

# DOLLAR TREE | SINGLE TENANT NET LEASE OPPORTUNITY ZONE | CHICAGO MSA

15901 S. WOOD ST., HARVEY, IL

JAMESON.

**FOR SALE**

**\$1,100,000**  
**(\$85/SF)**

**Cap Rate: 7.08%**

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# EXECUTIVE SUMMARY

JAMESON.

<b>ASKING PRICE:</b>	<b>\$1,100,000</b>
<b>BUILDING AREA:</b>	<b>12,886 SF</b>
<b>LAND AREA:</b>	<b>29,946 SF</b>
<b>NOI:</b>	<b>\$77,934</b>
<b>CAP RATE:</b>	<b>7.08%</b>

## PROPERTY HIGHLIGHTS

- Price well below replacement costs at \$85/SF as a Trust Liquidation.
- Eligible for Opportunity Zone Tax Benefits just 20 miles south of downtown Chicago.
- NNN lease with Tenant responsible for real estate taxes, insurance and performing their own CAM, including landscaping, snow removal and parking lot repairs. Minimal Landlord responsibilities only roof, structure and foundation.
- 6+ years remaining on original 10 year lease with 3- 5 year options with \$0.50/SF rent increases in each option period.
- Signalized corner with 29,000 ADT on 159th St. (US-6).
- Strong Corporate Guarantee- Dollar Tree Stores, Inc. is a publicly traded company (symbol: DLTR, NYSE) and a Fortune 500 Company (#134 in 2018) with more than 15,000 retail locations in 45 state across the US. In fiscal 2017, DT generated revenues in excess of \$22.25 Billion. The company carries an investment grade S&P credit rating of BB/Stable. DT currently employees over 175,000 people headquartered in Chesapeake, VA. For more information visit: [www.DollarTree.com](http://www.DollarTree.com).





## PROPERTY PHOTOS

15901 S. WOOD ST.  
HARVEY, IL



# RENT ROLL & FINANCIALS

15901 S. WOOD ST.  
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## Rent Roll & Financials 15901 S. Wood St., Harvey Il 60426

Tenant	Size	Lease Start	Lease Expiration	Monthly Rent	Annual Rent
Dollar Tree	12,886	3/28/2015	3/31/2025	\$ 6,494.50	\$ 77,934.00
			Option 1	\$ 7,035.71	\$ 84,428.50
			Option 2	\$ 7,576.92	\$ 90,923.00
			Otion 3	\$ 8,118.13	\$ 97,417.50

Tenant reponsible for R.E. Taxes, Insurance and Property Maintenace including and Parking Lot Repairs.  
Landlord responsible for Roof, Structure & Foundation

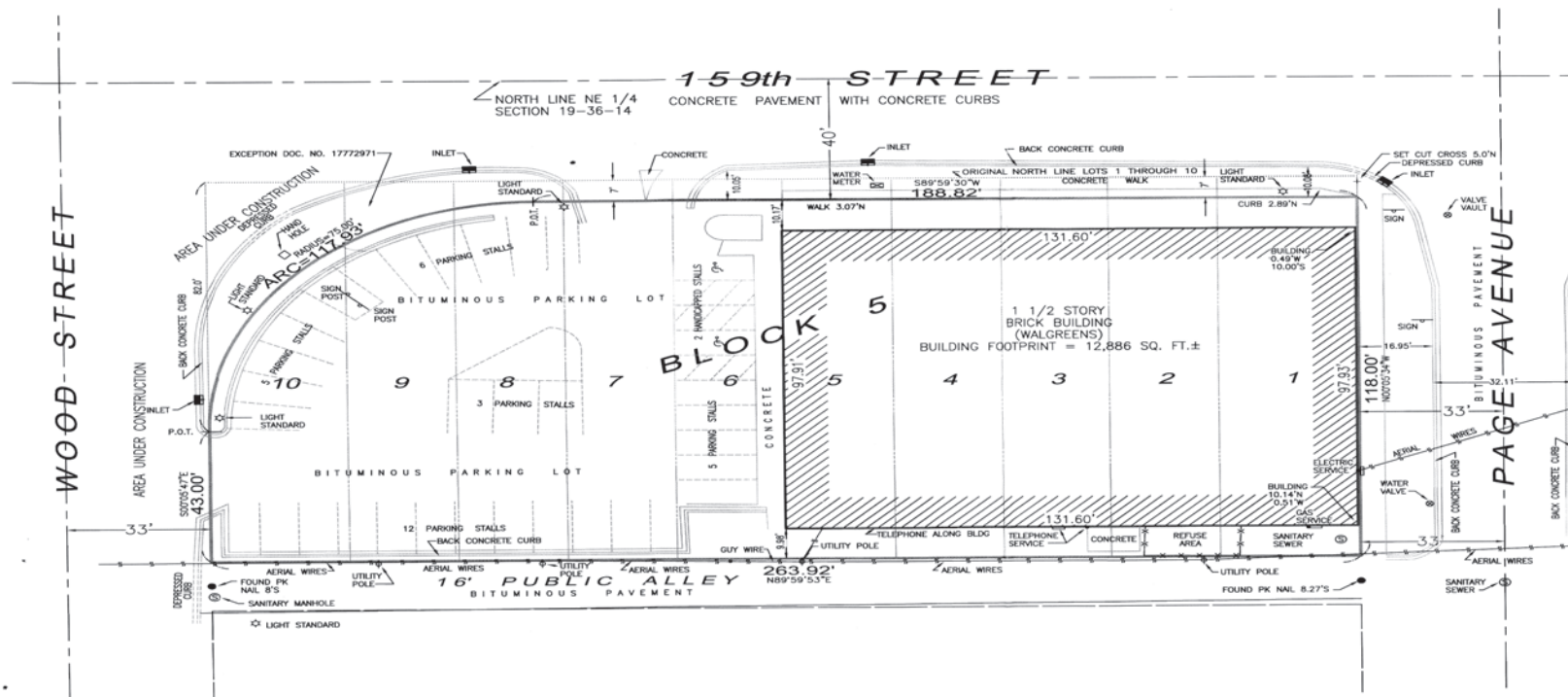
Real Estate Taxes	(2017 payable in 2018)	\$129,739
Net Operating Income		\$ 77,934.00

