Walgreens

2532 N Illinois St, Swansea IL 62226

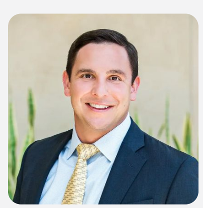
Retail
Investment Opportunity
Offering Memorandum

NN+ Lease | Long Term Lease Extension Signed | $93,400 5-Mile Avg Household Income

MATTHEWS™

Exclusively Listed By

Preston Schwartz
Associate Vice President
(972) 587-9149
preston.schwartz@matthews.com
License No. 761511 (TX)



Josh Bishop
EVP & Senior Director
(315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)

Matthew Fitzgerald | Broker of Record | Broker Lic. No.: 471021676 (IL) | Firm Lic. No.: 478027547 (IL)

MATTHEWS™

Table of Contents

Property Overview

Walgreens

$2,715,054 List Price	**±8 Years** Lease Term Remaining	**NN+** Lease Type
±13,905 SF GLA	**±1.82 AC** Lot Size	**1997** Year Built

Investment Highlights

Lease & Location Highlights

- Walgreens has been at this location for over 22 years and recently executed a lease extension, proving their commitment to the site
- ±8 years remaining on the base term of a NN+ lease, with Eight 5-year extension options.
- 5-Mile population of 125,700 residents
- Affluent demographics with an average household income of $93,400 (5 mile radius) Located roughly 30 minutes from Downtown St. Louis
- Located across the street from Swansea Plaza which boasts national tenants like Schnucks Market, Dollar Tree, McDonalds, Etc.

Tenant Highlights

- Walgreens is the nation's second largest pharmacy store chain with over 8,700 locations serving roughly 9 million customers per day. Roughly 78% of Americans live within a 5-mile radius of a Walgreens location.
- Corporately guaranteed lease from Walgreens
- Considered an essential retailer, Walgreens has maintained consistent operations and rent payments, including throughout the COVID-19 pandemic.

Aerial Map


N
ADVANCED HEARING SYSTEMS
AMAZING SMILES ORTHODONTICS
St. Clair PEDIATRICS
Villas At Crystal Lake
±216 Units
BIG R FARM & HOME · EST 1965 ·
BURGER KING
SCOOTER'S COFFEE EST. 1998
Schnucks
CORNER STONE DENTAL
Wendy's
HOTWORX
Applebee's GRILL + BAR
SUBWAY
DOLLAR TREE
FCB BANKS
Walgreens
Subject Property
N Illinois St ± 20,400 VPD
Park Place Professional Centre
Medical, Dental, and Professional Business Park
159
wellnow Urgent Care
physicians immediate care

Aerial Map


Saint Louis University
±15,334 Students
±8,000 Employees
FAIRMOUNT PARK
CASINO · RACING
±368K Annual Visitors
Stonewolf Golf Club & Event Center
Golf Course
N
St. Louis
±15 Miles
64
± 90,423 VPD
N Illinois St ± 20,400 VPD
St. Clair Square
JCPenney
Dillard's
macy's
Victoria's Secret
SHOE DEPT.
H&M
rue21
THE CHILDREN'S PLACE
Bath & Body Works
Foot Locker
BUSCH STADIUM
ST. LOUIS
Home of St. Louis Cardinals
±2.25M Annual Visitors
LOWE'S
SKY ZONE TRAMPOLINE PARK
Chick-fil-A
TJ·maxx
KOHL'S
PLATO'S CLOSET
STARBUCKS
St. Louis Downtown Airport
15
Walgreens
Subject Property
Schnucks
HOTWORX
BIG R FARM & HOME
BURGER KING
SUBWAY
DOLLAR TREE
Missouri
Illinois
Touchette
REGIONAL HOSPITAL
±132 Beds
±530 Employees
± 26,100 VPD
159
TARGET
HIBBETT SPORTS
THE HOME DEPOT
ROSS DRESS FOR LESS
PETSMART

Site Plan

Financial Overview

2532 N Illinois St. Swansea, IL 62226

Financial Summary

Walgreens

$2,715,054
List Price

8.25%
Cap Rate

1997
Year Built

±20,400 VPD
N Illinois St

±1.82 AC
Lot Size

Tenant Summary

Tenant Name	Walgreens
Type of Ownership	Fee Simple
Lease Guarantor	Walgreens Co.
Lease Type	NN+
Lease Term	37 Years
Lease Expiration Date	6/30/34
Term Remaining on Lease	±8 years
Rental Increases	Flat
Option Periods	Eight, 5-Year Options
Landlord Responsibilities	Roof & Structure

