SURMOUNT

ISSENBERG BRITTI GROUP

Actual Photo

- Abs. NNN Lease
- Top 14% In Chain as Per Placer.AI

Walgreens

3732 Nameoki Road,
Granite City, IA 62040

Offering Memorandum

Exclusive Net-Lease Offering

Investment Overview

Issenberg & Britti Group of Surmount is pleased to present for sale this Absolute Net Leased Walgreens located at 3732 Nameoki Road in Granite City, Illinois, a key retail destination within the Greater St. Louis Metropolitan Area. The subject property consists of a 16,380 SF free-standing building with a drive-thru, situated on a 1.98-acre parcel along a highly trafficked thoroughfare with over 18,000 vehicles per day.

Granite City is strategically positioned just a few miles from five major interstate highways (I-270, I-255, I-70, I-55, and I-64), providing seamless regional access and strong connectivity to St. Louis and beyond. The area is home to a diverse mix of national retailers including Applebee's, Arby's, McDonald's, AutoZone, Goodwill, Schnucks Grocery, and Caliver Furniture, reinforcing its role as a well-established retail corridor.

The property also benefits from proximity to Southern Illinois University Edwardsville (14,235 students) and Southwestern Illinois College (13,221 students), contributing to steady consumer activity. Additionally, Gateway Regional Medical Center, SIHF Healthcare, and Chestnut Family Health Center are located nearby, further driving daytime traffic and demand for essential services.

This Absolute NNN Lease requires zero landlord responsibility, making it a passive investment opportunity backed by a Walgreens corporate guarantee (NYSE: WBA). The current lease term runs through January 31, 2027, and has ten (10) five-year renewal options, providing long-term stability.

Walgreens Boots Alliance (NASDAQ: WBA) operates over 12,700 stores across all 50 U.S. states, the District of Columbia, Puerto Rico, and Guam, along with worksite health centers, home care facilities, and specialty and mail service pharmacies. In fiscal year 2024, the company reported $147.7 billion in revenue reflecting continued strength in its healthcare and retail segments.

Investment Highlights

- Walgreens Corporate Guarantee (NYSE: WBA)
- Absolute NNN Lease | Zero Landlord Responsibility
- Strong Unit Performance | Top 14% In Walgreens Chain as per Placer.AI
- Surrounding Retailers Include - Applebee's, Arby's, McDonald's, AutoZone, Goodwill, Schnucks, and more
- Close Proximity to Educational Institutions — Southern Illinois University Edwardsville (14,235 students) and Southwestern Illinois College (13,221 students)
- Near Major Healthcare Centers — Gateway Regional Medical Center, SIHF Healthcare, and Chestnut Family Health Center
- Part of the Greater St. Louis Metro Area — Strong Regional Market with Access to Five Major Interstates
- Fee Simple Allowing for Depreciation
- Large 1.98-Acre Parcel
- Drive-Thru Pharmacy

The Offering

Walgreens
3732 Nameoki Road,
Granite City, IL 62040

Property Details

Lot Size	86,248 SF (1.98 Acres)
Rentable Square Feet	16,380 SF
Price/SF	$186.12
Year Built	1997

Financial Overview

List Price	**$3,048,685**
Down Payment	100% / $3,048,685
Cap Rate	7.00%
Type of Ownership	Fee Simple

