

# Walgreens Investment

1805 Brady Street, Davenport, IA



## Property Summary

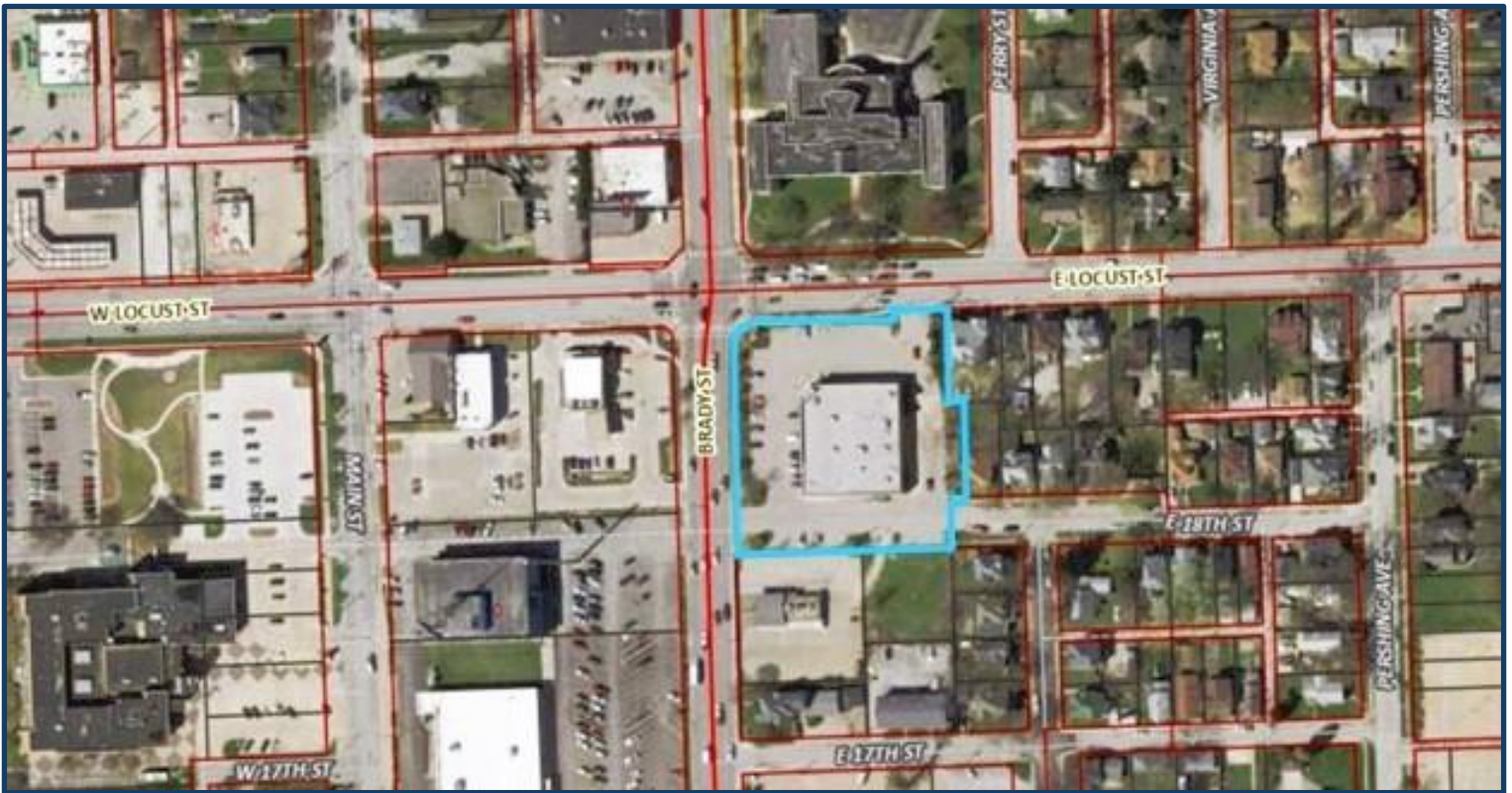
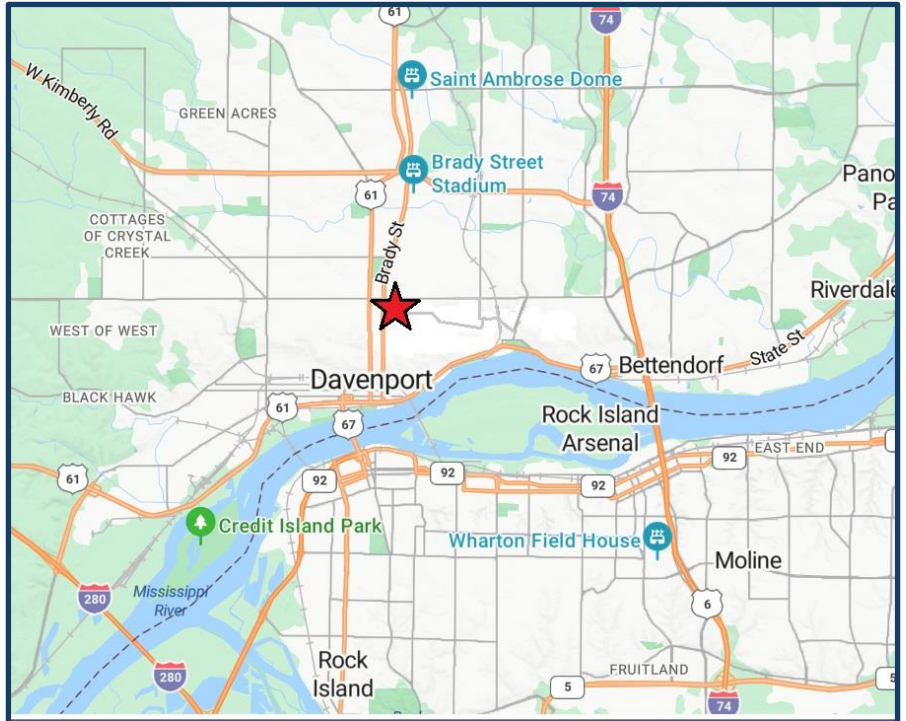
- Price: \$5,875,000
- NOI: \$435,000
- Tenant: Walgreens
- Cap Rate: 7.4%
- Lease Type: Absolute NNN
- Lease Rate Escalations: No scheduled increases
- Lease Expiration Date: January 31, 2084
- Lease Termination Option: January 19, 2034 (w/9 months notice)
- Year Built: 2008
- Building Size: 14,820 SF
- Land Size: 1.63 Ac
- Zoning: C-2 (Corridor Commercial District)





## Property Summery:

- Walgreens is an investment grade rated tenant (S&P:BBB-)
- Absolute NNN lease – no owner responsibilities
- Building constructed in 2008 and well maintained
- Located on US Hwy 61 (Brady St) with **traffic of 37,600 VPD**
- Neighboring business include St. Ambrose University, Palmer College of Chiropractic, Aldi, Ascentra Credit Union, KFC, Village Inn, and Dominos
- Davenport, IA has a population of 101,500 and is part of the Quad Cities MSA with a population of 380,000



For more information, please contact:

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