

FOR SALE: ABSOLUTE NNN WALGREENS IN CHICAGO MSA
7880 WINN ROAD, SPRING GROVE (CHICAGO), IL 60081

Walgreens

BROKER CONTACTS

MICHAEL HAVDALA

312.458.4318

MICHAEL@CITADEL-ADVISORS.COM

BRENTON SCHRADER

312.458.4392

BRENTON@CITADEL-ADVISORS.COM

 **CITADEL**
PROPERTY ADVISORS

HIGHLIGHTS

7880 WINN ROAD, SPRING GROVE (CHICAGO), IL 60081

- Absolute NNN investment with no Landlord responsibilities with 7.5 years remaining on the initial lease term with Walgreens
- Situated at the “main-and-main” stoplight intersection in Spring Grove near Jewel, the dominant grocer in the Chicagoland area
- Closest drug store is over 5 miles away, and the nearest CVS Pharmacy is 8 miles away
- The site is located an hour northwest of downtown Chicago along US-12, the main highway linking northwest suburban Chicago residents to the popular Lake Geneva area
- Nearly 35,000 people within a 5-mile radius with an average household income of \$130,647 providing a stable customer base
- Walgreens Boots Alliance network includes over 12,700 locations worldwide, giving its brand strong presence and customer accessibility, with nearly 75% of Americans living within 5 miles of a Walgreens store

FAST FACTS

BUILDING SIZE	13,548 SF
PARCEL SIZE	1.296 Acres
TENANT	Walgreen Co., an Illinois corporation
LEASE EXPIRATION	March 31, 2033
ANNUAL RENT	\$275,000
LEASE TYPE	Absolute NNN
YEAR BUILT	2008
TAXES	Paid by Tenant
RENEWAL OPTIONS	Tenant has the right to terminate after the 25th year (Mar 2033) and every 5 years thereafter. 6 months prior to the date of termination required.
LANDLORD RESPONSIBILITIES	None

The Walgreens logo is displayed in its signature red, cursive font at the bottom right of the page.

AERIAL

Westward Dr

Westward Dr



SUBWAY



Casey's



HWY 12

12

12

Mobil



WINN ROAD

Pierce Dr

Pierce Dr

U-HAUL



Spring G

WALGREENS BOOTS ALLIANCE

CORPORATE & FINANCIAL OVERVIEW

Walgreens Boots Alliance (NASDAQ: WBA) is a leading global pharmacy and retail health destination, with over 12,700 locations across the U.S., Europe, and Latin America. The company serves millions of customers and patients daily and operates one of the largest drug distribution networks in the world. As of July 2025, WBA is in the process of being acquired by Sycamore Partners in a \$10 billion transaction, transitioning the company to private ownership and enabling strategic flexibility.

RECENT FINANCIAL PERFORMANCE (FISCAL YEAR ENDED AUGUST 2024):

- Revenue: \$143.5 billion (up 6.0% year-over-year)
- Adjusted Operating Income: \$3.7 billion
- Adjusted EPS: \$3.12
- Free Cash Flow: \$2.1 billion
- Net Debt: Reduced by \$1.9 billion year-over-year
- Cash-on-Hand: \$1.8 billion
- Investment-grade credit rating (BBB by S&P, Baa2 by Moody's) as of mid-2025

SEGMENT PERFORMANCE:

- U.S. Retail Pharmacy: Revenue of ~\$112 billion, with continued growth in prescription volume and immunization services
- International: Revenue of ~\$18.5 billion, stable performance in Boots UK and emerging markets
- U.S. Healthcare: Adjusted EBITDA turned positive in FY2024, with full-year improvement of \$442 million and growth momentum into FY2025

STRATEGIC HIGHLIGHTS:

- Focused on operational efficiency, with a \$1 billion cost-reduction program executed ahead of schedule
- Strategic divestitures and M&A activity continue to streamline non-core operations and reinvest in core health and wellness growth
- Preparing for increased private equity-led agility following the Sycamore Partners acquisition

DEMOGRAPHICS

5-MILE RADIUS

7880 WINN ROAD, SPRING GROVE (CHICAGO), IL 60081

POPULATION

2025 Estimated Population	34,606
2030 Projected Population	35,367
2020 Census Population	32,997
2010 Census Population	33,479
Projected Annual Growth 2025 to 2030	0.4%
Historical Annual Growth 2010 to 2025	0.2%
2025 Median Age	45.3