Property Rent Data

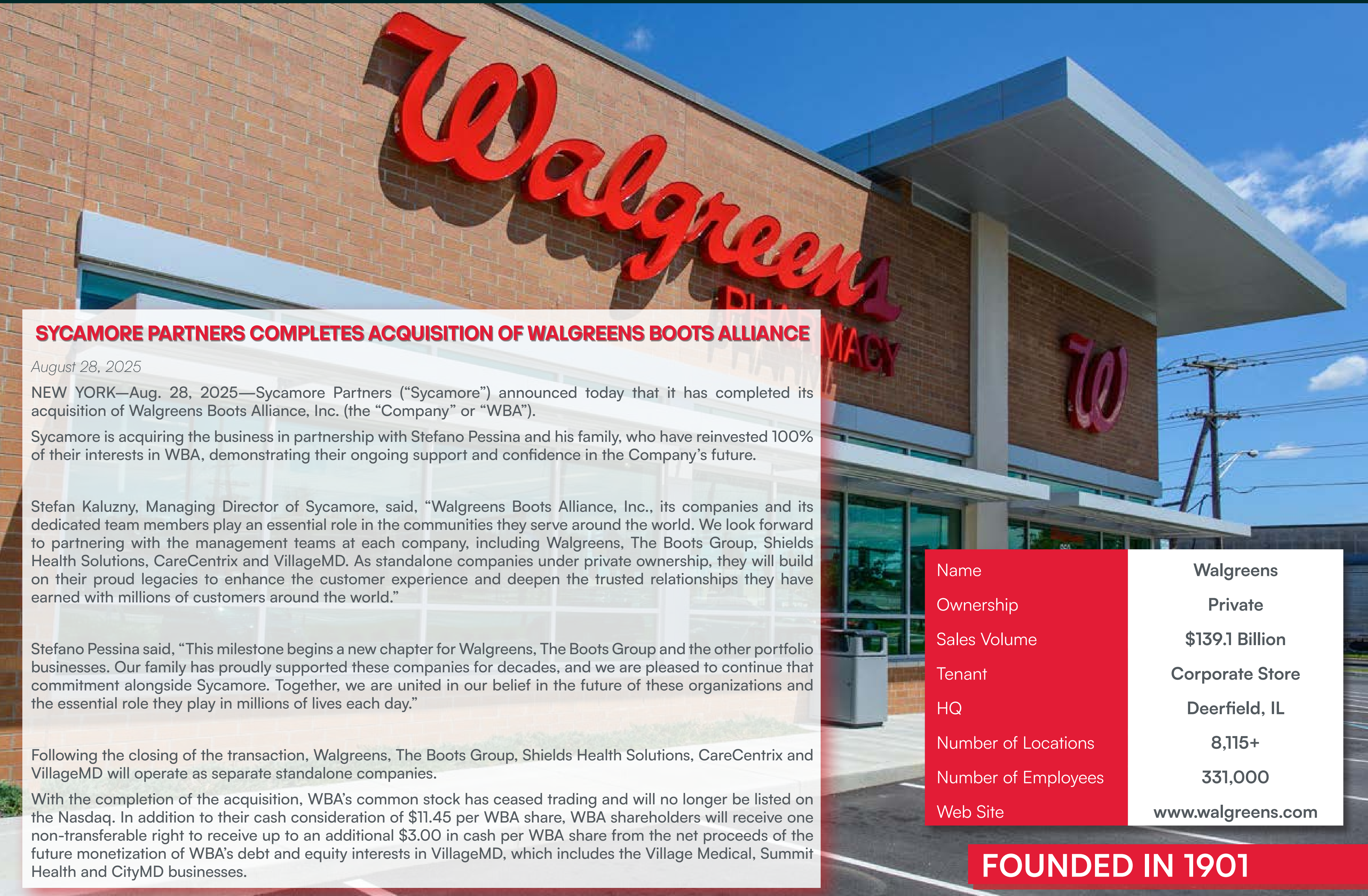
RENT INCREASES	MONTHLY RENT	ANNUAL RENT
01/22/2002 - 001/31/2027 (Current)	$17,759	$213,108
Base Rent ($13.01 / SF)		$213,108
Net Operating Income		$213,108.00
TOTAL ANNUAL RETURN	CAP 7.00%	**$213,108**

Lease Abstract

Tenant Trade Name	Walgreens
Tenant	Corporate
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	01/22/2002
Rent Commencement Date	01/22/2002
Expiration Date of Current Term	01/31/2027
Increases	Flat
Options	Ten 5-Year Options
Term Remaining on Lease	2 Years
Property Type	Net Leased Drug Store
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A


Ruler Foods
Pizza Hut
Subway
13,900 AADT
SUBJECT PROPERTY
WALGREENS
Ace Hardware
203
enterprise
Cavalier Furniture
NAMEOKI RD
Lee's Famous recipe chicken
NAMEOKI SHOPPING CENTER
Ollie's Bargain Outlet Good Stuff Cheap
Hibbett Sports
Smoothie King
Family Dollar
Cato
Applebees
Arby's
Burger King
Jack in the box
JOHNSON RD
True Value
O'Reilly
Scooter's Coffee
McDonald's
Popeyes
CVS
DaVita
usbank
Dairy Queen
KFC
Save a lot
Dollar General
Goodwill
Advance Auto Parts
Frohardt Elementary School
Enrollment: 406 Students
Regions
Jimmy Johns
Lincoln Middle School
Enrollment: 700 Students
Valvoline
Auto Zone
Holy Family Catholic School
Enrollment: 221 Students
Wilson Park
Madison Ave
Schnucks
QuikTrip
SubjectRunner.com
nearmap

Property Photos



SYCAMORE PARTNERS COMPLETES ACQUISITION OF WALGREENS BOOTS ALLIANCE

August 28, 2025

NEW YORK—Aug. 28, 2025—Sycamore Partners ("Sycamore") announced today that it has completed its acquisition of Walgreens Boots Alliance, Inc. (the "Company" or "WBA").

