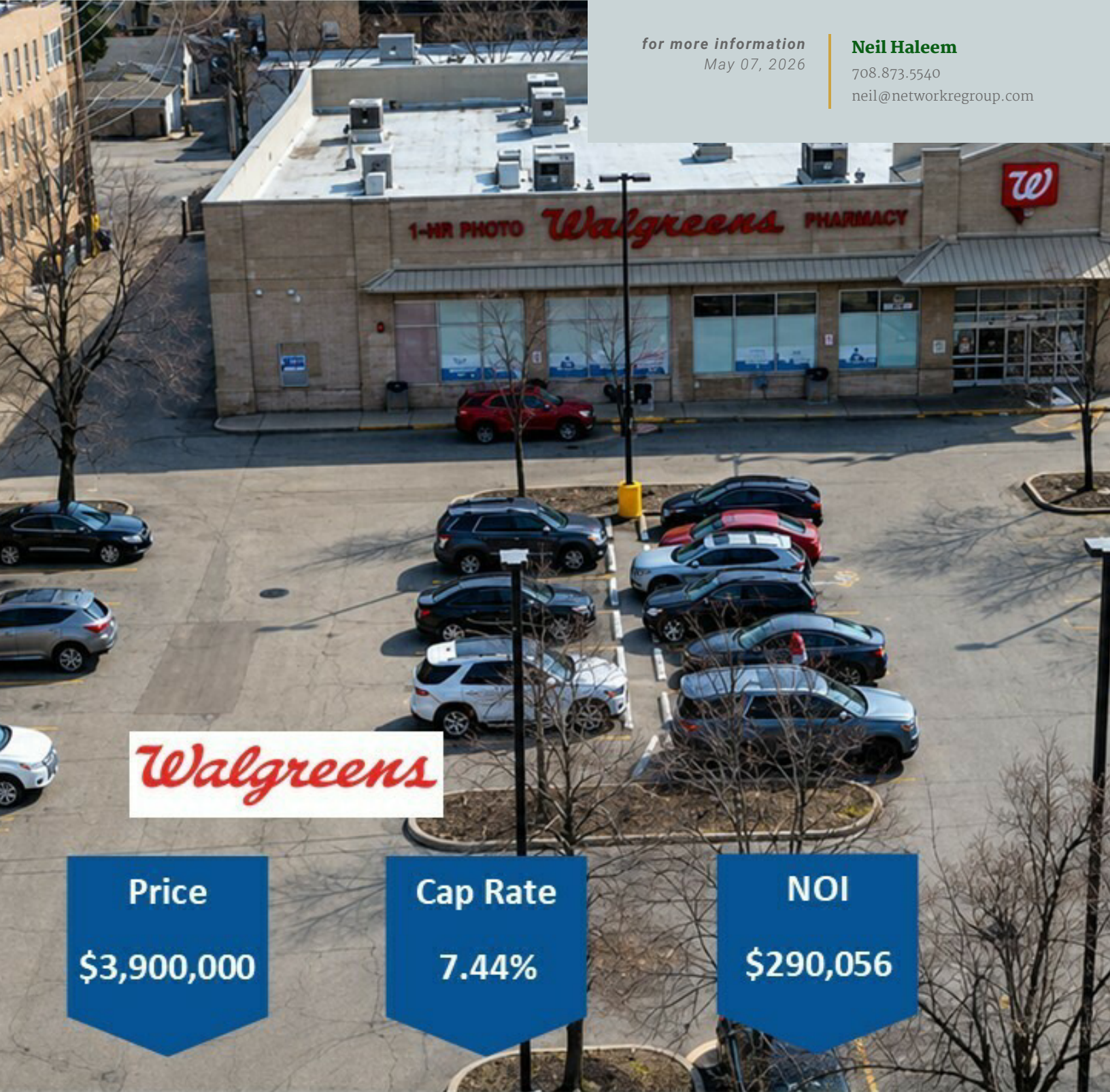


for more information
May 07, 2026

Neil Haleem

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Walgreens

Price

\$3,900,000

Cap Rate

7.44%

NOI

\$290,056

6301 South Kedzie Avenue, Chicago, IL 60629

Walgreens Net Leased Investment

Retail Property For Sale May 07, 2026

NETWORK
Commercial Real Estate, LLC

19350 S. Harlem Ave., #200 | Frankfort, IL 60423 | 708.873.5540 | networkregroup.com

6301 South Kedzie Avenue, Chicago, IL 60629

Walgreens Net Leased Investment



OFFERING SUMMARY

Sale Price:	\$3,900,000
Cap Rate:	7.44%
NOI:	\$290,056
Year Built:	2001
Building Size:	14,029
Market:	Chicago MSA
Submarket:	Southwest
Price / SF:	\$278.00

PROPERTY OVERVIEW

Network Property Management is pleased to exclusively present for sale a single-tenant, net-leased Walgreens property strategically located on the southwest side of Chicago. The asset occupies the highly visible northeast corner of 63rd Street & Kedzie Avenue, a prominent hard-corner position at a fully signalized four-way intersection. The property is improved with a +/-14,029 square-foot freestanding building situated on an approximately +/-39,558 square-foot site, offering excellent frontage, access, and visibility. The intersection benefits from strong traffic volumes of approximately 33,000 vehicles per day, providing consistent consumer exposure and reinforcing the location's long-term retail viability. Walgreens has successfully operated at this location since its original construction in 2001 and recently demonstrated its continued commitment to the site by extending its lease through January 2029. The lease structure offers a passive investment profile, with landlord responsibilities limited to roof and structural components, making this an attractive opportunity for investors seeking stable, long-term income backed by a nationally recognized credit tenant.

