



***DIRECTLY ACROSS THE STREET FROM CHICAGO BASED JEWEL-OSCO SUPERMARKET WHICH WALGREENS HAS FOUND GREAT SYNERGY BETWEEN THE TWO BRANDS OVER THE YEARS***

## WALGREENS

1180 South Roselle Road  
Schaumburg (Chicago MSA), IL 60193

- » **12.5 Years Remaining on Absolute Net Lease (Zero Landlord Responsibilities)**
- » **Signalized Intersection Location:** At the Corner of Roselle Road and West Wise Road, Walgreens is Passed by Over 54,790 Vehicles Per Day.
- » **Strong Corporate Guaranty:** Lease is Backed by Walgreens Co. (NASDAQ: WBA) Walgreens has Over 13,800 Locations and an Annual Revenue of \$133 Billion+.
- » **1/2 Mile Off Illinois Route 390 Toll Road (102,000+ VPD):** a 9.8 Mile Toll Road that Connects the West Side of O'Hare International Airport to Lake Street in Hanover Park.



# Walgreens PHARMACY

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**Schaumburg High School**  
2,259 Students

**James B. Conant High School**  
2,468 Students

**Roosevelt University Schaumburg**  
4,000+ Enrolled Students

**Elk Grove High School**  
1,854 Students

**Lake Park High School West**  
2,570 Students

**Stratford Square Mall**  
1,311,930 Square Feet  
135 Stores | 7 Anchor Tenants

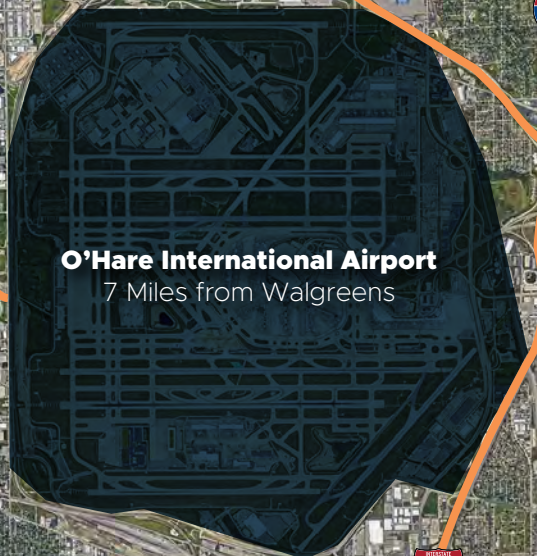
**Lake Park High School East**  
2,626 Students

**WALGREENS**  
SUBJECT  
PROPERTY

SEE PAGES 4 & 5  
ZOOMED IN AERIALS

**Woodfield Mall**  
2,154,014 Square Feet  
234 Stores | 4 Anchor Tenants

TO NAME A FEW



TO NAME A FEW

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Population:	13,479	113,134	267,688
Daytime Population:	11,206	134,297	307,460
Household Income:	\$124,824	\$113,596	\$110,158



**Emerald Village Senior Apartments**  
97 Apartment Units

**Pickwick Apartments**  
200+ Apartment Units

**ADDITIONAL TENANTS**  
Riccardo's Ristorante  
Skypoint Medical Center  
Dorothy's Dancing Unlimited  
Kacper Global Shoes  
Cielo Mexican Grill  
Jerry A. Kugler Law Office  
My Party Princess  
Beauty Lab  
Bocowka  
Mini Me Fashion  
B&B Travel



**W WISE RD (24,700+ VPD)**

**ROSELLE RD (30,090+ VPD)**





Public Storage

DUNKIN' DONUTS

enterprise

TACO BELL

BURGER KING

SUBWAY

**ADDITIONAL TENANTS**  
Benjamin Moore Paint  
ECOLE 360 Child Care  
The Dental Store  
Brazil Express Grill  
Orange & Chicken  
Nossa Brazillian Grill

Great Clips  
IT'S GONNA BE GREAT

PLAY IT AGAIN SPORTS

KD MARKET

FARMERS INSURANCE

Starbucks

CHASE

KFC

Jewel Osco

**ADDITIONAL TENANTS**  
Davita  
H&R Block  
Riccardo's Ristorante  
Skypoint Medical Center  
Dorothy's Dancing Unlimited  
Kacper Global Shoes  
Cielo Mexican Grill  
Jerry A. Kugler Law Office  
My Party Princess  
Beauty Lab  
Bocowka  
Mini Me Fashion  
B&B Travel

ROSELLE RD (30,090+ VPD)

W WISE RD (24,700+ VPD)

