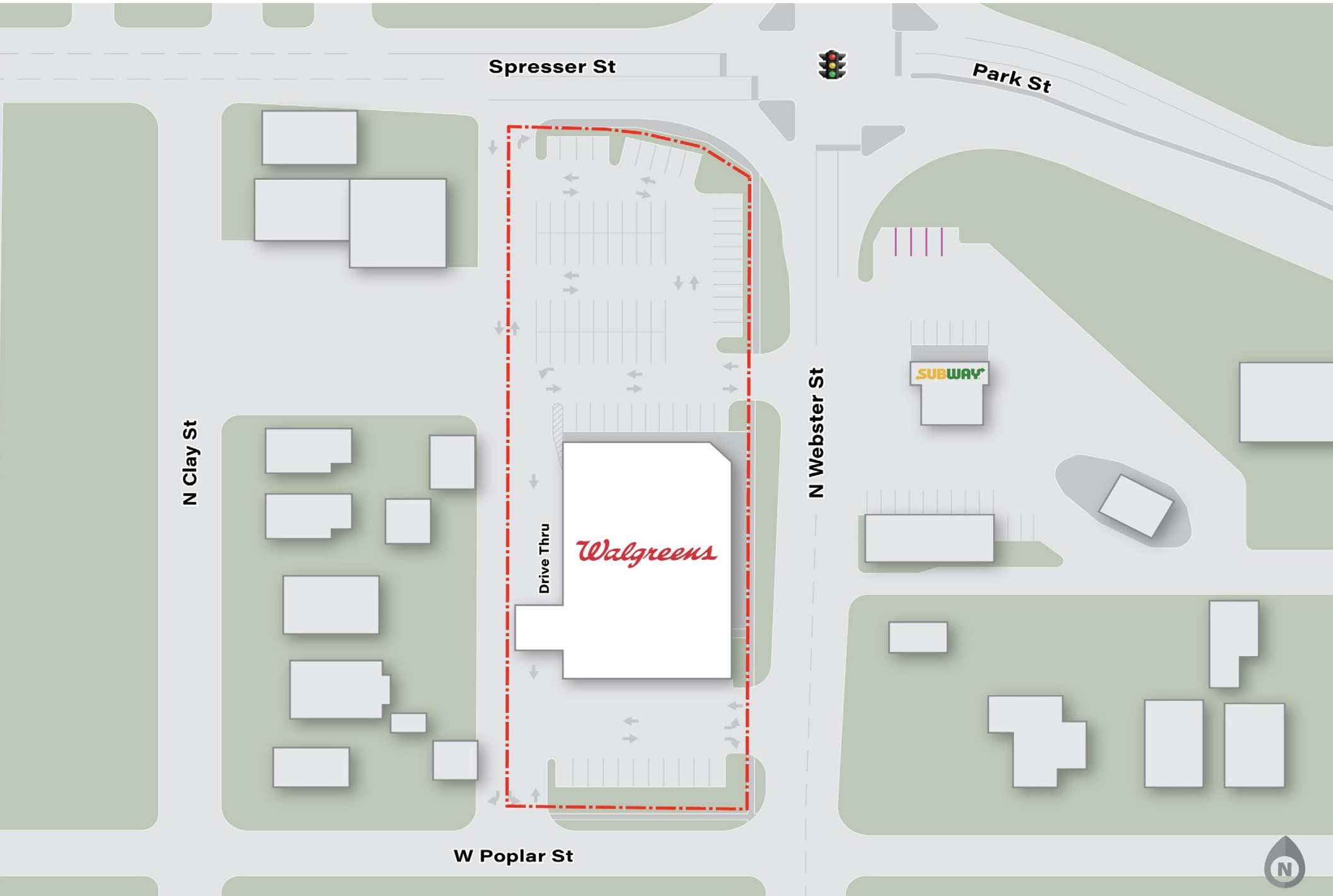
N Webster St
12,400 VPD



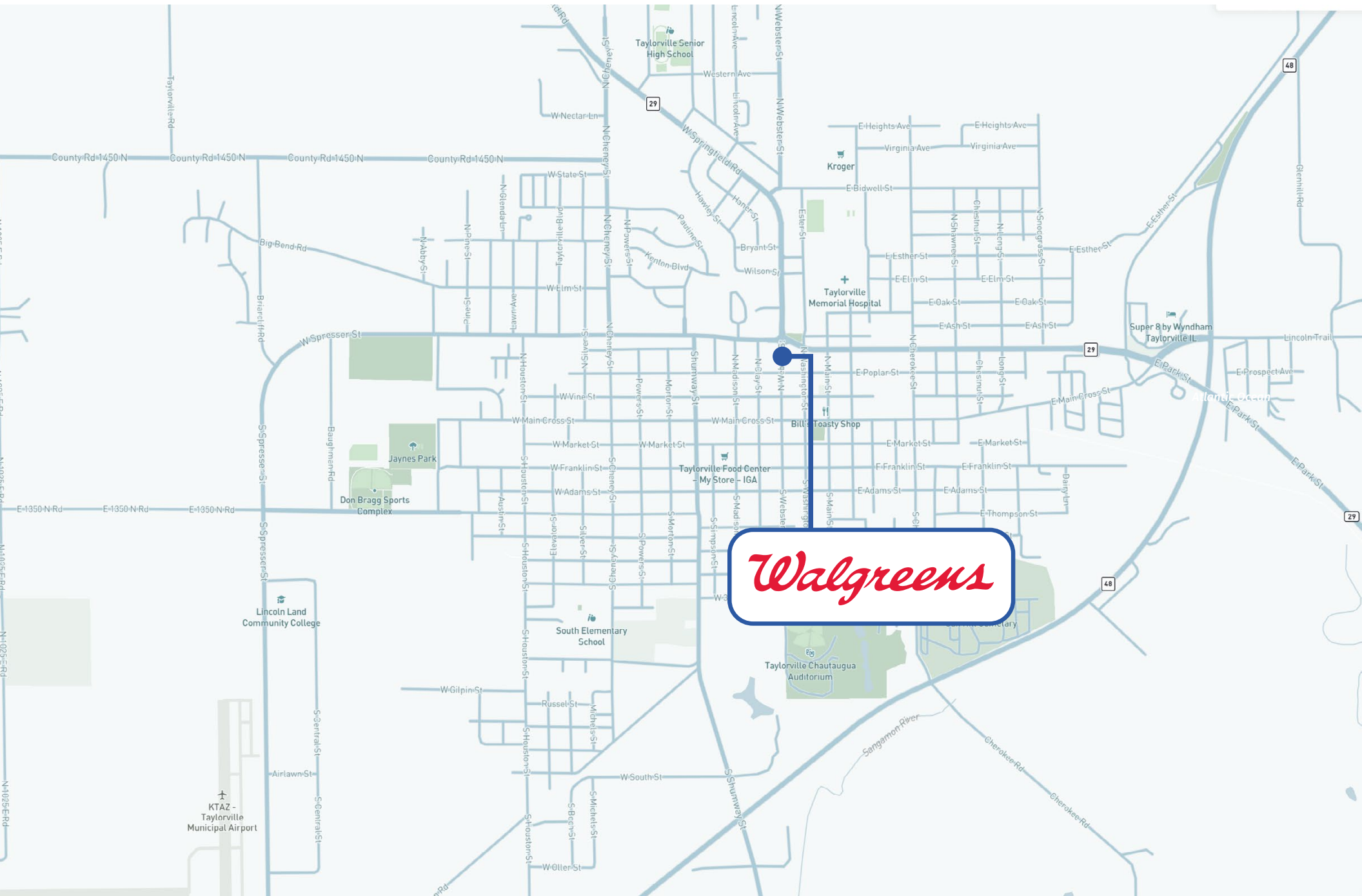
Aerial



Site Plan



Map



Location Overview




TAYLORVILLE, ILLINOIS

Taylorville, IL, is the county seat of Christian County, located in the central part of the state. The city has a population of approximately 11,000 residents, offering a small-town atmosphere with a strong sense of community. Taylorville serves as a regional hub for agriculture, manufacturing, and retail services. It is home to several parks, recreational facilities, and the historic downtown area, which features a mix of local businesses and services.

The city is accessible via major highways, including Illinois Route 29 and Illinois Route 48, making it well-connected to nearby cities like Springfield and Decatur. Taylorville's economy benefits from its agricultural roots, with surrounding farmlands producing a variety of crops. The local workforce is supported by several manufacturing companies, as well as healthcare and educational institutions.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	8,379	3,999	\$51,096	\$68,923
3-MILE	10,973	5,130	\$52,800	\$71,464
5-MILE	14,864	6,122	\$55,709	\$76,115

Tenant Overview

Walgreens

WALGREENS

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Website:	www.walgreens.com
Number of Locations:	8,000+
Stock Symbol:	NASDAQ: WBA
Market Capitalization:	\$7.9 Billion



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

RANDY BLANKSTEIN

President
847-562-0003
randy@bouldergroup.com

JOHN FEENEY

Senior Vice President
847-562-9280
john@bouldergroup.com

CONNECT WITH US



The Boulder Group | 3520 Lake Avenue, Suite 203
Wilmette, Illinois 60091