

Proven Location - Strong Sales



Walgreens

📍 CEDARBURG, WI

\$4,175,000

9.75% CAP

8+ Year NNN Walgreens in Affluent Suburb

- True NNN Lease – Zero Landlord Responsibilities
- Proven Walgreens Location (~\$2.75MM avg reported sales)
- Affluent Milwaukee Suburb – \$100k+ Avg HH Incomes
- One of the most desirable suburban communities in Milwaukee metro



**DRUGSTORE PROPERTY
ADVISORS**
Experts in Walgreens and CVS Investments

John Giordani
Founder, CEO



866-934-7937



listings@drugstorepropertyadvisors.com

INVESTMENT SUMMARY

W62N190 WASHINGTON AVE | CEDARBURG, WI 53012

WALGREENS #13620



\$4,175,000

PRICE



9.75%

CAP RATE



\$407,000

ANNUAL RENT



~8+ years

YRS. GUARANTEED

This is an attractive opportunity to acquire a freestanding, absolute NNN Walgreens in **Cedarburg, Wisconsin**, one of the most desirable suburban communities in the Milwaukee metropolitan area. The property is located in an affluent, established trade area that benefits from strong household incomes and long-term demographic stability. Walgreens has operated at this location for many years and continues to generate consistent in-store sales, supporting the tenant's commitment to the site. The property is positioned at a highly visible, signalized intersection with excellent access and strong surrounding retail synergy. The absolute NNN lease structure provides passive, bond-like income with zero landlord responsibilities.



