

WALGREENS

8800 W 95TH ST, HICKORY HILLS, ILLINOIS



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EXECUTIVE SUMMARY



Sale Price

\$3,000,000

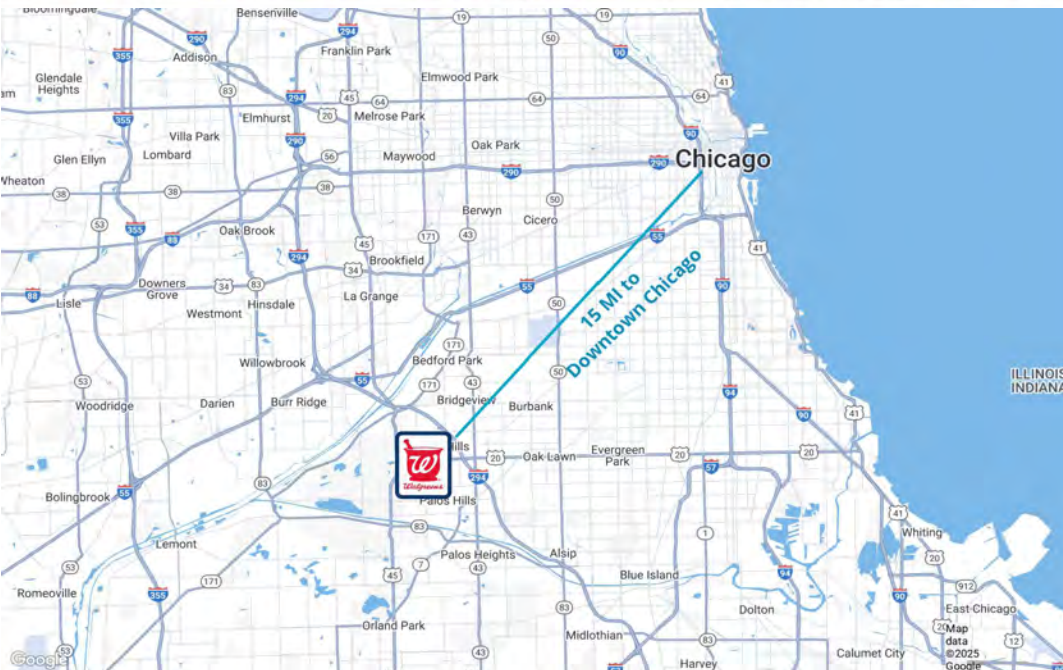
OFFERING SUMMARY

| | |
|----------------|-----------|
| Building Size: | 15,120 SF |
| Lot Size: | 78,750 SF |
| Price / SF: | \$198.41 |
| Cap Rate: | 7.00% |
| NOI: | \$210,000 |
| Year Built: | 2000 |

PROPERTY OVERVIEW

Introducing the prime opportunity to invest in a spacious 15,120 SF free-standing building located at 8800 W 95th St, Hickory Hills, IL. This well-maintained property surrounded by national and regional retailers, features a favorable \$210,000 NOI, with a long-term lease in place until 11/30/2035, offering almost 11 years of steady returns. Situated on a generous 1.80-acre corner parcel, this property provides ample room for expansion or additional development. Recent upgrades include a new roof with a 20-year guarantee expiring on 2/7/2044 and plans for the parking lot to be restriped and resurfaced in the coming spring.

INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- ❖ Walgreens 20+ Year Operating Location with Lease Extension to 11/30/2035
- ❖ Strong Retail Corridor on Hard Corner of W. 95th St & S. 88th Ave
- ❖ 15 Miles from Downtown Chicago
- ❖ Minimal Landlord Responsibilities
- ❖ New Roof in 2024 with Warranty Through 2/7/2044
- ❖ Parking Lot Slated to be Restriped and Resurfaced Spring 2025
- ❖ Below Market Rent \$/SF
- ❖ Strong Demographics \$100k+ Income in 1-Mile Radius
- ❖ Walgreens is the Second-Largest Pharmacy Chain in the US. Parent Company Walgreens Boots Alliance (NASDAQ: WBA), 2024 Revenue of \$147.7 Billion, Net Income \$8.64 Billion





LOCATION DESCRIPTION

Discover the thriving business environment around the location in Hickory Hills, IL, 60457. This vibrant community offers numerous amenities and attractions for potential Office / Office Building investors. Nearby, you'll find the Palos Hills Golf Club, providing a picturesque setting for networking and client entertainment. The area is also home to several dining options, shopping centers, and recreational parks, making it an ideal place to establish a professional presence. With its convenient access to major transportation routes, the location presents an enticing opportunity to invest in the heart of this dynamic and growing community.

Hickory Hills is a city in a suburb of Chicago. Located in Cook County, 15 miles SW of the Loop. This predominantly residential community is in the northeast quarter of Palos Township, southwest of Chicago.

Hickory Hills, named for its rolling hills and stands of hickory trees, continues today as a residential community with three major shopping districts and one of the more than 20 golf courses in the southwest suburban region. The city offers residents the suburban living feel, while only minutes to one Chicago.

LOCATION DETAILS

| | |
|--------|------|
| County | Cook |
|--------|------|



WALGREENS - HICKORY HILLS, ILLINOIS



DEMOGRAPHICS MAP & REPORT

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 13,129 | 80,132 | 200,249 |
| Average Age | 41 | 41 | 42 |
| Average Age (Male) | 40 | 40 | 41 |
| Average Age (Female) | 42 | 42 | 43 |

HOUSEHOLDS & INCOME

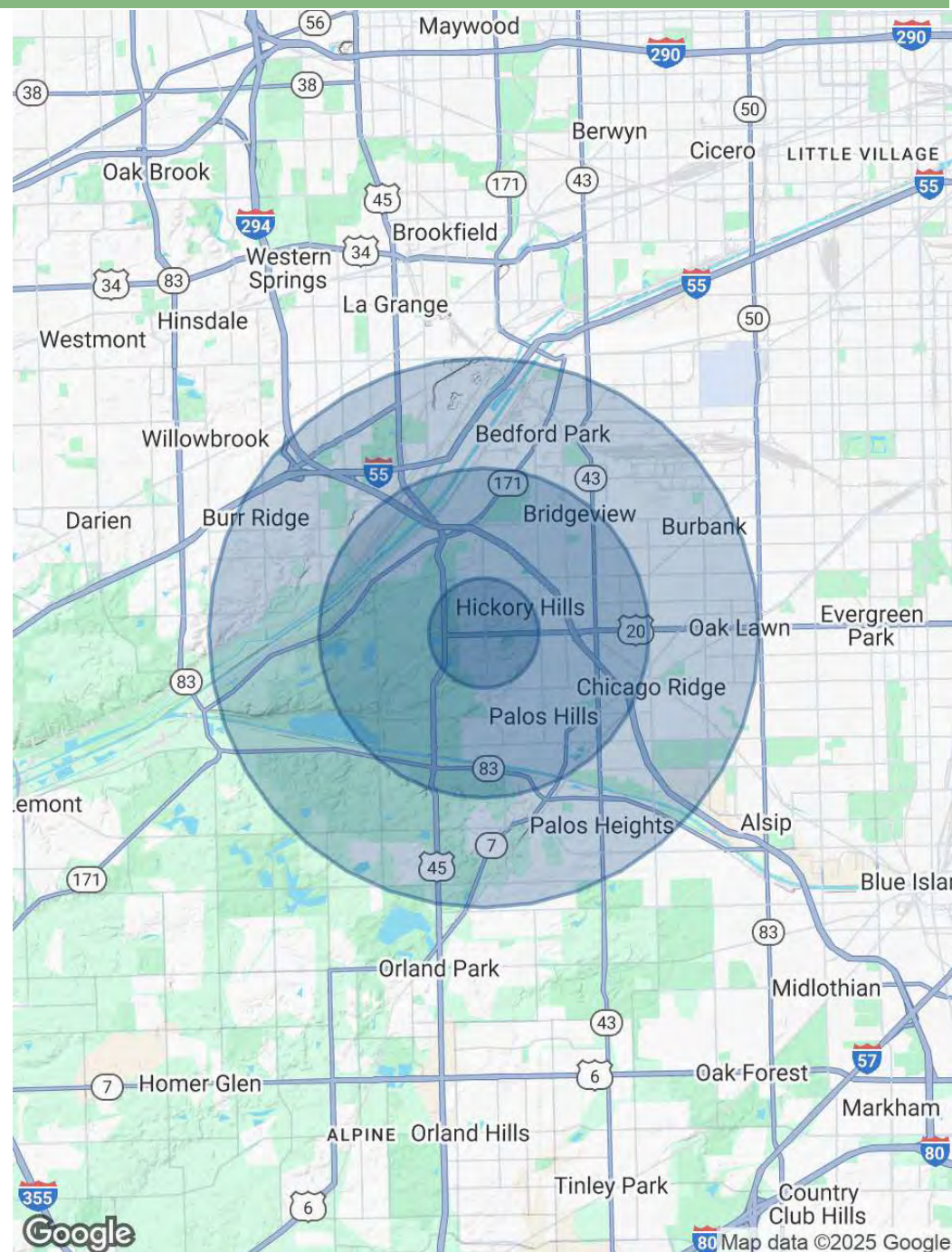
| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,891 | 30,411 | 75,172 |
| # of Persons per HH | 2.7 | 2.6 | 2.7 |
| Average HH Income | \$108,130 | \$91,994 | \$106,731 |
| Average House Value | \$322,949 | \$270,930 | \$322,360 |