Asking Price	Cap Rate	
	7.08%	\$ 1,100,000.00

# SURVEY

15901 S. WOOD ST.

HARVEY, IL



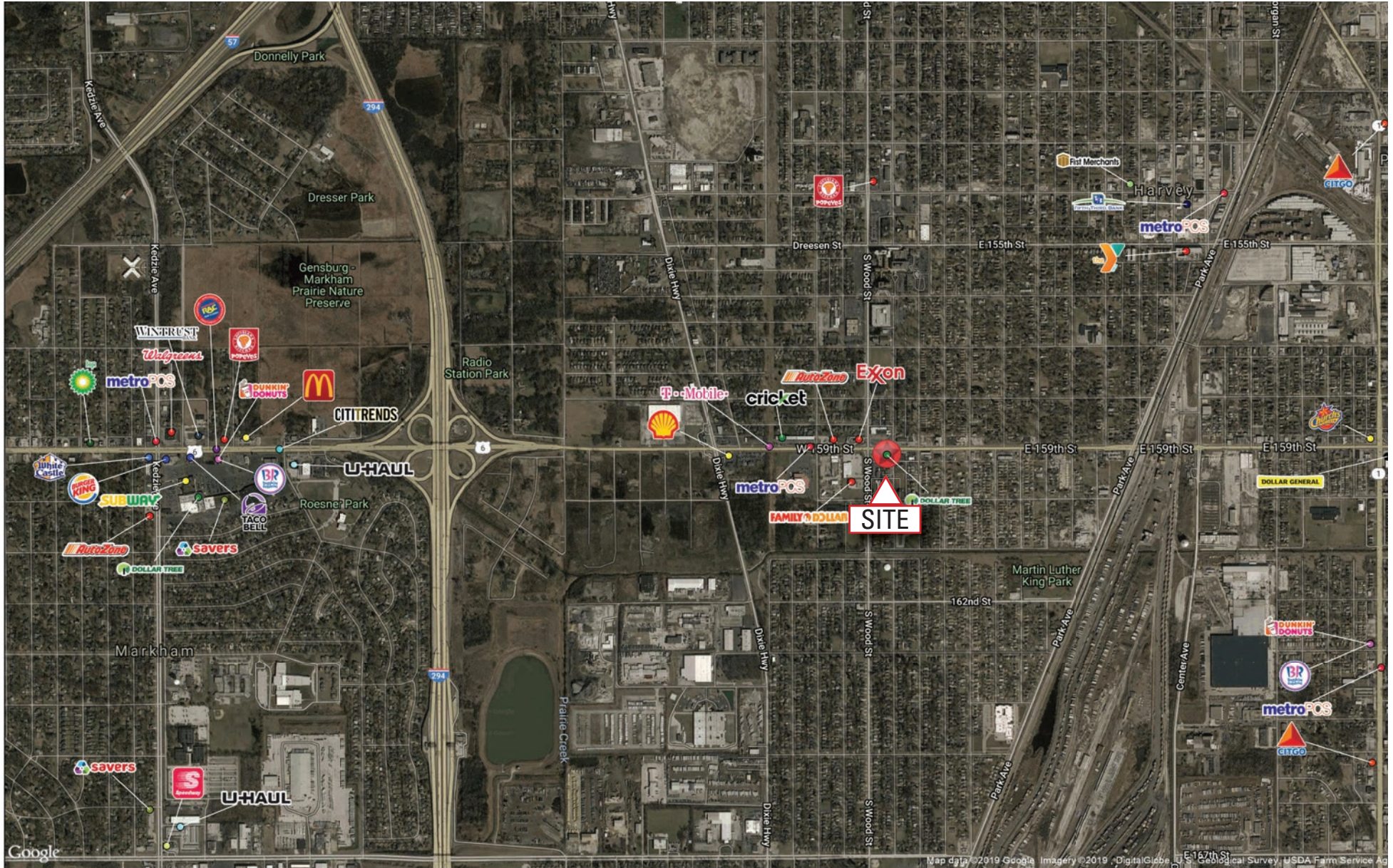
AREA OF SITE = 29,946 SQ.FT. OR 0.69 AC ±

