WALGREENS

12345 ST CHARLES ROCK ROAD
BRIDGETON | MISSOURI 63044

ACTUAL SITE

CIA commercial investment advisors

OFFERING MEMORANDUM

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Highlights

Walgreens

PRICE	CAP RATE	NOI
$3,432,000	6.25%	$214,500

POINTS OF INTEREST

Retailers | Entertainment: Pad site to a Target - across the street from a Kohl's & Aldi Shopping Center; major retailers in the area include Walmart, Hobby Lobby, Lowe's Outlet, Floor & Decor, Home Depot, Burlington, Shoe Carnival, Five Below, Office Depot, Best Buy Outlet, Guitar Center, PetSmart, Schnuck's

Higher Education: Less than 7 miles from **Lindenwood University** - a private university offering more than 100 college degree programs serving 9,912 students (Fall 2025); 10½ miles from **Maryville University** - a private, Catholic university offering over 175 programs with 8,700 students

Healthcare: Less than 1/2 a mile from **SSM Health DePaul Hospital** - a full -service, Catholic hospital, offering a wide range of comprehensive medical care as a Level II Time Critical Diagnosis STEMI Center and a Joint Commission-certified Comprehensive Stroke Center with 476 beds

LONG-TERM ABSOLUTE NNN LEASE

12 years remaining on initial 15-year Absolute NNN lease with RARE 5% rental escalations every 5 years!

CORPORATE TENANT

Walgreen Co. is a leading retail pharmacy company focused on pharmacy, access & care and **operating 8,043 locations** as of February 2026

HIGH SALES VOLUME LOCATION

Currently ranked in the top 77th percentile (1,538th out of 6,714) of Walgreen's stores in North America (2026 per Placer.ai)!

LARGE PARCEL | DENSE RETAIL CORRIDOR

Positioned on a large ±1.34-acre lot - pad site to a Target - located in dominant retail corridor, across the street from a Kohl's & Aldi Shopping Center and minutes from Walmart, Lowe's, Home Depot, Hobby Lobby, Burlington, etc.

TRAFFIC COUNTS

The property offers exceptional visibility and access along MO-180/St Charles Rock Road, the area's primary north/south thoroughfare, with **traffic counts of 35,189 CPD**! **Conveniently located off the I-270 Interchange with traffic counts exceeding 128,000 CPD!**

2025 DEMOGRAPHICS

Population (5-mi)	140,376
Households (5-mi)	61,132
Average Household Income (1-mi)	**$110,006**

Financial Analysis

SITE ADDRESS	12345 St Charles Rock Rd Bridgeton | Missouri 63044 ***(St Louis MSA)***
TENANT	**WALGREEN CO.**
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±14,293 SF
LOT SIZE	±1.34 acres
YEAR BUILT	1992
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an **Absolute NNN lease**. Tenant is responsible for all expenses.
LEASE TERM	12 years remaining
RENTAL INCREASES	5.0% every 5 years
RENT COMMENCEMENT DATE	February 23, 2023
EXPIRATION DATE	February 28, 2038
OPTIONS	Twelve 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow

ACTUAL SITE

Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	**02/23/23** to 02/29/28	$214,500	6.25%
Years 6-10	03/01/28 to 02/28/33	$225,225	6.56%
Years 11-15	03/01/33 to 02/28/38	$236,486	6.89%
		AVG ANNUAL RETURN	**6.65%**