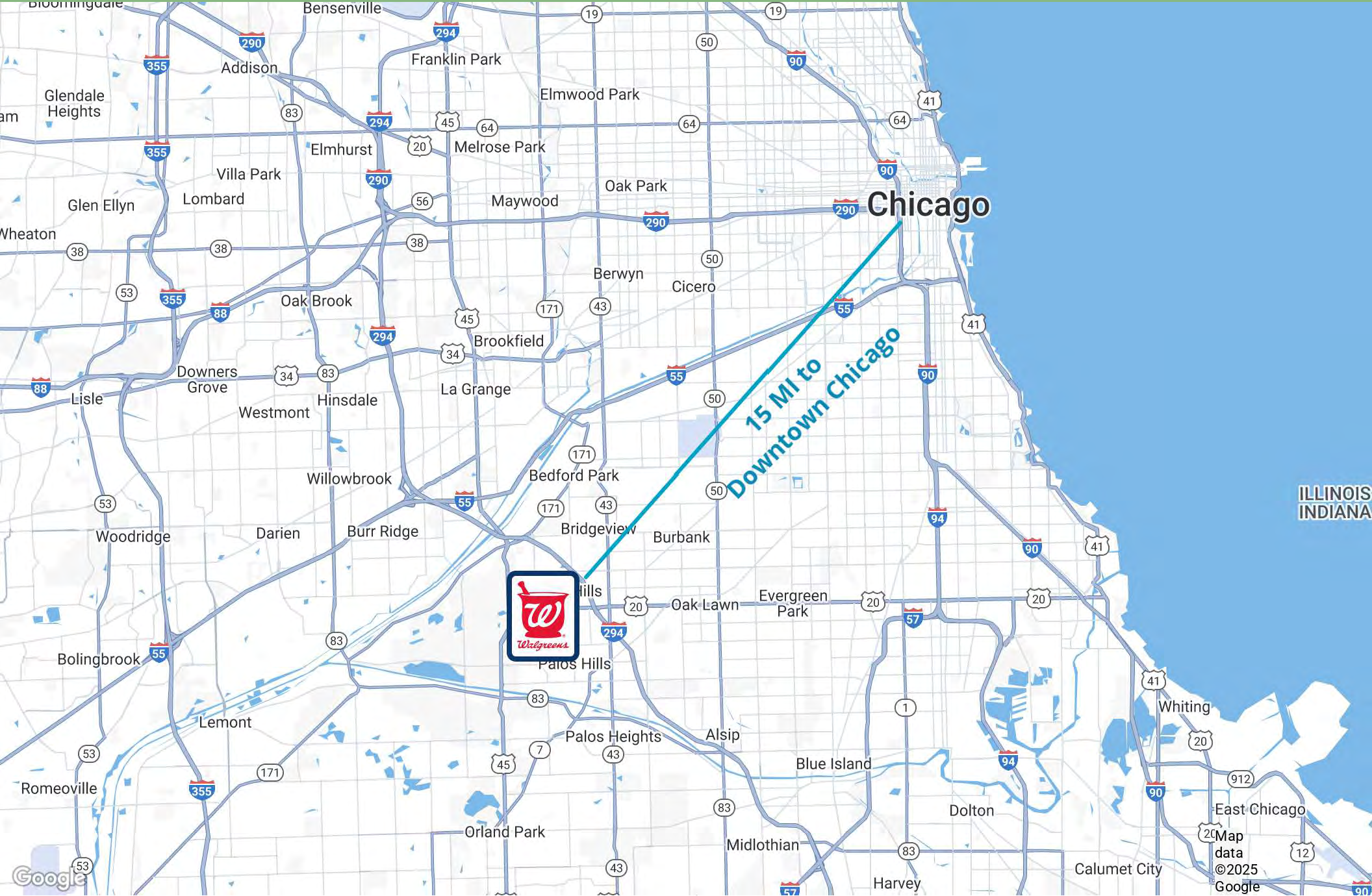
ETHNICITY (%)

