



## NET LEASE INVESTMENT OFFERING

*Walgreens*

**Walgreens**

8400 171st Street  
Tinley Park, IL 60487 (Chicago MSA)

THE  
**Boulder**  
GROUP



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## Executive Summary

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The Boulder Group is pleased to exclusively market for sale a single tenant net leased Walgreens property positioned within the Chicago MSA in Tinley Park, Illinois. Walgreens has successfully operated at this location since 2007 demonstrating commitment. The lease is absolute triple net featuring no landlord responsibilities. The lease runs through August 2032 leaving over 7 years of term remaining. Additionally, there are ten 5-year renewal options. Walgreens is the second largest pharmacy store chain in the United States with a Fortune 500 ranking of 27 for total revenue.

The 14,820-square-foot building is strategically located at the signalized intersection of West 171st Street and 84th Avenue, which experience a combined 23,400 vehicles per day. Its high visibility is further enhanced by Victor Andrew High School (2,100 students) and the Tinley Park – Park District, both of which draw continual traffic through the corridor. The property also benefits from proximity to South LaGrange Road (43,100 VPD) and Interstate 80 (122,400 VPD), making it easily accessible from major thoroughfares. Additionally, there are over 174,000 people living within a five-mile radius. The area is comprised of an affluent population that earns an average household income of \$143,282 (within one mile).

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 8,600 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

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- » Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- » Walgreens is ranked #27 on the Fortune 500 list for total revenue (2024)
- » Successful operating history since 20097
- » NNN lease – No landlord responsibilities
- » Over 7 years remain on the primary lease term
- » 174,000+ people live within a five-mile radius
- » Six-figure average household income within one-mile (\$143,282)
- » Located along 171st Street (18,300 VPD)
- » Proximity to South LaGrange Road (43,100 VPD) & Interstate 80 (122,400 VPD)
- » Minutes from Victor Andrew High School (2,100+ students) & Tinley Park – Park District





## Property Overview



PRICE  
\$5,062,500



CAP RATE  
8.00%



NOI  
\$405,000

LEASE COMMENCEMENT DATE:

9/1/2007

LEASE EXPIRATION DATE:

8/31/2032

RENEWAL OPTIONS:

Ten 5-year

RENTAL ESCALATIONS:

None

LEASE TYPE:

NNN

TENANT:

Walgreens

YEAR BUILT:

2007

BUILDING SIZE:

14,820 SF

LAND SIZE:

1.45 AC



# Photographs



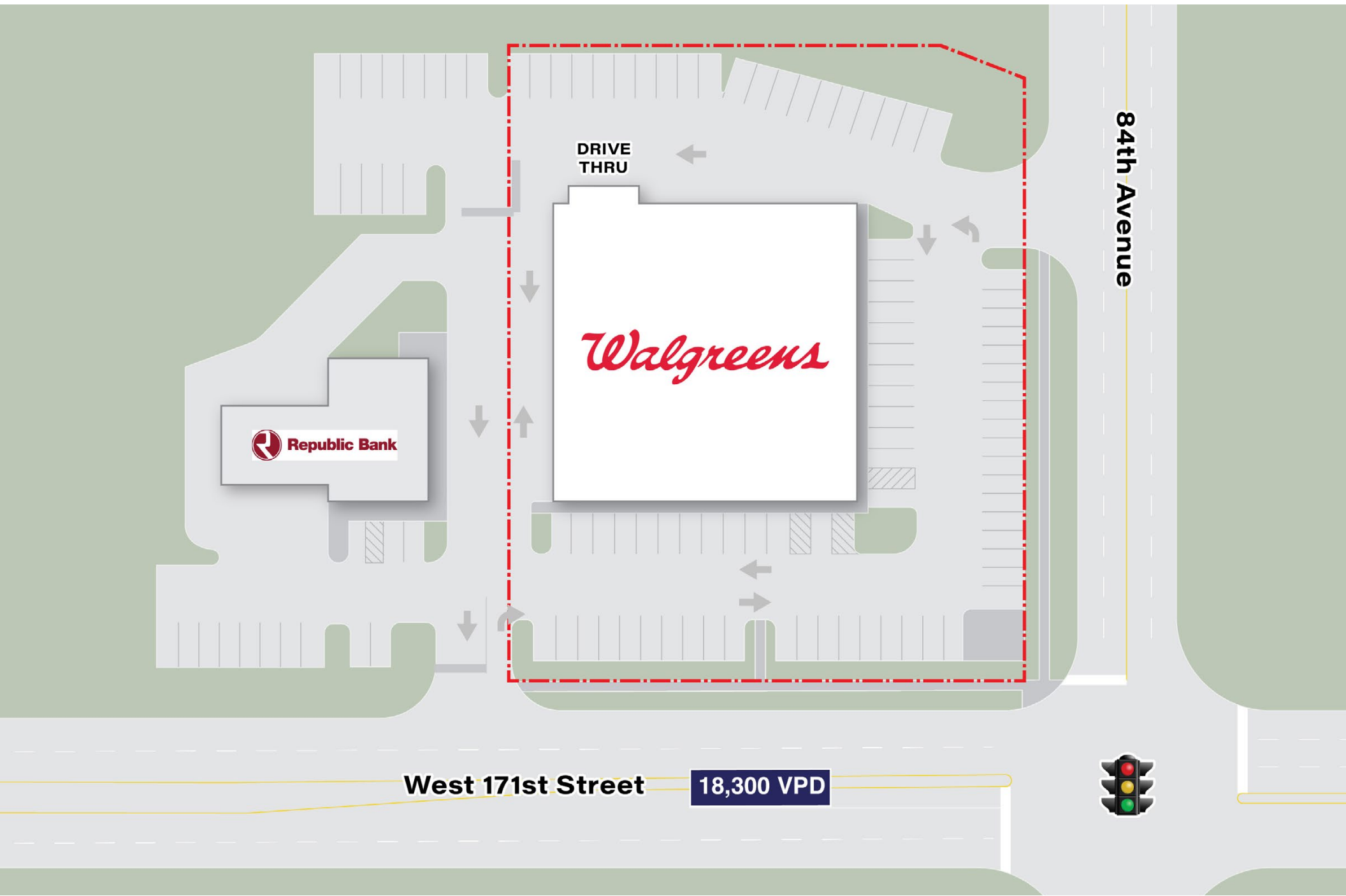


# Aerial



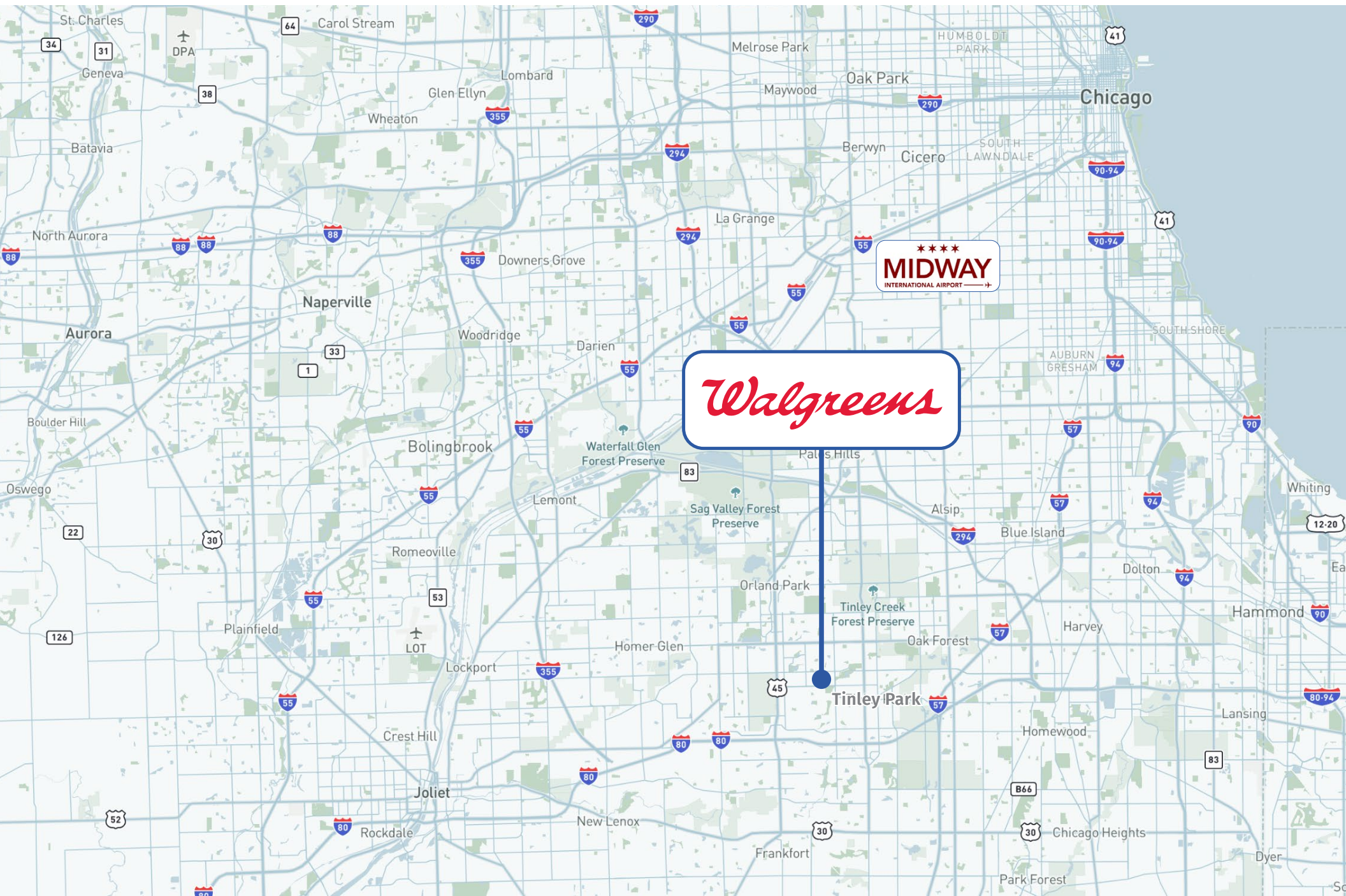


# Site Plan





# Map





# Location Overview

## TINLEY PARK, ILLINOIS




Tinley Park, Illinois, is a flourishing suburban community located approximately 25 miles southwest of downtown Chicago. Strategically positioned near Interstate 80 and with easy access to major expressways such as I-57, I-355, and I-294, Tinley Park offers both residents and businesses exceptional connectivity. The village also benefits from the Metra Rock Island District line, providing commuter rail service to Chicago’s central business district, and is within convenient driving distance of Midway International Airport and O’Hare International Airport. Home to roughly 56,000 residents, Tinley Park shows consistent population growth and median household incomes that outpace state averages, reflective of a prosperous community noted in national rankings as one of the best places to live.

Economic development in Tinley Park is driven by a blend of small businesses, retail centers, corporate offices, and major employers in healthcare, professional services, and hospitality. Its strong commercial base is supported by ongoing growth initiatives that diversify the market and reinforce the village’s economic stability. Complementing its business environment, Tinley Park offers robust amenities, from the vibrant downtown dining and retail scene to the renowned Hollywood Casino Amphitheatre, which draws major concerts and events. Residents further benefit from a broad range of recreational opportunities provided by well-maintained parks, sports complexes, and community facilities, as well as access to reputable public schools and nearby higher education institutions—positioning Tinley Park as a premier destination for both investment and long-term residency.