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREA WITHIN 500 YEAR FLOOD) ACCORDING TO THE FIRM MAP NUMBER 17031C0731 J EFFECTIVE DATE: AUGUST 19, 2008.



# RETAIL MAP

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# SITE MAP

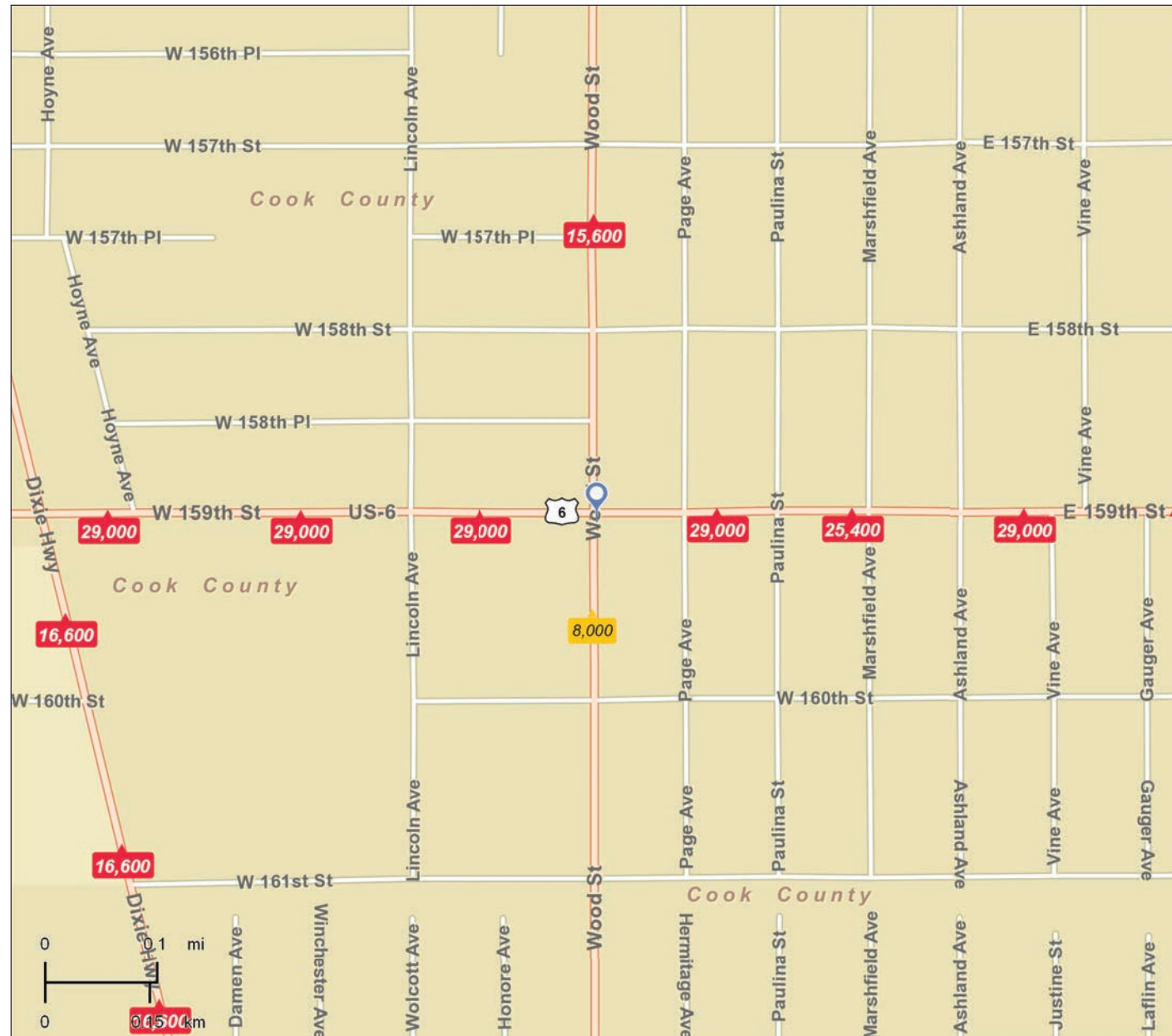
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# TRAFFIC COUNT MAP

