

FOR SALE

\$4,040,758

CAP Rate: 7.8%

**807 US HWY 50 E.
UNION, MO 60384**

Arthur Pfefferman

Executive Vice President

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DRE License # 01527289



Ask Walgreens:
**How Profitable the store is and why
they invested additional monies into
the building in recent years**

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Property Highlights

- A Good Performing Store
- 100% Leased
- 55 Years Remaining (Several Options for Early Cancellation - TBV)
- Excellent Location
- Drive Through Lane
- Signalized Corner



Walgreens Boots Alliance (Nasdaq: WBA) serves millions of customers and patients every day, with a 170-year heritage of caring for communities.

A trusted, global innovator in retail pharmacy with nearly 9,000 locations in all 50 states, WBA plays a critical role in the healthcare ecosystem. The company is reimagining local healthcare and well-being for all as part of its purpose – to create more joyful lives through better health. Through dispensing medicines, improving access to a wide range of health services, providing high quality health and beauty products and offering anytime, anywhere convenience across its digital platforms, WBA is shaping the future of healthcare.

Property Highlights

- Trophy Hard Corner Real Estate: Positioned at a highly visible signalized intersection with excellent accessibility, offering phenomenal intrinsic real estate fundamentals.
- Strong Purchasing Power: The 5-mile radius boasts an average household income over \$88,000, providing a robust consumer base to support pharmacy sales or other future retail concept.
- Low Income Tax State: Located in Missouri, providing a modest tax and acting as a draw for out-of-state capital looking to place money in premium real estate.
- The Union Walgreens is geographically preferred, with the next closest Walgreens 10.8 miles away in Washington, MO. This strengthens the store's trade-area exclusivity and customer capture radius, which is useful for investment positioning.



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Property Overview

Property Type: Retail

Investment Type: Absolute NNN

Annual Income: \$315,000 / Year

CAP Rate: 7.61%

Building Size: Approx. 14,859 SF

Lot Size: Approx. 64,904 SF

Zoning: B-2, HWY Business District

Parking Spaces / Ratio: 82 - 5.53/1000 SF

Year Built: 2006

Tenancy: Single

Tenant: Walgreens

Store Sales Volume: Good (Contact Broker)



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Lease Information

Tenant: Walgreens (Walgreens Boots Alliance, Nasdaq: WBA)

Lease Type: Absolute NNN (Triple Net)

Lease Commencement: 2006

Initial Lease Term: 25 Years (Expires 2031)

Remaining on Initial Term: Approx. 5 Years

Renewal Options: Ten (10) x Five (5) Year Options

Total Remaining Lease Term: Approx. 55 Years (Through 2081)

Annual Rent: \$315,000

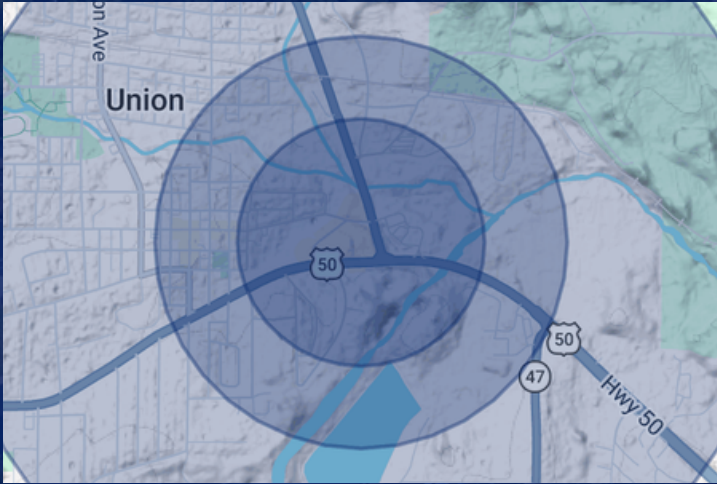
Landlord Responsibilities: None (Absolute NNN)

Tenant Responsibilities: All Taxes, Insurance, Maintenance & Repairs

Early Termination: Several Options for Early Cancellation (TBV)

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Demographics



Traffic Counts

US Hwy 50 & Hwy 47: 21,000 vehicles/day
US Hwy 50 & Independence Dr: 18,500 vehicles/day
US Hwy 50 & Denmark Rd: 17,800 vehicles/day
Hwy 47 & Independence Dr: 16,200 vehicles/day
Hwy 47 & Denmark Rd: 15,900 vehicles/day

