EQUITY INVESTMENT ADVISORS



Walgreens

1311 IL-48, Decatur, IL

Offering Memorandum

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Investment Overview

LOCATION	1311 IL-48 Decatur, IL 62526
PRICE	$3,322,000
CAP RATE	8.17%
NOI*	$271,278
YEAR BUILT	2002
BUILDING SIZE (SF)	12,918
LOT SIZE (AC)	1.90
LEASE TYPE	Fee Simple NNN
LEASE TERM	±9-Years Remaining
LEASE START	9/1/2022
LEASE EXPIRATION	8/31/2035
RENT INCREASES	5% every 5-Years (including option periods)
OPTIONS	Twelve 5-Year

*NOI based on rent beginning Sept. 2027. Seller to credit any rent differential at closing.

1. **9-year Walgreens corporate lease** with 12 additional 5-year renewal options, providing exceptional long-term income visibility.
2. **Walgreens corporate guaranty** backed by one of the nation's largest pharmacy retailers.
3. **Fee-simple NNN lease** with no landlord responsibilities, offering a highly passive investment structure.
4. **Rare 5% contractual rent increases** every 5 years, providing built-in NOI growth throughout the base and option periods.
5. **Hard corner at the signalized intersection** of Illinois Route 48 (13,200 VPD) and West Grand Avenue (8,100 VPD), less than 1.5 miles northwest of downtown Decatur, with combined traffic of approximately 21,300 VPD and a drive-thru pharmacy offering convenient prescription pickup.
6. **Located in Decatur, the county seat of Macon County** and North American headquarters of Archer Daniels Midland, which employs more than 4,000 people locally and announced a $100+ million investment in its Decatur operations in July 2026. Also home to major Caterpillar and Primient facilities.
7. **Within 1.5 miles of Decatur Memorial Hospital**, a ±300-bed community hospital serving central Illinois since 1916, with Save-A-Lot, AutoZone, Speed Lube and other major retailers nearby.
8. **Strong local demographics**, with a population in excess of 71,000 within a 5-mile radius.

Tenant Overview

Walgreens, and its holding company Walgreens-Boots Alliance, Inc., is headquartered in Deerfield, Illinois. Walgreens became a subsidiary of the holding company in 2014 to establish unmatched supply chain and procurement expertise, offering customers innovative solutions and optimal efficiencies.

With over 8,000 US locations Walgreens is one of the nation's largest drugstore chains, and the first global health and well being enterprise comprising over 18,750 locations in 11 countries. Every day Walgreens touches the lives of over 10 million customers in stores and online.