Sycamore is acquiring the business in partnership with Stefano Pessina and his family, who have reinvested 100% of their interests in WBA, demonstrating their ongoing support and confidence in the Company's future.

Stefan Kaluzny, Managing Director of Sycamore, said, "Walgreens Boots Alliance, Inc., its companies and its dedicated team members play an essential role in the communities they serve around the world. We look forward to partnering with the management teams at each company, including Walgreens, The Boots Group, Shields Health Solutions, CareCentrix and VillageMD. As standalone companies under private ownership, they will build on their proud legacies to enhance the customer experience and deepen the trusted relationships they have earned with millions of customers around the world."

Stefano Pessina said, "This milestone begins a new chapter for Walgreens, The Boots Group and the other portfolio businesses. Our family has proudly supported these companies for decades, and we are pleased to continue that commitment alongside Sycamore. Together, we are united in our belief in the future of these organizations and the essential role they play in millions of lives each day."

Following the closing of the transaction, Walgreens, The Boots Group, Shields Health Solutions, CareCentrix and VillageMD will operate as separate standalone companies.

With the completion of the acquisition, WBA's common stock has ceased trading and will no longer be listed on the Nasdaq. In addition to their cash consideration of $11.45 per WBA share, WBA shareholders will receive one non-transferable right to receive up to an additional $3.00 in cash per WBA share from the net proceeds of the future monetization of WBA's debt and equity interests in VillageMD, which includes the Village Medical, Summit Health and CityMD businesses.

Name	Walgreens
Ownership	Private
Sales Volume	$139.1 Billion
Tenant	Corporate Store
HQ	Deerfield, IL
Number of Locations	8,115+
Number of Employees	331,000
Web Site	www.walgreens.com

FOUNDED IN 1901

How many Walgreens pharmacies are there in the United States?

Last updated on August 11,2025

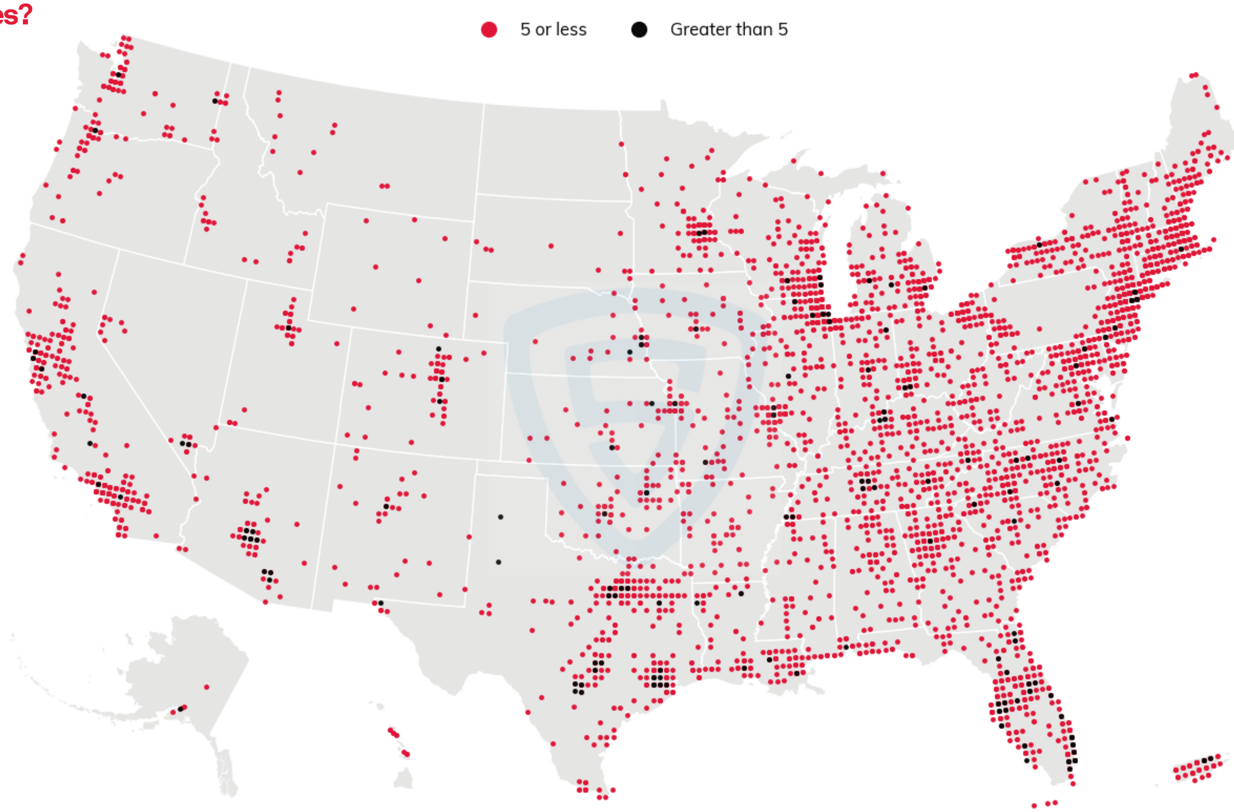
There are 8,115 Walgreens pharmacies in the United States as of August 11, 2025. The state and territory with the most number of Walgreens locations in the US is Florida, with 788 pharmacies, which is about 10% of all Walgreens pharmacies in the US.