RENEWAL OPTIONS: Twelve 5-year options with 5% rental escalations every 5 years

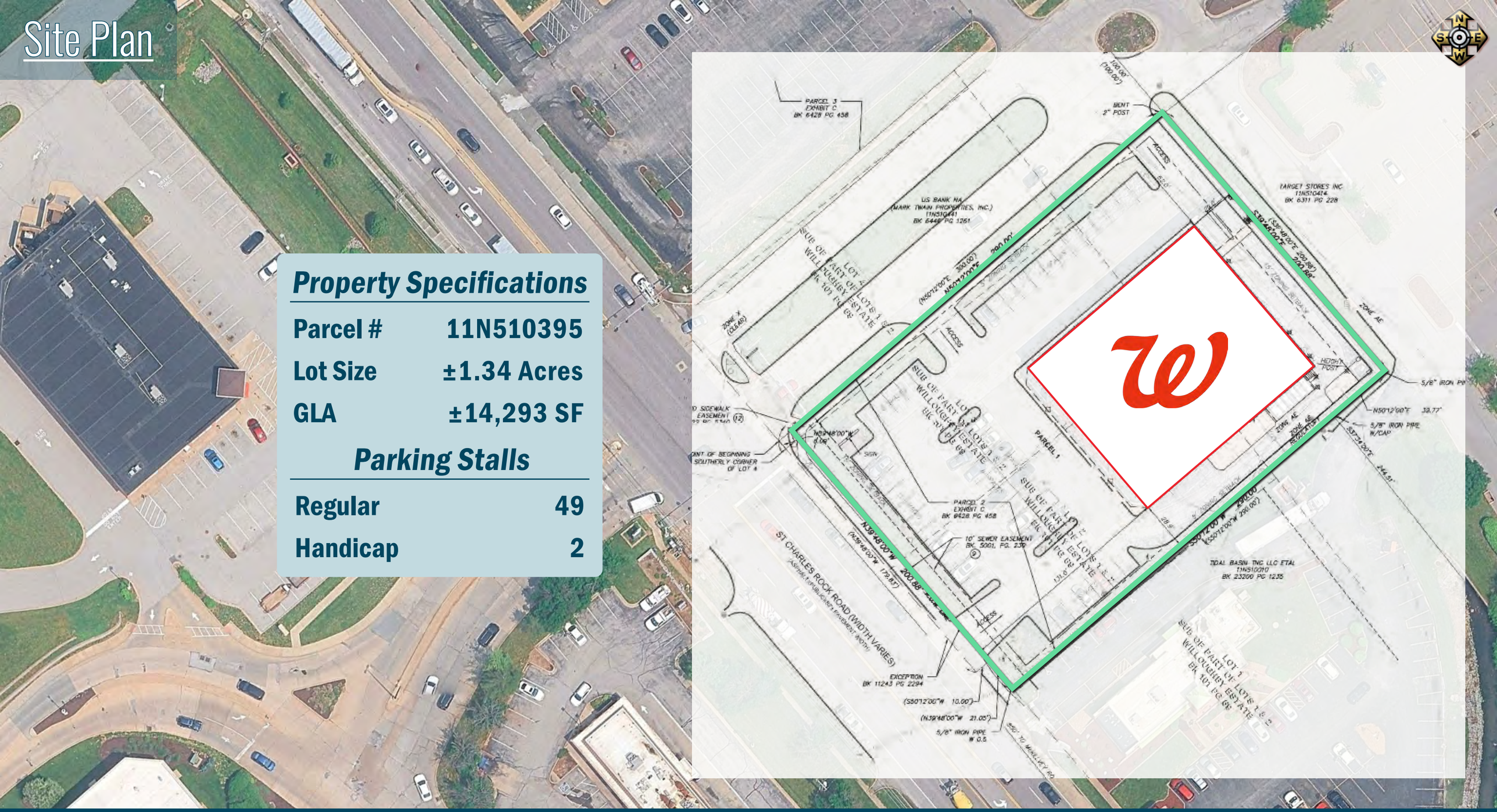
Tenant Profile

Walgreens was founded in 1901 by Charles Rudolph Walgreen in Chicago, Illinois. Walgreens has grown into one of the nation's leading pharmacy and retail providers, serving more than 9 million customers and patients each day through ***nearly 8,000 locations across the United States and Puerto Rico***. With approximately 211,000 team members—including more than 85,000 healthcare professionals—Walgreens is dedicated to being the first choice for pharmacy, retail, and health services.

As a trusted community healthcare destination, Walgreens offers a wide range of services including prescription fulfillment, immunizations, health screenings, and convenient 24/7 virtual healthcare access. In addition to its pharmacy services, Walgreens stores feature a broad selection of health and wellness products, personal care items, and photo services, delivering everyday essentials and healthcare solutions in one convenient location.