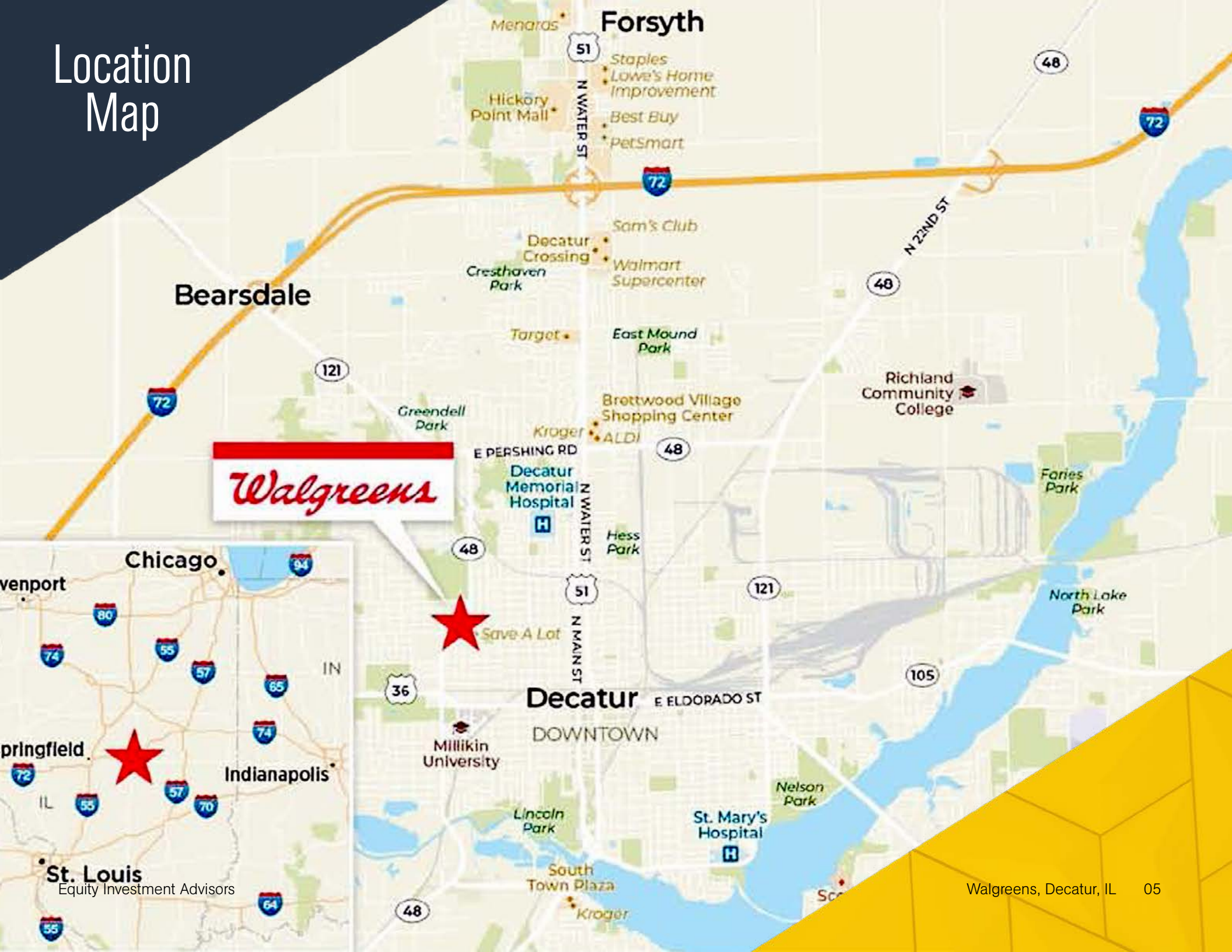
Sycamore Partners plans to double the pharmacy chain's profitability over the next several years — targeting EBITDA growth to $4 billion, up from about $2 billion in 2024. Walgreens is already on track, expected to generate approximately $2.5 billion in adjusted EBITDA this year on revenue exceeding $120 billion.

Walgreens is a trusted wellness provider that supplies customers, patients, and payers with everything from acute prescriptions and vaccinations to specialty pharmaceuticals and wellness services.



REVENUE 2024	$147.7 Bil
TOTAL ASSETS	$81 Bil
# OF LOCATIONS	8,000
# EMPLOYEES	415,000+
HEADQUARTERS	Deerfield, IL

Location Map



Aerial View



Nearby Retail



Location Demographics

Decatur, Illinois

Decatur is the county seat of Macon County and the economic center of central Illinois, with interstate access via I-72 to Springfield and Champaign. Known as the “Soy Capital of the World,”

Decatur is the North American headquarters of Archer Daniels Midland. ADM has operated in Decatur for more than 85 years and employs more than 4,000 people in the city, its largest employee base. In July 2026, ADM announced more than $100 million to modernize its Decatur soybean and corn processing operations. The city is also home to Primient’s corn-processing plant and major Caterpillar manufacturing facilities.

Decatur is also the region’s health care and education center. Decatur Memorial Hospital (±300 beds, serving the region since 1916) and HSHS St. Mary’s Hospital serve central Illinois, alongside Millikin University and Richland Community College. Lake Decatur, Abraham Lincoln’s early Illinois roots, and a historic downtown add to the city’s character.