8,115
Locations

53
States and Territories

3,339
Cities

8,13.0215
Avg. Rating



Walgreens pharmacy locations in the USA

Each grid point covers 10-mile radius with at least one location

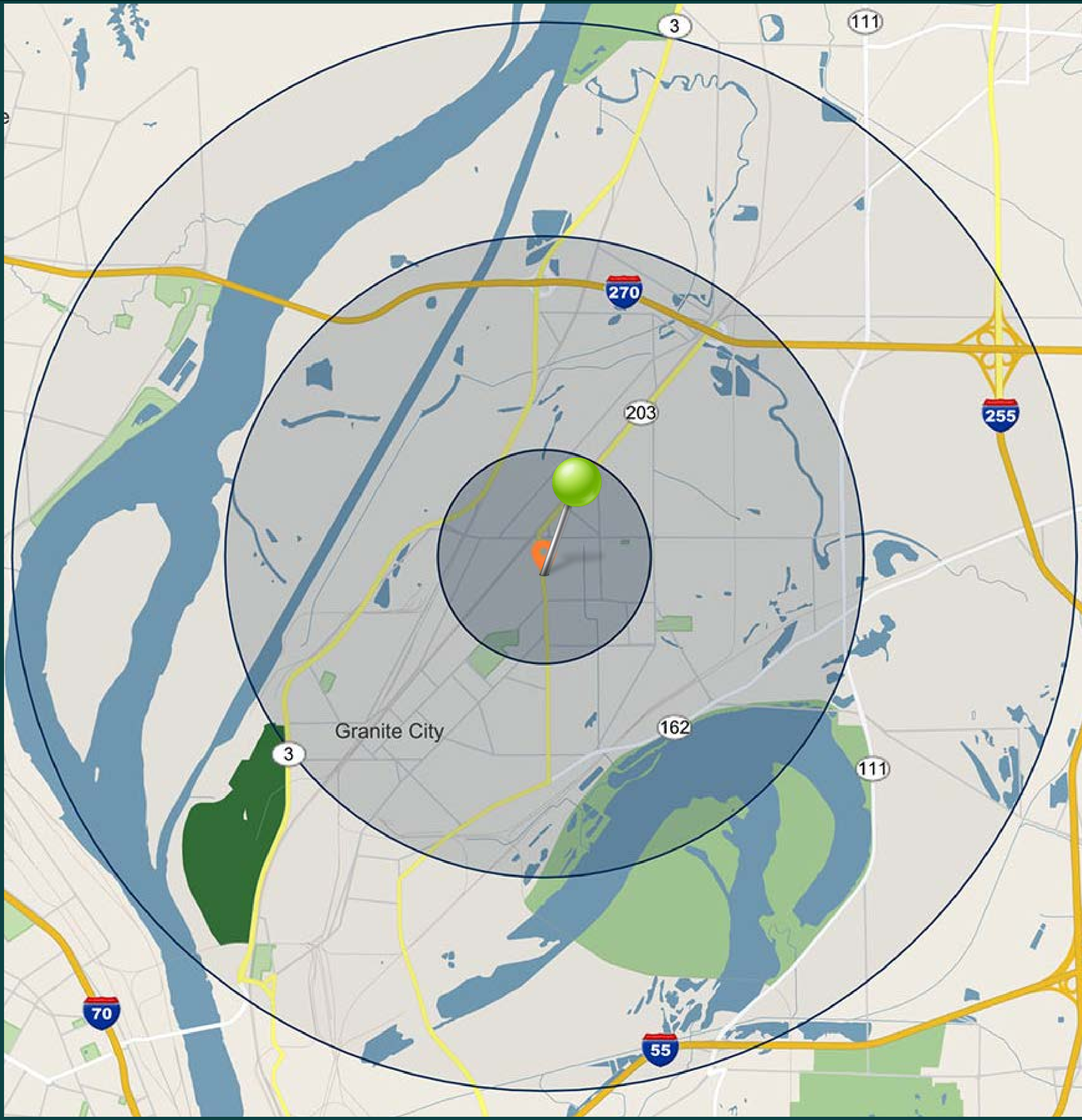
Source: ScrapeHero.com

ScrapeHero

www.scrapehero.com/location-reports/Walgreens-USA/

Demographics Population Profile

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	8,078	35,982	52,746
2023 Estimate			
Total Population	8,124	36,150	53,175
2020 Census			
Total Population	8,077	35,702	52,951
2010 Census			
Total Population	8,575	38,624	58,625
Daytime Population			
2023 Estimate	7,295	35,858	50,469
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2028 Projection			
Total Households	3,490	14,980	21,591
2023 Estimate			
Total Households	3,501	15,012	21,694
Average (Mean) Household Size	2.3	2.4	2.4
2020 Census			
Total Households	3,499	15,007	21,701
2010 Census			
Total Households	3,644	15,697	23,221
HOUSEHOLDS BY INCOME	**1 Mile**	**3 Miles**	**5 Miles**
2023 Estimate			
$200,000 or More	1.5%	2.1%	1.9%
$150,000-$199,999	4.8%	4.8%	3.9%
$100,000-$149,999	15.5%	13.1%	11.9%
$75,000-$99,999	15.7%	13.6%	13.1%
$50,000-$74,999	23.4%	22.0%	20.5%
$35,000-$49,999	13.4%	13.0%	13.7%
$25,000-$34,999	9.5%	9.8%	10.4%
$15,000-$24,999	8.4%	9.7%	10.8%
Under $15,000	7.7%	12.0%	13.8%
Average Household Income	$72,240	$69,030	$64,868
Median Household Income	$60,682	$56,306	$51,554
Per Capita Income	$31,276	$28,762	$26,543



Population

In 2023, the population in your selected geography is 53,175. The population has changed by -9.30 since 2010. It is estimated that the population in your area will be 52,746 five years from now, which represents a change of -0.8 percent from the current year. The current population is 48.1 percent male and 51.9 percent female. The median age of the population in your area is 38.1, compared with the U.S. average, which is 38.7. The population density in your area is 676 people per square mile.

Households

