

Walgreens | **ESSENTIAL TENANT**  
**\$250,000 DST Interest Avail. \$100K Min.**

*Walgreens*

■ Minnesota

Price	\$3,350,000
Cap Rate	6.04%
Average Cap Rate	6.04%
NOI	\$202,720
Building Size/Square Feet	13,450
Lot size	2 Acres
Year Built	1994



**LISTED BY**

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**Median income**  
76,665

**Traffic Counts**  
67,500

**1 Mile Population**  
9,869

**3 Mile Population**  
62,347

**5 Mile Population**  
134,830

**Livability Score**  
82