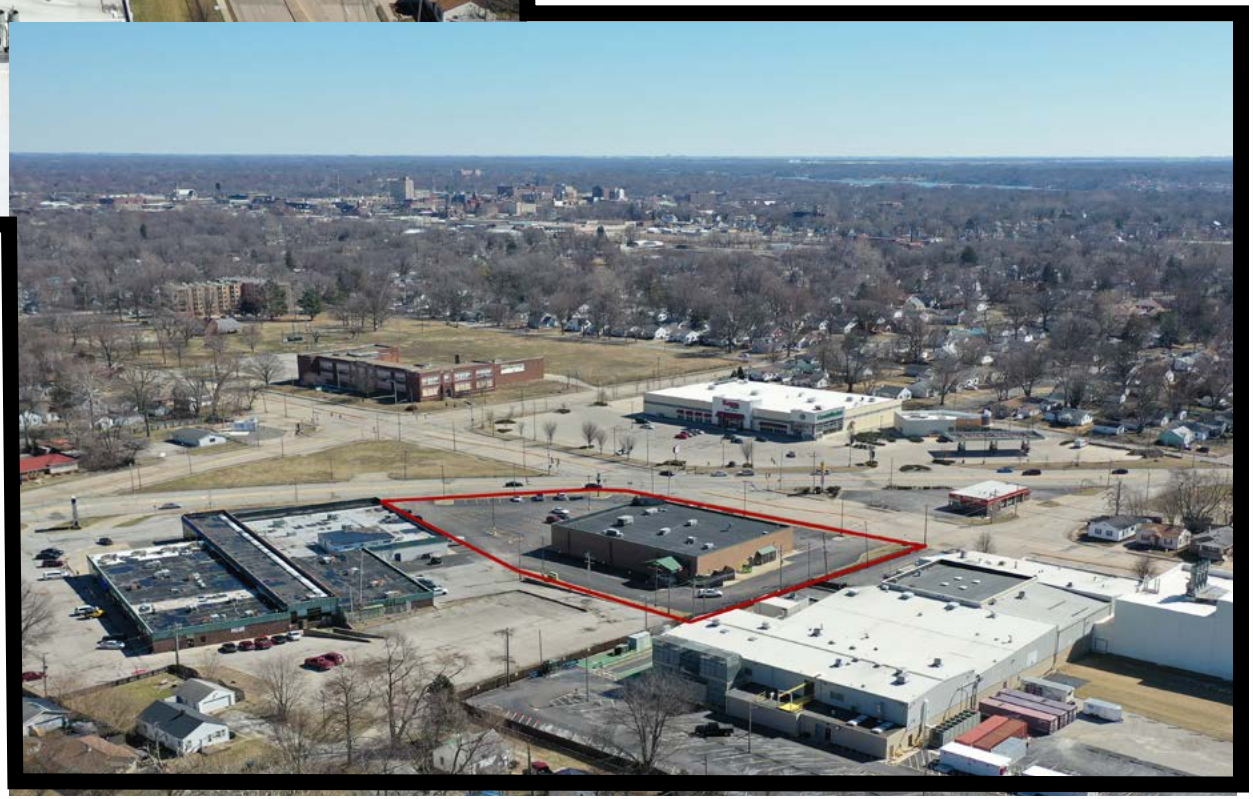


Demographics	1 MILE	3 MILES	5 MILES
Total Population	5,911	44,159	71,090
Households	2,216	18,271	30,638
Average HH Income	$55,264	$55,001	$60,088
Median HH Income	$40,222	$40,036	$43,945

Image Gallery

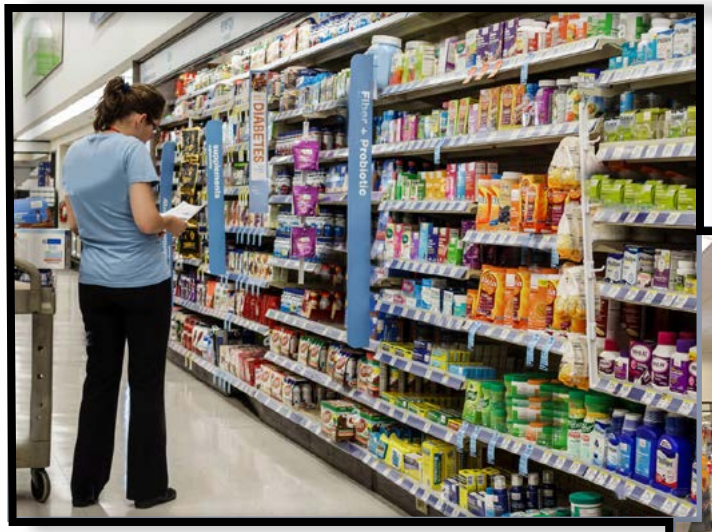


Looking West



Looking East

Image Gallery









Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. We cannot assume responsibility for its accuracy.

All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond control of the Owner and Broker and, therefore, are subject to material variation. This Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to qualified prospective buyers.

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