HOUSEHOLDS

2025 Estimated Households	14,357
2030 Projected Households	15,025
2020 Census Households	13,380
2010 Census Households	12,913
Projected Annual Growth 2025 to 2030	0.9%
Historical Annual Growth 2010 to 2025	0.7%

RACE AND ETHNICITY

2025 Estimated White	88.6%
2025 Estimated Black or African American	1.4%
2025 Estimated Asian or Pacific Islander	1.6%
2025 Estimated Other Races	8.2%
2025 Estimated Hispanic	11.7%

INCOME

2025 Estd. Average Household Income	\$130,647
2025 Estd. Median Household Income	\$97,479
2025 Estimated Per Capita Income	\$54,212
Education (Age 25+)	
2025 Estd. Elementary (Grade 0 to 8)	1.1%
2025 Estimated Some High School (Grade Level 9 to 11)	4.2%
2025 Estimated High School Graduate	31.6%
2025 Estimated Some College	24.3%
2025 Estimated Associates Degree Only	10.1%
2025 Estimated Bachelors Degree Only	19.3%
2025 Estimated Graduate Degree	9.4%

BUSINESS

2025 Estimated Total Businesses	1,082
2025 Estimated Total Employees	9,880
2025 Estimated Employee Population per Business	9.1
2025 Estimated Residential Population per Business	32.0

SPRING GROVE, ILLINOIS



THIS BROCHURE IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER, SOLICITATION, OR GUARANTEE OF ANY PROPERTY DETAILS. PROSPECTIVE BUYERS OR TENANTS SHOULD INDEPENDENTLY VERIFY ALL INFORMATION AND CONSULT LEGAL OR FINANCIAL PROFESSIONALS BEFORE MAKING DECISIONS.



Disclosures

This Offering Memorandum has been prepared by Citadel Property Advisors, LLC (the “Broker”) solely for the use of prospective purchasers of the Walgreens property located at 7880 Winn Road, Spring Grove, Illinois (the “Property”). The information contained herein has been obtained from sources believed to be reliable, but the Broker, Seller, and their respective affiliates, agents, and representatives make no warranties or representations, express or implied, as to the accuracy or completeness of the information. All references to financials, projections, future lease obligations, and tenant creditworthiness are for illustrative purposes only and are subject to change.

No Investment Advice: This document does not constitute an offer to sell or a solicitation of an offer to buy any securities. Prospective purchasers should consult their tax, legal, and financial advisors to verify all information and to determine suitability and risks before proceeding with any purchase.

Confidentiality: This Offering Memorandum is confidential and intended solely for the use of the individual or entity to whom it is delivered. By accepting this document, the recipient agrees to keep its contents confidential and not to distribute or reproduce any part of this Offering Memorandum without the prior written consent of the Broker.

Tenant Information: All tenant and lease information has been supplied by the Seller or obtained from public records and is believed to be accurate; however, it is the responsibility of the prospective purchaser to verify all tenant and lease information, including the financial strength of Walgreens Boots Alliance, Inc. and its affiliates. Walgreens is a publicly traded company (NASDAQ: WBA), and investors are encouraged to perform their own due diligence on tenant credit and corporate financials.

Forward-Looking Statements: This Offering Memorandum may contain forward-looking statements, including but not limited to financial projections, market assumptions, and investment returns. These statements are based on assumptions and current expectations and are subject to significant risks and uncertainties. Actual results may differ materially from those projected.

Property Condition: The Property is being sold on an “as-is, where-is” basis with all faults and without representation or warranty by the Seller or Broker. It is the responsibility of the prospective purchaser to conduct their own independent inspection, investigation, and analysis of the Property, including but not limited to physical condition, zoning, environmental matters, and applicable laws and regulations.

Brokerage Representation: Citadel Property Advisors, LLC is acting as an exclusive agent on behalf of the Seller and does not represent the Buyer in this transaction unless otherwise agreed to in writing. Broker is licensed in the state of Illinois and complies with all applicable real estate laws and disclosure obligations.

Offer Subject to Change: The Seller expressly reserves the right, in its sole discretion, to reject any or all offers, terminate discussions at any time, and modify the terms of the offering without notice. No agreement shall be binding unless and until a purchase and sale agreement has been executed and delivered by both parties.

Citadel Property Advisors, LLC
100 South Wacker Drive, Suite 950, Chicago, Illinois 60606
www.citadel-advisors.com