The company is currently headquartered in Deerfield, Illinois and operates as a subsidiary of Walgreens Boots Alliance. As of August 29, 2025, Walgreens is a private company, having been acquired by private equity firm Sycamore Partners for approximately $10 billion.

Site Plan



Property Specifications

Parcel #	11N510395
Lot Size	±1.34 Acres
GLA	±14,293 SF

Parking Stalls

Regular	49
Handicap	2

Bridgeton

2025 AVERAGE HOUSEHOLD INCOME (1-MI)

$110,006

City View

City of ST CHARLES
141
Walmart WAREHOUSE
Goodwill
MERS Missouri Goodwill Industries
Cabela's
HAZELWOOD WEST HIGH SCHOOL 2,040 STUDENTS
ARMSTRONG ELEMENTARY 373 STUDENTS
Manheim by Cox Automotive
Bridgeton Municipal Athletic Complex
BIOMÉRIEUX
270
Hallmark BLDG SUPPLIES
new balance WAREHOUSE
Mid America Display
Forklift America
BOEING BLDG 288
USPS.COM
amazon WAREHOUSE
GraybaR
AMERISTAR CASINO • RESORT • SPA ST. CHARLES
Red Bull DISTRIBUTION
Schnucks CORP OFFICE & DISTRIB CTR
I-270 | 128,389 CPD
HUSSMANN
70
FedEx Ground SHIP CENTER
amazon WAREHOUSE
BOEING CORP OFFICE
IFPC
BELTSERVICE CORPORATION
Frito Lay WAREHOUSE
PODS
GEF GENERAL CREDIT FORMS, INC.
IRON MOUNTAIN SHREDDING SERVICE
OnTrac LOGISTIC
ATD DISTRIBUTION
I-70 | 179,292 CPD
MO-141/ MARYLAND HEIGHTS EXPY | 32,029 CPD
Graham Packaging
STL ST. LOUIS LAMBERT INTERNATIONAL AIRPORT
This airport sits on 3,793 acres with 4 runways. In 2025, STL was served by 10 airlines and handled over 15.3 million passengers
SSMHealth DE PAUL 476 BEDS
Schnucks
THE HOME DEPOT
PATTONVILLE HIGH SCHOOL 1,898 STUDENTS
KOHL'S
Walmart
MENARDS
LOWE'S OUTLET
FLOOR & DECOR
ARCH PICKLEBALL & BADMINTON
141
270
180

Bridgeton Synopsis

Located in northwestern St. Louis County, **Bridgeton** is a second-ring suburb of the Greater St. Louis metropolitan area, positioned at the strategic intersection of the St. Louis Outer Belt and I-70. Its prime location makes Bridgeton an important transportation and logistics hub for the region.

The economy of Bridgeton is supported by a diverse base of healthcare, manufacturing, logistics, and retail employers. Major employers in the area include **SSM Health DePaul Hospital – St. Louis**, one of the region's largest healthcare providers, as well as major corporate and industrial operations such as **Hussmann Corporation** and **Hunter Engineering Company**. Additional employment drivers include logistics and distribution operations from **Schnucks Markets** (*Corporate Office*), **Red Bull, New Balance** and national retail presence from **Walmart**, further reinforcing Bridgeton's role as an important employment and commercial hub within the Greater St. Louis metropolitan area. As of February 2026, **Boeing** has re-established its Defense, Space & Security (BDS) headquarters.

2025 Demographics

	1-MI	3-MI	5-MI
Population	4,607	39,063	140,376
Female	2,367	19,961	70,416
Male	2,240	19,102	69,960
Households	1,869	16,613	61,132
Daytime Demographics Age 16+	11,749	64,932	186,958
Median Age	42.3	38.9	37.3
Average Household Income	**$110,006**	**$102,060**	**$99,921**
Median Household Income	$76,532	$80,903	$79,217
Total Annual HH Expenditure	$183.99M	$1.6B	$5.8B

LINDENWOOD UNIVERSITY - ST. CHARLES
A private, coeducational, liberal, four-year university serving 9,912 students

SSM HEALTH DEPAUL - ST. LOUIS
A Catholic, non-profit general medical & surgical facility with 476 beds

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