Source: MoDOT & CoStar Traffic Data

1-Mile Radius (CoStar)

Population: 4,124

Households: 1,628

Median Age: 38.1

Median HH Income: \$63,732

Daytime Employees: 3,388

3-Mile Radius (CoStar)

Population: 13,558

Households: 5,230

Median Age: 38.6

Median HH Income: \$71,827

Daytime Employees: 8,285

5-Mile Radius (ACS)

Population: 19,500

Households: 7,498

Median Age: 38.5

Median HH Income: \$75,992

Median Home Value: \$226,900

Source: CoStar Property Analytics (1-mile & 3-mile demographics, traffic counts); U.S. Census Bureau, American Community Survey 5-Year Estimates (ZIP Code 63084 – 5-mile demographics))

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Retail Map - 1 Mile Radius



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UNION, MO



The City of Union, Missouri, is known for its convenient location in Franklin County, nestled right off I-44. It serves as a gateway to various tourist and recreational attractions in the surrounding area. Notably, Union is close to Six Flags St. Louis, one of the largest amusement parks in the region, offering thrilling rides and family entertainment. Additionally, Union is near Purina Farms, a popular destination for pet lovers and families, as well as Meramec Caverns, known for its stunning underground formations and guided tours. Furthermore, Union is situated within Missouri Wine Country, providing access to picturesque vineyards and wineries. Overall, Union is recognized for its accessibility to diverse leisure activities and attractions, making it an appealing destination for visitors and residents alike. Additionally, Union itself offers a host of enjoyable attractions to explore.

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ARTHUR PFEFFERMAN

EXECUTIVE VICE PRESIDENT

CALDRE LICENSE #: 01021906



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Coldwell Banker Commercial is the Most Trusted Name in Commercial Real Estate

Art is a result driven professional with more than 25 years' experience in the acquisition and disposition of investment properties, investment analysis, leasing, development, and valuations. He attended UCLA and UB. He has been licensed since 1989. He is a registered LA county property tax appeals board agent.

Arthur has unique expertise as a specialist with significant achievements in industrial, office, retail, multi-residential, mixed-use and land. He provides authoritative, unbiased information, clear strategy, continual communications and successful negotiations conducted with integrity. He is committed to providing a steady flow of transaction information, market conditions, the project schedule, assignment progress, financial analysis, deal elements, negotiating and marketing strategies that are also available electronically. His client and investor list includes financial institutions, government, legal and accounting firms, entrepreneurs, small & large businesses and sophisticated high net worth individuals. He has served as an expert witness in business litigation in federal and state courts for business litigation cases in California.

Arthur continues to serve on numerous philanthropic and nonprofit boards and has served on blue ribbon committees as an appointee of city, county, state and federal elected officials. He has been a sought after speaker and moderator for industry and government conferences.

Coldwell Banker Commercial Professionals in the USA), Arthur represents parties in purchases, sales, leases and re-structuring of assets for many of his clients and/or their clients; in California, New York, Texas, Florida, Nevada to name a few of the many states. You may learn more about him on LinkedIn and the many who recommend and endorse him.



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PROFESSIONAL ACHIEVEMENTS

- Past Member of the United States Small Business Administration Advisory Council (“SBA”); Presidential Appointee (U.S.A)
- Past President of the Cultural Affairs Commission for the City of Los Angeles; Mayoral Appointee
- Co-Founder and Past President of the United Chambers of Commerce
- Fernando Award Recipient, given annually to one citizen of the San Fernando Valley
- Provides media/newspapers with industry information
- Taught Courses on Franchising at California State University Northridge
- Active Rotarian
- Achieved the prestigious Coldwell Banker Commercial - Top 10 recognition level Nationally - 1st Q 2021
- Achieved the prestigious Coldwell Banker Commercial - #1 recognition Nationally - 1st Q 2023
- Achieved the prestigious Coldwell Banker Commercial - #2 recognition Nationally - September 2025
- Inside The Valley (Formerly SFVBJ); published by LABJ - The Valley 200 - One of the 200 most influential people in the Greater Valley in 2020-2025
- An elite member of Coldwell Banker Commercial (in the top 1% of over 3,000 Coldwell Banker Commercial Professionals in the USA)

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CITY AND COUNTY OF LOS ANGELES
CA STATE AND FEDERAL RECOGNITION