# WALGREENS

Address:	1180 South Roselle Road Schaumburg (Chicago MSA), IL
Price:	<b>\$6,428,000</b>
CAP:	<b>7.00%</b>
NOI:	<b>\$450,000</b>

## INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2013
Building Area:	14,490 SF
Land Area:	1.21 Acres
Vehicles Per Day:	54,790+ (Roselle & Wise Intersection)

## ASSUMABLE DEBT

Balance:	\$3,030,000
Due Date:	Feb 28, 2034
Rate:	5.17%
Amort:	20 Years



## HIGHLIGHTS

- » **12.5 Years Remaining on Absolute Net Lease (Zero Landlord Responsibilities)**
- » **Directly Across the Street from Chicago Based Jewel-Osco Supermarket:** Walgreens has Found Great Synergy between the Two Brands over the Years.
- » **Signalized Intersection Location:** At the Corner of Roselle Road and West Wise Road, Walgreens is Passed by Over 54,790 Vehicles Per Day.
- » **Strong Corporate Guaranty:** Lease is Backed by Walgreens Co. (NASDAQ: WBA) Walgreens has Over 13,800 Locations and an Annual Revenue of \$133 Billion+.
- » **1/2 Mile Off Illinois Route 390 Toll Road (102,000+ VPD):** a 9.8 Mile Toll Road that Connects the West Side of O'Hare International Airport to Lake Street in Hanover Park.
- » **Impressive Surrounding Demographics:** Within a One-mile Radius of Walgreens the Average Household Income Exceeds \$124,800 which is 40% above the Current National Average.



## TENANT SUMMARY

Tenant:	Walgreen Co.
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Lease Expiration:	July 31, 2036
Term Remaining:	12.5 Years
Increases:	None
Right of First Refusal:	21 Days
Options:	Fifty, 1 Year

## WALGREENS

Established in 1901, Walgreens Boots Alliance, known as “Walgreens,” holds a prominent global position in the retail industry focused on health and well-being through pharmacies. Walgreens operates an extensive network of over 13,800 stores across all 50 states, the District of Columbia, Puerto Rico, and the US Virgin Islands. Each of these stores stocks a diverse selection of over 18,000 products, extending beyond pharmaceuticals to include a wide range of consumer goods and health-related services.

Walgreens enjoys the patronage of approximately six million daily customers, with an impressive average of 68 million monthly visitors to its website. The company boasts a workforce of over 85,000 healthcare professionals, including pharmacists, pharmacy technicians, nurse practitioners, and other experts in the field of health.

In fiscal year 2022, Walgreens Boots Alliance achieved remarkable success by surpassing its goals, demonstrating its ability to deliver strong results even amidst market volatility. The company effectively navigated challenges related to inflation and supply chain constraints by employing strategic pricing and data-driven customer engagement strategies.

In 2022, Walgreens accelerated its growth and profitability in the US Healthcare sector, primarily through its essential pharmacy services. Notably, Walgreens administered nearly 72.0 million COVID vaccines and conducted over 34.0 million PCR and antigen COVID-19 tests, solidifying its role as the largest pediatric COVID-19 vaccine provider within the pharmacy channel.


Most recently, in February 2023, Walgreens achieved a robust fiscal quarter. With the completion of VillageMD’s acquisition of Summit Health, Walgreens now stands as one of the leading players in primary care, boasting top-tier assets throughout the entire care continuum.

### COMPANY OVERVIEW

<b>Tenant:</b>	Walgreens, Co.
<b>Parent:</b>	Walgreens Boots Alliance
<b>Industry:</b>	Retail Pharmacy
<b>Year Founded:</b>	1901
<b>Headquarters:</b>	Deerfield, IL
<b># of Locations</b>	13,800
<b># of Employees</b>	325,000
<b>Stock Ticker (NASDAQ):</b>	WBA
<b>Credit Rating:</b>	Baa2 / BBB
<b>Annual Revenue:</b>	\$133.3 Billion
<b>EBITDA:</b>	\$3.2 Billion
<b>Total Assets:</b>	\$100.5 Billion
<b>Website:</b>	Walgreens.com
<b>Tenant:</b>	Walgreens, Co.