Annualized Operating Dataz

Term	Dates	Lease Years	Annual Rent	Monthly Rent
Base Term	**06/28/1997 - 06/30/2034**	**1-37**	**$223,992**	**$18,666**
Option 1 -8	07/01/2034 - 06/30/2077	38-74	$223,992	$18,666

Tenant Overview

Year Founded
1901

Headquarters
Deerfield, IL

Ownership Status
Privately held

Employees
312,000

Locations
8,700

Website
Walgreens.com

Annual Revenue
$147.66B

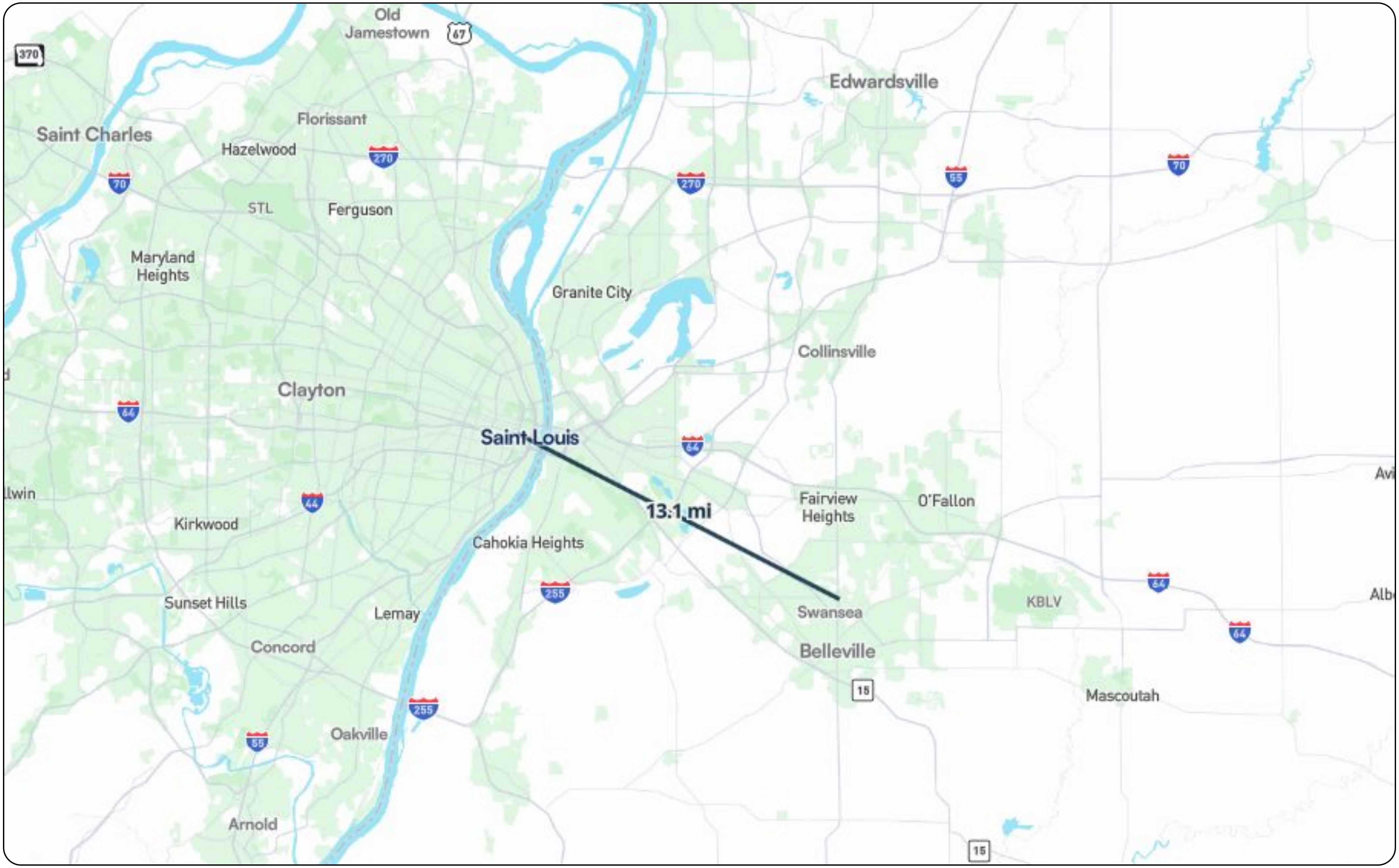
Tenant Overview
Walgreens, originally founded as the Walgreen Co. in Chicago in 1901, has evolved into one of America's most enduring and recognizable pharmacy and retail healthcare brands. Headquartered in Deerfield, Illinois, the company has maintained a strong national presence for over a century, anchoring community-level healthcare and everyday convenience through its vast network of retail pharmacy locations.

