

# Walgreens

9950 N II ROUTE 47 | HUNTLEY, IL 60142



INTERACTIVE  
OFFERING MEMORANDUM

## EXCLUSIVELY LISTED BY:



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## TABLE OF CONTENTS

*Walgreens*

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# EXECUTIVE OVERVIEW



**SIGNALIZED CORNER & GROCERY STORE OUTPARCELED:** Located at the corner of Reed Road and US route 47, Walgreens is outparceled a recently developed Jewel-Osco grocery store and is ideally positioned to capture the most traffic possible, seeing over 20,000 vehicles daily.



**NORTHWESTERN MEDICINE HUNTLEY HOSPITAL:** Located only 1.5 miles Southeast of Walgreens, this hospital plays a critical role in dozens of healthcare needs including Cancer Care, Laboratory services, Surgeries, Imaging Services, and much more.



**CHICAGO, IL MSA:** Huntley, IL is located 50 miles Northwest of Chicago, the third most populous city in the United States (2,697M Residents). Walgreens benefits from extremely strong demographics which include a 5-mile population of over 86,000 residents and affluent average household incomes of \$122,000.



**HIGH GROWTH SUBURB:** Huntley has seen strong population growth over the past decade as seen by several housing developments across next to Walgreens and Across US-47. Huntley's population has grown over 16% since 2010 and due to the growing population a 21-acre residential home complex located off Route 47 was proposed in late august 2022.



**CRITICAL DRIVE-THRU LANE:** Drive-thru lanes proved to be critical for retailers through the pandemic, and as total sales volume for restaurants, pharmacy and bank properties last year hit a record \$12 Billion, the interest in drive-through real estate has exploded.



**INVESTMENT GRADE CREDIT TENANT:** Rent is guaranteed by Walgreens Corporate, a Fortune 500 company boasting an S&P credit rating of BBB and a ±\$31 billion market cap.

# FINANCIAL OVERVIEW



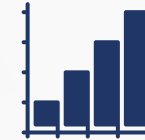
**\$5,379,310**

LIST PRICE



**\$390,000**

NOI



**7.25%**

CAP RATE

## EXECUTIVE SUMMARY

Address	9950 N Illinois Route 47 Huntley, IL 60142
GLA	±14,820 SF
Year Built/Renovated	2009
Lot Size	±0.81 AC

## TENANT SUMMARY

Tenant Trade Name	Walgreens
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof/Structure, Parking Lot, HVAC	Tenant Responsibility
Original Lease Term	25 Years
Rent Commencement Date	5/1/2009
Lease Expiration Date	4/30/2034
Term Remaining on Lease	±10Years
Options	Ten, 5-Year Options

## FINANCING INQUIRIES

For financing options reach out to:

Corey Russell  
+1 (817) 932-4333  
corey.russell@matthews.com



PINECREST COUNTRY CLUB

HUNTLEY AREA LIBRARY

NORTHWESTERN MEDICINE HUNTLEY HOSPITAL  
128 BEDS



ALGONQUIN HOMES/HUNTLEY-KRUEGER REAL ESTATE CHICAGO



*Walgreens*

SUBJECT PROPERTY

REED RD



POSH NAIL BAR

N STATE ROUTE 47 ± 18,000 VPD

# TENANT OVERVIEW



**COMPANY NAME**  
Walgreens

**OWNERSHIP**  
Public

**YEAR FOUNDED**  
1901

**INDUSTRY**  
Drug Store

**HEADQUARTERS**  
Deerfield, IL

**NO. OF EMPLOYEES**  
±315,000

The Walgreens logo, featuring the brand name in a red, cursive script font.

## TENANT OVERVIEW

Walgreen Company is an American company that operates the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. It was founded in Chicago, Illinois, in 1901, and is headquartered in the Chicago suburb of Deerfield, Illinois. On December 31, 2014, Walgreens and Switzerland-based Alliance Boots merged to form a new holding company, Walgreens Boots Alliance Inc.-an integrated pharmacy, healthcare and retail leader serving millions of customers and patients every day, with a 170-year heritage of caring for communities. Walgreens became a subsidiary of the new company, which retained its Deerfield headquarters and trades on the Nasdaq under the symbol WBA. WBA has more than 315,000 team members and a presence in nine countries through its portfolio of consumer brands: Walgreens, Boots, Duane Reade, the No7 Beauty Company, Benavides in Mexico and Ahumada in Chile. Walgreens provides solutions for payers and health systems, resources for healthcare professionals, and has a Walgreens center for health & wellbeing research.

## WALGREENS HEALTH FOCUS

Walgreens' overall value proposition differentiates it from competitors in valuable ways. Specifically, a focus on health gives Walgreens a competitive advantage over other pharmacies. By putting health at the forefront of all aspect of the business and reducing customers' shopping time, Walgreens has achieved placement in a league of its own as competition aims their focus on things such as convenience, design, or low prices.

# AREA OVERVIEW

## HUNTLEY, IL

Situated along Interstate 90 around 50 miles outside Downtown Chicago, Huntley provides a top-notch suburban experience for anyone looking for space or quiet outside the hustle and bustle of the Windy City. Great schools, plentiful green space, and plentiful home and apartment offerings serve to make Huntley one of the more popular suburban areas in this part of Illinois, particularly with families.

Huntley Grove is the center of shopping and dining options, but there are more to be found off of Illinois State Route 47 and in surrounding neighborhoods like Lakewood. The cities of Rockford and Chicago are nearly equidistant from Huntley, so it's an ideal location for anyone who likes to work or play in a more metropolitan area.

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2023 Population	7,532	42,306	91,214
2028 Population	7,765	43,190	92,490
2020 Population	6,589	38,990	86,116
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Households	2,591	14,193	32,111
2028 Household	2,676	14,512	32,535
2020 Households	2,248	12,936	30,227
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$121,360	\$129,874	\$122,348





# CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city, with over 2.7 million residents. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks. Chicago's industrial mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.



**2ND MOST BEAUTIFUL CITY  
IN THE WORLD AND THE  
FIRST IN NORTH AMERICA**

(VOTED BY 27,000 TIME OUT INDEX  
SURVEY VOTERS FROM ACROSS THE  
GLOBE)

**ILLINOIS HAS THE 3RD MOST  
FORTUNE 500 CORPORATE  
HEADQUARTERS IN THE US.**

(FORTUNE 500, 2020)

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9950 N II Route 47, Huntley, IL 60142** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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