# REGIONAL MAP

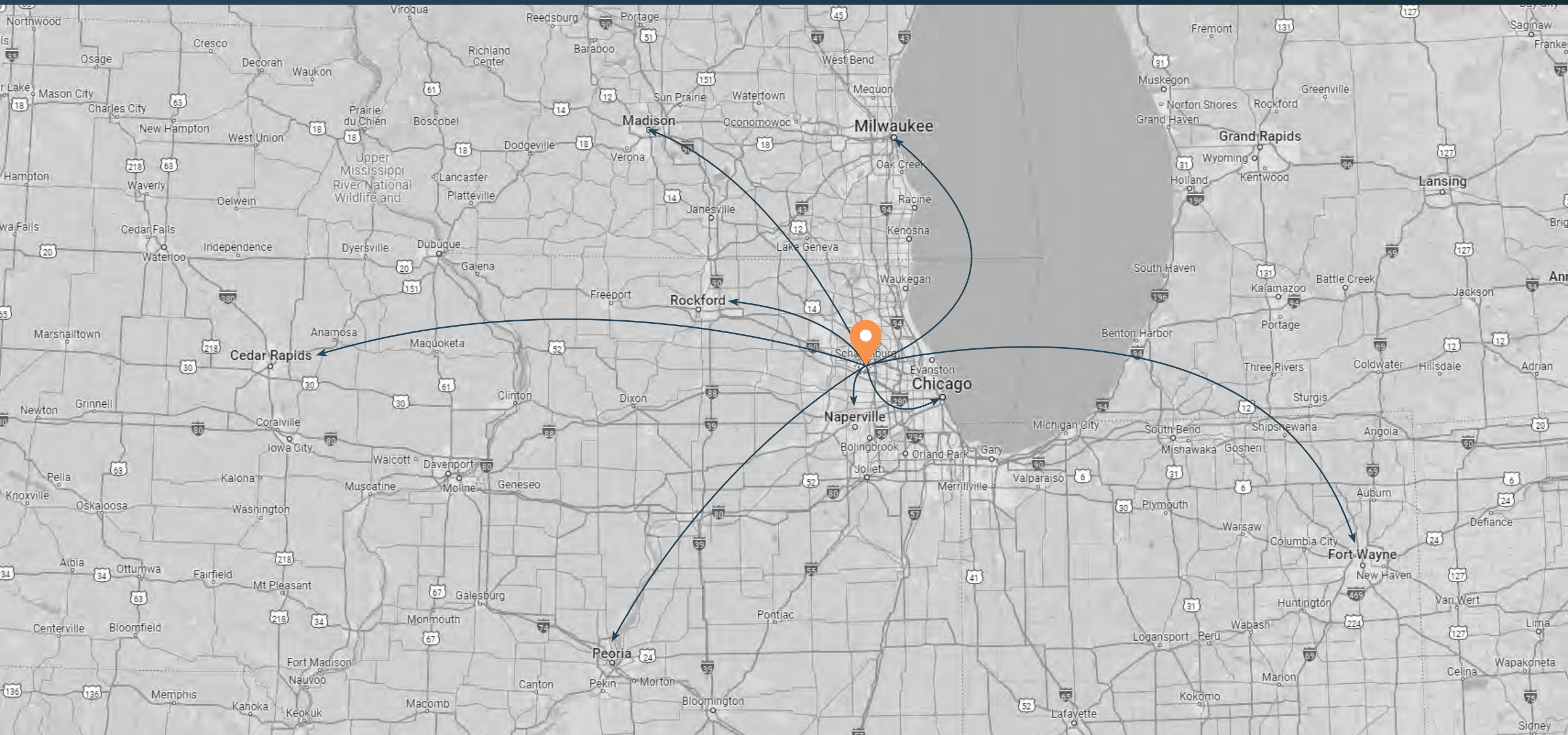
	Walgreens
	Schaumburg, IL

24 Miles	Naperville, IL
30 Miles	Chicago, IL

63 Miles	Rockford, IL
85 Miles	Milwaukee, WI

122 Miles	Madison, WI
161 Miles	Peoria, IL

193 Miles	Fort Wayne, IN
241 Miles	Cedar Rapids, IA



# CHICAGO

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.5 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region and was exemplified between 2020-2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for hybrid work schedules, while progressing tourism levels support activity in the urban core.

## ECONOMY

- » The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.
- » Fortune 500 companies headquartered in the metro include Walgreens, Abbott Laboratories, Allstate and McDonald's.
- » The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment are improving.



### SECOND-LARGEST METROPOLITAN AREA

The metro population trails only Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.



### WEALTH OF INTELLECTUAL CAPITAL

Illinois trails only New York City, Texas and California in total corporate headquarters. There are 34 Fortune 500 companies based locally.



### LARGE, DIVERSE EMPLOYMENT RATE

The Chicago metro employs 4.8 million workers in an array of industries, including the growing tech and logistics sectors.

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