Why Invest in Walgreens?

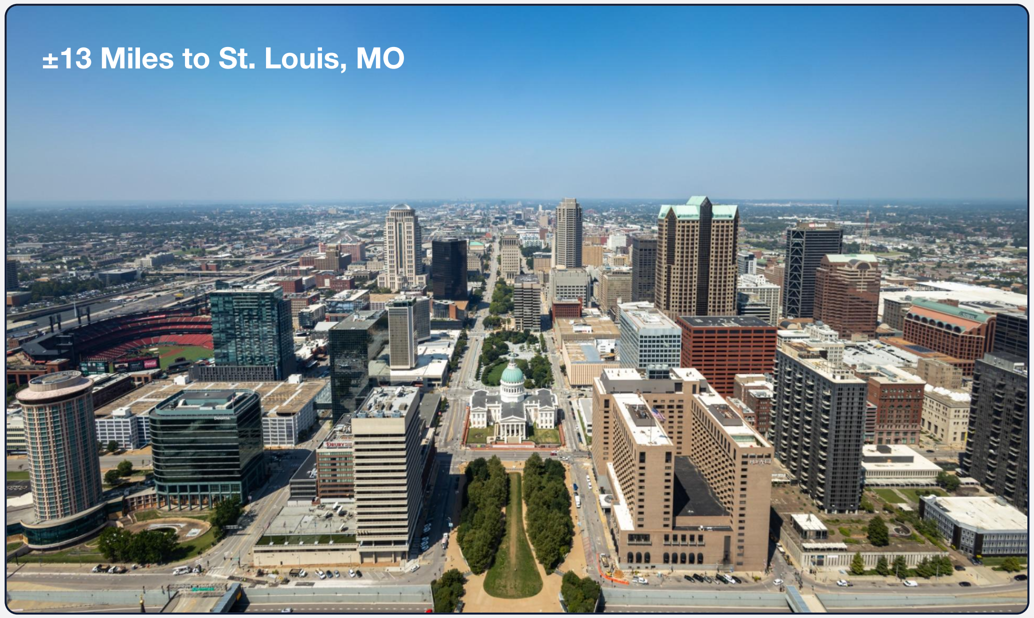
- **Massive scale:** With thousands of locations, Walgreens remains a dominant U.S. pharmacy network.
- **Footprint optimization:** The store closure initiative signals a disciplined approach to refocusing operations on profitable assets.
- **Adaptability:** The company continues to invest in omnichannel 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.

Market Overview

2532 N Illinois St, Swansea IL 62226



Swansea, IL



Market Demographics (5 Mile)

125,700
Total Population

$93,400
Average Household Income

53,300
# of Households

4.2%
Retail Vacancy

Local Market Overview

Swansea's retail market is supported by a strong residential base, nearby healthcare and logistics employment, and its strategic location within the St. Louis metro. National retailers continue to target grocery-anchored centers, quick-service restaurants, and service-oriented retail along the Illinois Route 159 corridor and Interstate 64, while select older properties continue to benefit from redevelopment and repositioning.

Limited new retail construction has helped maintain balanced supply and healthy occupancy. Established retail corridors along Illinois Route 159, Frank Scott Parkway, and nearby Green Mount Road continue to attract strong leasing activity due to high traffic volumes, excellent accessibility, and surrounding residential growth. Competitive occupancy costs, combined with steady consumer demand, continue to support stable occupancy and gradual rent growth.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,850	66,400	125,700
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	3,760	28,100	53,300
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$87,900	$90,800	$93,400

MATTHEWS™

Exclusively Listed By

Preston Schwartz
Associate Vice President
(972) 587-9149
preston.schwartz@matthews.com
License No. 761511 (TX)

Josh Bishop
EVP & Senior Director
(315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)

Matthew Fitzgerald | Broker of Record | Broker Lic. No.: 471021676 (IL) | Firm Lic. No.: 478027547 (IL)