| | 1 MILE | 3 MILES | 5 MILES |
|----------|--------|---------|---------|
| Hispanic | 15.4% | 18.8% | 24.4% |

RACE

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White | 9,742 | 57,235 | 137,918 |
| Total Population - Black | 1,042 | 6,016 | 11,105 |
| Total Population - Asian | 344 | 2,225 | 5,826 |
| Total Population - Hawaiian | 2 | 13 | 45 |
| Total Population - American Indian | 51 | 467 | 1,532 |
| Total Population - Other | 633 | 6,047 | 20,663 |





FINANCIAL ANALYSIS

PROPERTY SUMMARY

| | |
|----------------------|---|
| Address | 8800 W 95th St, Hickory Hills, IL 60457 |
| APN | 23-03-402-008-0000 |
| Year Built/Renov. | 2000 |
| Gross Leaseable Area | 15,120 |
| Lot Area (SF) | 1.80 |
| Zoning | Commercial |
| Type of Ownership | Fee Simple |

PRICING

| | |
|----------|-------------|
| Price | \$3,715,000 |
| Cap Rate | 5.65% |
| Price/SF | \$245.70 |

LEASE OVERVIEW

| | |
|-----------------------------|--------------------|
| Property Sub-Type | Drug Store |
| Tenant | Walgreens |
| Guarantor | Walgreens, Co. |
| Lease Type | Double-Net (NN) |
| Lease Commencement | 12/1/2000 |
| Lease Expiration | 11/30/2035 |
| Base Term Remaining (Years) | 10+ |
| Options | Seven, 5-Year |
| Rental Increases | 10% In Each Option |
| Tenant Purchase Rights | None |

ANNUALIZED OPERATING DATA

| YEAR | ANNUAL RENT | MONTHLY RENT | RENT/SF | CAP RATE |
|-----------------------------|-------------|--------------|---------|----------|
| Dec 01, 2000 - Nov 30, 2035 | \$210,000 | \$17,500 | \$13.89 | 5.53% |

