



2140 N Peoria Rd

Springfield, IL 62702

Retail
Investment Opportunity
Offering Memorandum



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Property Overview

Walgreens

2140 N Peoria Rd, Springfield, IL 62702



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Investment Highlights

Property Highlights

- **Low Rent Compared to Store Fleet** - Walgreens typically pays between \$280,000 and \$320,000 in annual rent at comparable locations, while this store is only paying \$155,000. This creates a highly attractive lease situation for the tenant and helps reinforce the long-term importance of the location.
- **Established 30-Year Operating History** – Walgreens has successfully operated at this location since 1994, demonstrating more than three decades of sustained performance, customer loyalty, and commitment to the trade area. That commitment has been reinforced through amendments in 2010 and 2020, where Walgreens agreed to waive two termination rights each time, resulting in long-term leases each time.
- **Rare 21% Rent Increase** - At the end of the current term and upon another waived termination option, Walgreens is set to pay a 21.2% rent increase that would increase the cap rate to 10.60%.
- **Downside Protection** - Walgreens assets with similar building size and lot size are commonly priced between \$3 million and \$6 million. This offering is priced below \$2 million, specifically at \$131.70 per square foot, providing investors with a lower basis and stronger downside protection.
- **State Capital Economic Anchor** – Springfield, the capital of Illinois, benefits from a stable, government-driven economy supported by approximately 72,500 jobs across more than 4,000 businesses. The region generates over \$3.9 billion in annual payroll, providing a durable economic foundation that supports local consumer spending.
- **Essential Tenant** - Walgreens remains one of the most important retailers in the country, with approximately 8,000 locations, 211,000 team members, and 9 million daily customers. Prior to being taken private in 2025, Walgreens reported approximately \$154.6 billion in trailing twelve month revenue, reinforcing its scale, national importance, and role as a critical provider of pharmacy access across the U.S.



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Abraham
Lincoln
Capital
Airport