There are currently 21,694 households in your selected geography. The number of households has changed by -6.58 since 2010. It is estimated that the number of households in your area will be 21,591 five years from now, which represents a change of -0.5 percent from the current year. The average household size in your area is 2.4 people.

Income

In 2023, the median household income for your selected geography is $51,554, compared with the U.S. average, which is currently $68,480.The median household income for your area has changed by 28.17 since 2010. It is estimated that the median household income in your area will be $57,995 five years from now, which represents a change of 12.5 percent from the current year.

The current year per capita income in your area is $26,543, compared with the U.S. average, which is $39,249. The current year's average household income in your area is $64,868, compared with the U.S. average, which is $100,106.

Employment

In 2023, 24,728 people in your selected area were employed. The 2010 Census revealed that 49.6 percent of employees are in white-collar occupations in this geography, and 29.7 percent are in blue-collar occupations. In 2023, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 24.00 minutes.

Housing

The median housing value in your area was $95,613 in 2023, compared with the U.S. median of $268,796. In 2010, there were 15,585.00 owner-occupied housing units and 7,635.00 renteroccupied housing units in your area.

Education

The selected area in 2023 had a lower level of educational attainment when compared with the U.S averages. Only 4.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 9.7 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.4 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 38.1 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 25.7 percent in the selected area compared with the 20.1 percent in the U.S.

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We know net lease better than anyone.

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