PROPERTY OVERVIEW



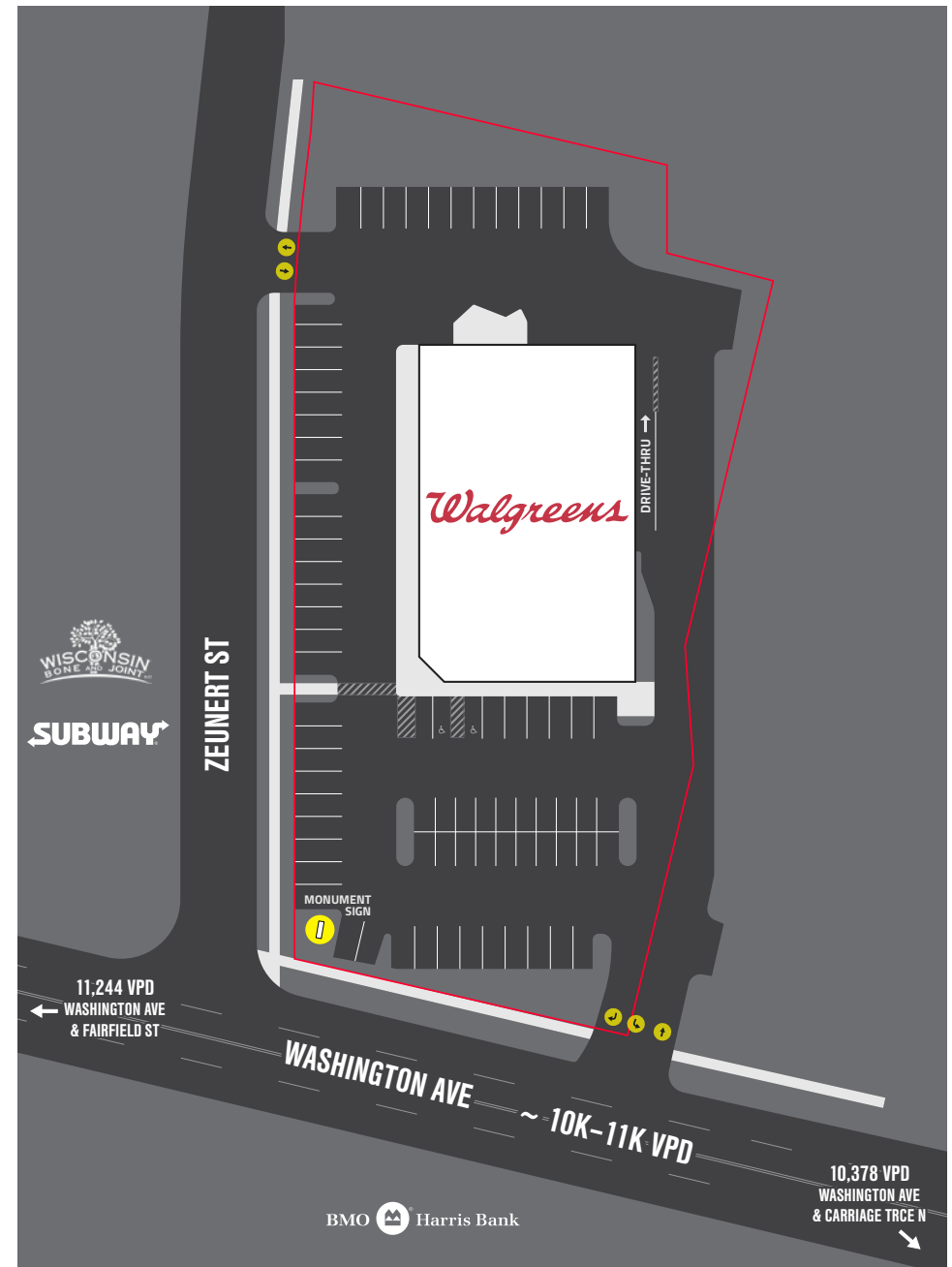
PROPERTY DETAILS

Address:	W62N190 Washington Ave
Year Built:	2010
Building Size:	14,550 Square Feet
Lot Size:	1.60 acres
Tenant:	Walgreens



LEASE SUMMARY

Lease Type:	NNN
Landlord Responsibilities:	None
Lease End Date:	February 28, 2085
Option Date:	February 28, 2035
Options:	50 x 1 year



DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
4,549	22,913	51,580



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$102,770	\$108,594	\$125,174



CEDAR STONE EQUINE

ASCENSION
COLUMBIA ST. MARY'S
CEDAR MILLS

Rolyan
BROYS

PIONEER RD & WASHINGTON AVE
~8,300 VPD



GEORGE WEBB
RESTAURANTS

PIONEER RD

ANYTIME FITNESS

LE'S PHO
Vietnamese Cuisine

BMO Harris Bank

CVS
pharmacy

WASHINGTON AVE & CARRIAGE TRACE
10,378 VPD

CARRIAGE TRACE

A-1 Stor-All

WASHINGTON AVE

SUBJECT PROPERTY
Walgreens

~10K - 11K VPD



SUBWAY

ZEUNERT ST

John Giordani
Founder, CEO

866-934-7937
listings@drugstorepropertyadvisors.com



DRUGSTORE PROPERTY
ADVISORS
Experts in Walgreens and CVS Investments

REGIONAL OVERVIEW



NON-REDUNDANT WALGREENS LOCATION IN A PROTECTED TRADE AREA

This location is non-redundant, serves a protected trade area, and is not tightly clustered with nearby Walgreens — reducing closure and consolidation risk.



NEAREST WALGREENS LOCATIONS

3.5 miles | 8-minute drive 7.4 miles | 13-minute drive

SE Corner of Main St & Freistadt Rd

Port Washington Rd & Mequon Rd

CEDARBURG, WI OVERVIEW



Experts in Walgreens & CVS Investments

John Giordani

Founder, CEO

866-934-7937

listings@drugstorepropertyadvisors.com

Drugstore Property Advisors

866-934-7937

listings@drugstorepropertyadvisors.com

www.drugstorepropertyadvisors.com

All information provided is deemed reliable, but is not guaranteed and should be independently verified.



**DRUGSTORE PROPERTY
ADVISORS**

Experts in Walgreens and CVS Investments