Sangamon County Water Reclamation District
Waste Management Service

Illinois State Fair Grandstand
Illinois State Fairground



E Sangamon Ave ±15,800 VPD

THORNTONS

Walgreens
Subject Property

Lanphier High School
±1,064 Students

Lincoln Park Pavilion
Park

10 FEDERAL
STORAGE

Abraham Lincoln Presidential
Library and Museum

N Peoria Rd ±10,600 VPD

±16,900 VPD

29

±38,600 VPD

55





Abraham Lincoln Capital Airport

Illinois State Fair Grandstand
Illinois State Fairground



29

±16,900 VPD

Ridgely Elementary
±300 Students



E-Sangamon Ave ±15,800 VPD



Nelson Center Ice Rink

Lincoln Park Pavilion
Park

Lanphier High
±1,064 Students

Fairview Elementary
±294 Students

Springfield Memorial Hospital
±464 Beds

Mc Clelland Elementary
±210 Students

HSHS St. John's Hospital
±439 Beds

Abraham Lincoln Presidential Library and Museum

55

±38,600 VPD

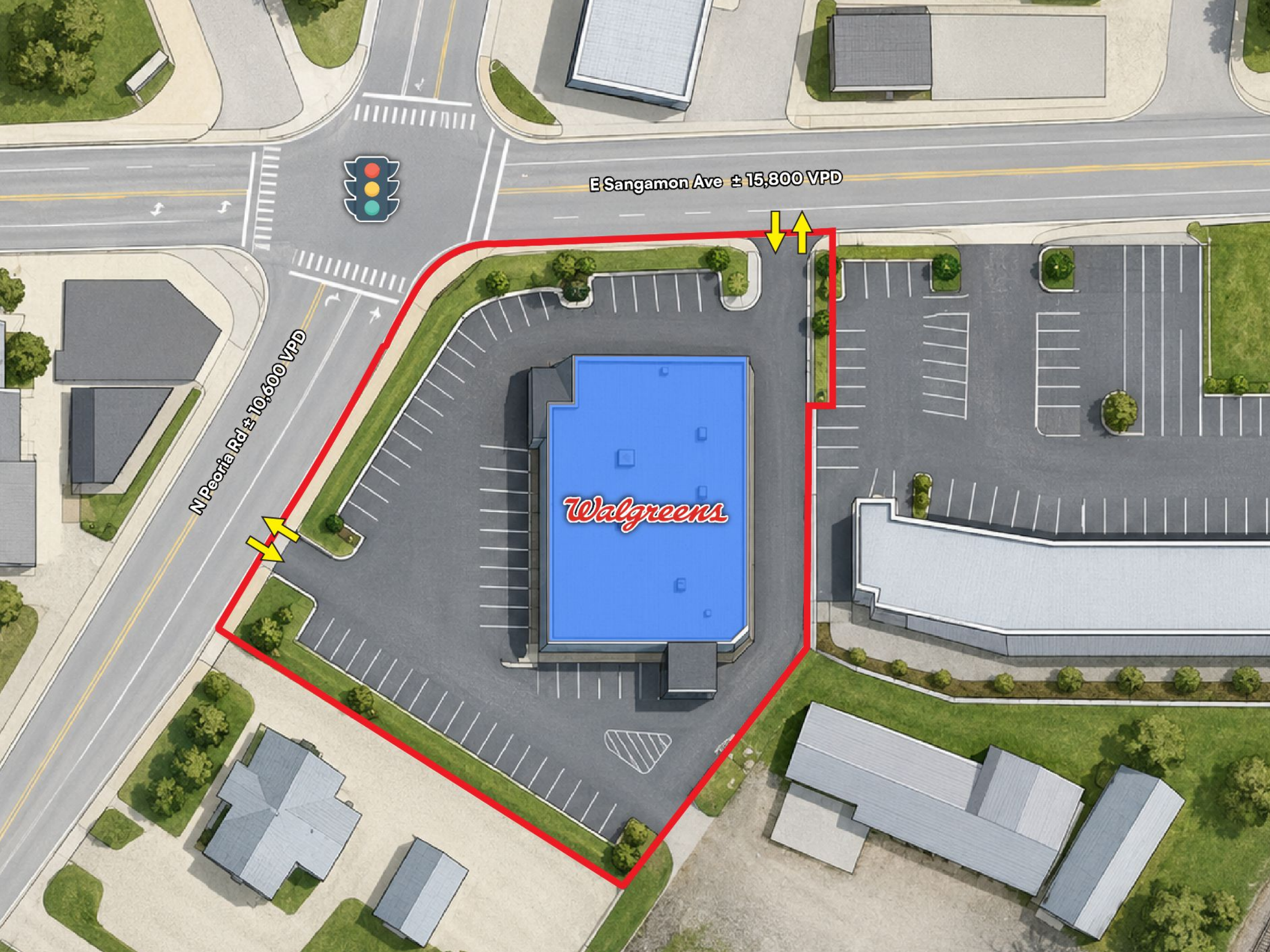


Old State Capitol State
Historic Landmark



Dana-Thomas House State Historic Site
Historic Landmark





E Sangamon Ave ± 15,800 VPD

N Peoria Rd ± 10,600 VPD

Walgreens

2140 N Peoria Rd
Springfield, IL 62702

±13,450 SF

GLA

1994

Year Built

±15,800 VPD

E Sangamon Ave

NN

Lease Type

\$131.70

Price Per SF



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Financial Overview

Walgreens

2140 N Peoria Rd, Springfield, IL 62702



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Tenant Overview



\$1,771,400

List Price

8.75%

Cap Rate

\$131.70

Price Per SF

±1.43 AC

Lot Size

Tenant Summary

Type of Ownership	Fee Simple
Lessee Signatory	Corporate
Lease Type	NN
Lease Start Date	12/30/1994
Lease Expiration Date	12/31/2029
Term Remaining	±3.50 Years
Options Remaining	Five, 5-Year
Landlord Responsibilities	Roof, Structure, and Parking Lot (Replacement)
Tenant Responsibilities	Taxes, Insurance, HVAC, and Parking Lot (Maintenance)

Annualized Operating Data

Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current - 12/31/2030	\$12,916.67	\$155,000	\$11.52	8.75%
Options (Starting 1/1/31)	\$15,654.00	\$187,848	\$13.97	10.60%
***Rent between 1/1/2030 of the upcoming renewal period and 12/31/2030 will remain \$155,000 before increasing on 1/1/2031				



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TENANT OVERVIEW

Year Founded
1901

Headquarters
Deerfield, IL

Ownership Status
Privately Held

Employees
312,000

Locations
8,700

Website
Walgreens.com

Annual Revenue
\$148B

The Walgreens logo is written in a red, cursive script font.

**SYCAMORE
PARTNERS**

Tenant Overview

Walgreens, founded in Chicago in 1901 and headquartered in Deerfield, Illinois, is one of the largest pharmacy and retail healthcare companies in the United States. Through its nationwide network of stores, Walgreens has long provided pharmacy services, healthcare products, and everyday essentials to communities across the country. In 2025, Walgreens Boots Alliance agreed to be acquired by Sycamore Partners, a private equity firm, in a deal aimed at supporting the company's transformation and long-term growth.