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LOCATION DESCRIPTION

The site is located at the northeast corner of 63rd St & Kedzie Ave., Chicago, Illinois. It is positioned in the heart of one of the city's most established and densely populated Southwest Side corridor. Located along the heavily traveled Kedzie Avenue and 63rd Street, corridor. The site benefits from exceptional neighborhood visibility, strong daily vehicular traffic, excellent CTA bus accessibility, and immediate connectivity to surrounding residential communities including Chicago Lawn, West Lawn, and Marquette Park. The location serves as a key neighborhood retail node drawing consistent local consumer traffic from a highly concentrated residential base.

WALGREENS TENANT OVERVIEW

Walgreens is one of the nation's most established and trusted pharmacy and retail health providers, operating as a core component of the Walgreens Boots Alliance (WBA), a global leader in pharmacy-led health and wellness. With more than 8,031 locations across the United States, Walgreens serves millions of customers each day through prescription services, health and wellness products, immunizations, and convenient retail offerings.

Walgreens is recognized for its strong brand presence, essential-services business model, and long-term financial stability. Walgreens stores are strategically positioned in high-visibility, high-traffic locations often at major intersections or key neighborhood corridors to maximize accessibility and serve as reliable anchors within their trade areas. Their broad customer base, recurring prescription demand, and diversified retail mix make Walgreens one of the most resilient tenants in retail real estate sector.

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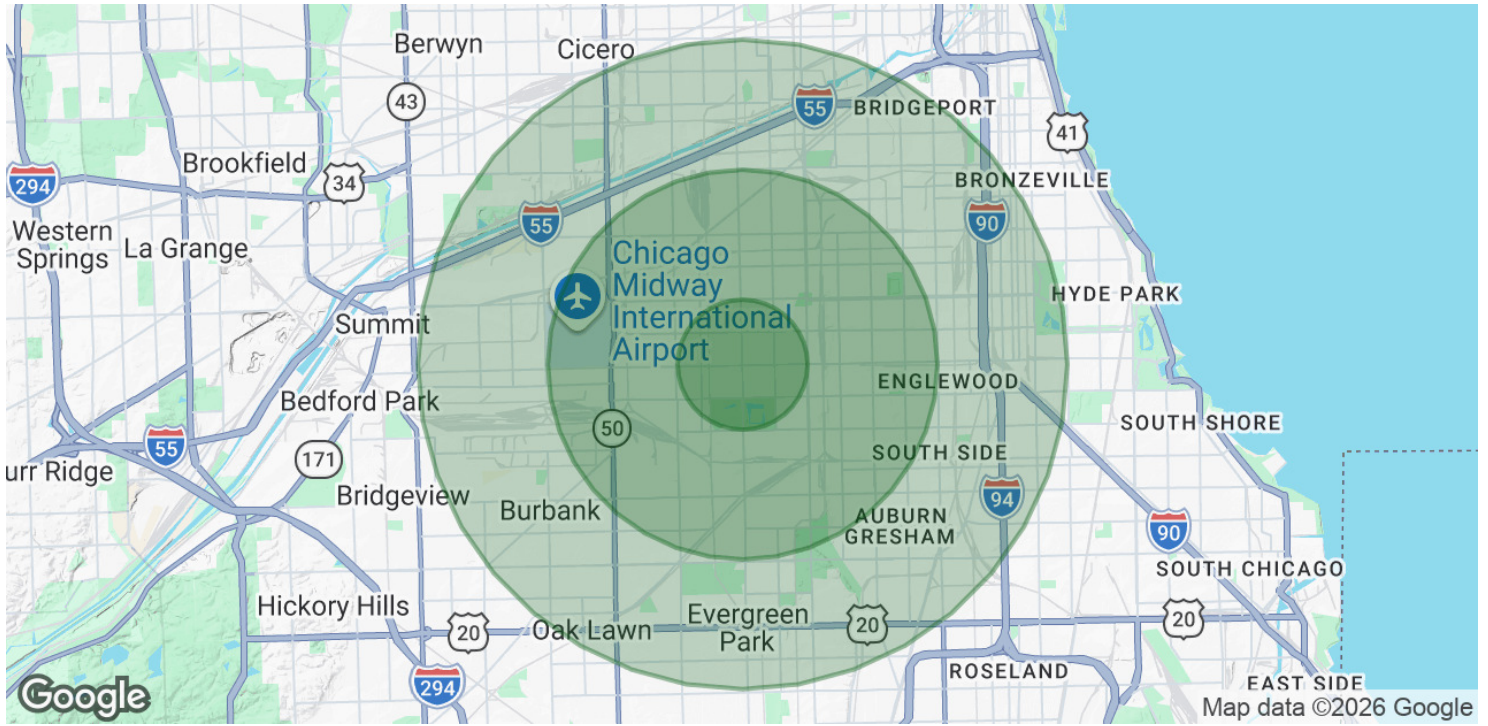
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	56,221	310,780	718,602
Average Age	34.9	35.9	37.2
Average Age (Male)	34.8	34.8	35.9
Average Age (Female)	34.9	36.8	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	17,965	101,274	251,080
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$68,838	\$73,706	\$78,947
Average House Value	\$231,144	\$222,112	\$249,263

2023 American Community Survey (ACS)

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CONFIDENTIALITY & DISCLAIMER

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Network Commercial Real Estate has not made any investigation and makes no warranty or representation. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Network Commercial Real Estate Group has not verified, and will not verify, any of the information contained herein, nor has Network Commercial Real Estate Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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