## CHICAGO MSA

The Chicago Metropolitan Statistical Area (MSA), also known as Chicagoland, is the third-largest metro area in the United States, with a population exceeding 9.6 million people across parts of Illinois, Indiana, and Wisconsin. The region boasts a diverse and robust economy, contributing over \$770 billion to the U.S. GDP, driven by key sectors such as finance, manufacturing, healthcare, and transportation. Chicago’s O’Hare International Airport is one of the busiest airports globally, enhancing the area’s connectivity. The MSA is also a major logistics hub, with an extensive network of highways, railways, and waterways. The median household income in the Chicago MSA is approximately \$75,000, and the area continues to attract businesses due to its large consumer base, skilled workforce, and world-class infrastructure.

# Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	13,701	4,870	\$113,572	\$143,282
3-MILE	78,686	32,096	\$93,954	\$121,349
5-MILE	174,554	68,587	\$100,999	\$128,146



# Tenant Overview

## WALGREENS

Walgreens (www.walgreens.com) is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), 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 8,600 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. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with platforms bringing together physical and digital, supported by the latest technology to deliver high-quality products and services in local communities nationwide.

Website:	<a href="http://www.walgreens.com">www.walgreens.com</a>
Number of Locations:	8,600 +/-
Stock Symbol:	NASDAQ: WBA
Market Capitalization:	\$9.8 Billion

*Walgreens*





## CONFIDENTIALITY & DISCLAIMER

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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.



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