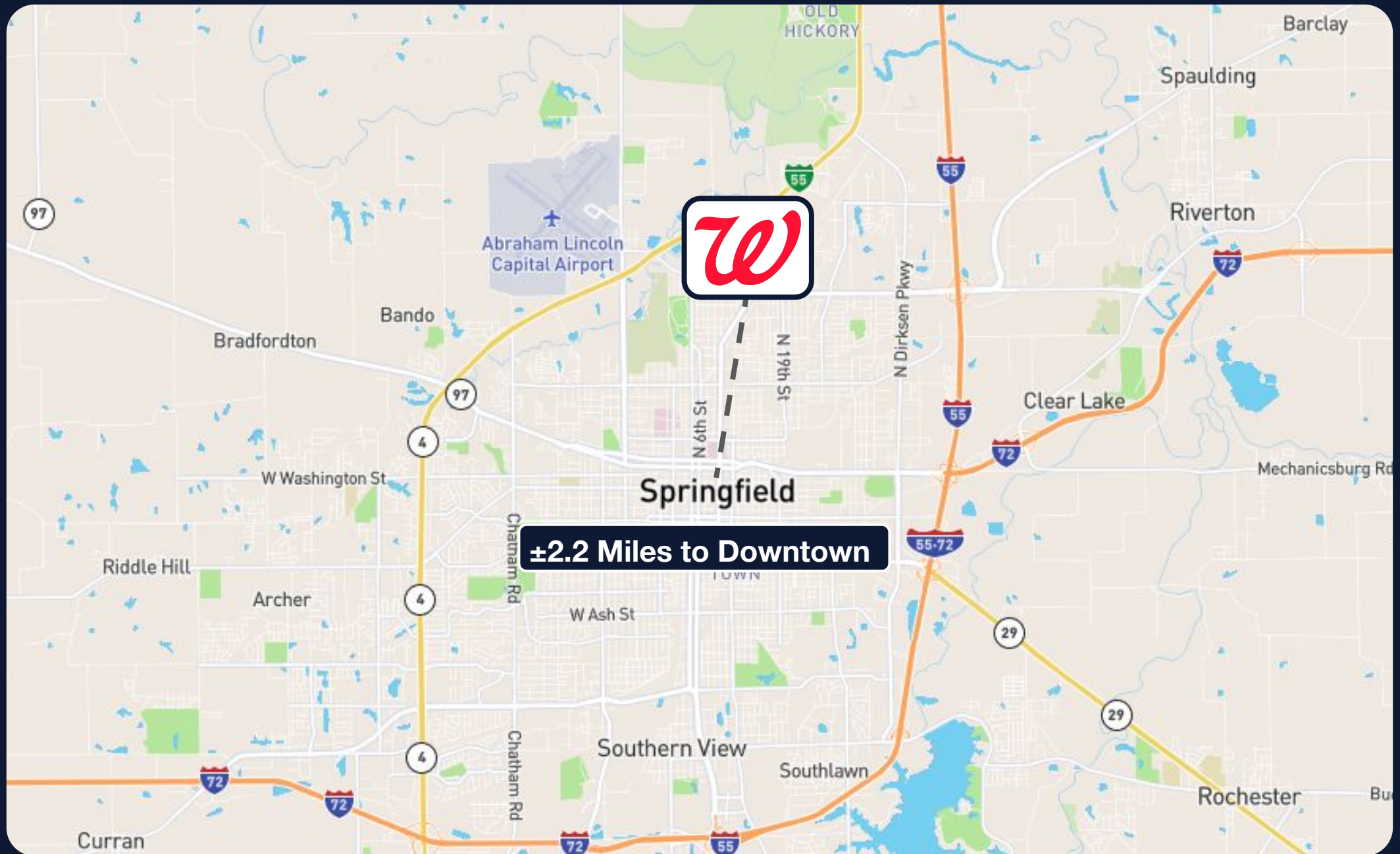
Why Invest in Walgreens?

- **Massive scale:** With thousands of locations, Walgreens remains a dominant U.S. pharmacy network.
- **Footprint optimization:** The store closure initiative signals a disciplined approach to refocusing operations on profitable assets.
- **Adaptability:** The company continues to invest in omnichannel capabilities and human-centered services even amid structural realignment.
- **Net Lease Appeal with National Credit Recognition:** Despite recent restructuring, Walgreens' scale, essential-service role, and brand visibility support its standing as a viable, risk-adjusted tenant for long-term net lease investors.
- **Sycamore Partners Acquisition:** Walgreens' acquisition by Sycamore Partners supports its long-term transformation by providing private ownership and operational expertise to help drive strategic initiatives.

Market Overview

Walgreens

2140 N Peoria Rd, Springfield, IL 62702



Springfield, IL

Market Demographics (5-Mile)

94,825

Total Population

\$85,009

Average HH Income

101,314

Employed Population

\$25.6M

Medical Supplies &
Prescription Drugs
Spending



Local Market Overview

Springfield is the capital of Illinois and one of the state's most stable mid-sized markets, supported by a durable employment base centered around government, healthcare, education, and professional services. As the seat of state government, Springfield benefits from a large public sector presence that helps create consistent daytime population, stable household income, and a resilient local economy.

The market is anchored by several major institutional employers, including the State of Illinois, Memorial Health, Hospital Sisters Health System, Springfield Clinic, Springfield Public Schools, the University of Illinois Springfield, Southern Illinois University School of Medicine, the City of Springfield, Horace Mann, and the Illinois National Guard. This mix of government, medical, education, and insurance employment provides a strong foundation for local consumer spending and helps insulate the market from the volatility often seen in more cyclical economies.

Springfield also serves as the commercial and healthcare hub for Central Illinois, drawing residents from surrounding communities for employment, medical services, retail, dining, and daily needs. Its central location, low cost of living, short commute times, and access to a skilled workforce continue to support business retention and long-term economic stability.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
2025 Estimate	7,332	44,425	94,825
Households	1-Mile	3-Mile	5-Mile
2025 Estimate	3,420	20,481	43,887
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$71,086	\$66,327	\$85,009

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2140 N Peoria Rd, Springfield, IL, 62702** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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.

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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.

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