15901 S. WOOD ST.

HARVEY, IL





# DEMOGRAPHICS

15901 S. WOOD ST.

HARVEY, IL

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	15,423	93,353	279,545
2010 Population	12,998	87,652	264,460
2018 Population	12,175	85,353	259,600
2023 Population	11,857	84,181	257,015
2000-2010 Annual Rate	-1.70%	-0.63%	-0.55%
2010-2018 Annual Rate	-0.79%	-0.32%	-0.22%
2018-2023 Annual Rate	-0.53%	-0.28%	-0.20%
2018 Male Population	47.5%	47.4%	46.8%
2018 Female Population	52.5%	52.6%	53.2%
2018 Median Age	34.3	35.6	37.0

In the identified area, the current year population is 259,600. In 2010, the Census count in the area was 264,460. The rate of change since 2010 was -0.22% annually. The five-year projection for the population in the area is 257,015 representing a change of -0.20% annually from 2018 to 2023. Currently, the population is 46.8% male and 53.2% female.

## Median Age

The median age in this area is 34.3, compared to U.S. median age of 38.3.

## Race and Ethnicity

2018 White Alone	4.5%	23.8%	28.4%
2018 Black Alone	87.1%	63.5%	60.5%
2018 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2018 Asian Alone	0.6%	0.8%	1.1%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	5.7%	9.0%	7.2%
2018 Two or More Races	1.8%	2.5%	2.5%
2018 Hispanic Origin (Any Race)	9.2%	17.6%	14.7%

Persons of Hispanic origin represent 14.7% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.5 in the identified area, compared to 64.3 for the U.S. as a whole.

## Households

2000 Households	4,680	30,799	94,966
2010 Households	4,210	29,140	91,812
2018 Total Households	3,948	28,307	90,169
2023 Total Households	3,841	27,878	89,167
2000-2010 Annual Rate	-1.05%	-0.55%	-0.34%
2010-2018 Annual Rate	-0.78%	-0.35%	-0.22%
2018-2023 Annual Rate	-0.55%	-0.30%	-0.22%
2018 Average Household Size	3.03	2.98	2.85

The household count in this area has changed from 91,812 in 2010 to 90,169 in the current year, a change of -0.22% annually. The five-year projection of households is 89,167, a change of -0.22% annually from the current year total. Average household size is currently 2.85, compared to 2.85 in the year 2010. The number of families in the current year is 63,845 in the specified area.

# DEMOGRAPHICS

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$30,828	\$43,999	\$51,782
2023 Median Household Income	\$32,134	\$46,622	\$54,313
2018-2023 Annual Rate	0.83%	1.16%	0.96%
<b>Average Household Income</b>			
2018 Average Household Income	\$45,050	\$59,416	\$68,412
2023 Average Household Income	\$49,415	\$66,184	\$75,894
2018-2023 Annual Rate	1.87%	2.18%	2.10%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$15,077	\$20,118	\$24,172
2023 Per Capita Income	\$16,489	\$22,336	\$26,746
2018-2023 Annual Rate	1.81%	2.11%	2.04%

## Households by Income

Current median household income is \$51,782 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$54,313 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$68,412 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$75,894 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,172 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$26,746 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	5,286	33,013	100,127
2000 Owner Occupied Housing Units	2,782	22,516	70,084
2000 Renter Occupied Housing Units	1,898	8,283	24,882
2000 Vacant Housing Units	606	2,214	5,161
2010 Total Housing Units	5,164	32,912	101,253
2010 Owner Occupied Housing Units	2,178	19,472	63,361
2010 Renter Occupied Housing Units	2,032	9,668	28,451
2010 Vacant Housing Units	954	3,772	9,441
2018 Total Housing Units	5,165	32,967	101,962
2018 Owner Occupied Housing Units	1,949	18,264	60,193
2018 Renter Occupied Housing Units	1,998	10,043	29,975
2018 Vacant Housing Units	1,217	4,660	11,793
2023 Total Housing Units	5,165	33,056	102,451
2023 Owner Occupied Housing Units	1,962	18,439	60,627
2023 Renter Occupied Housing Units	1,879	9,438	28,540
2023 Vacant Housing Units	1,324	5,178	13,284

Currently, 59.0% of the 101,962 housing units in the area are owner occupied; 29.4%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 101,253 housing units in the area - 62.6% owner occupied, 28.1% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 0.31%. Median home value in the area is \$149,887, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.60% annually to \$162,281.



## TENANT OVERVIEW

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Dollar Tree (NASDAQ: DLTR)

<b>S&amp;P CREDIT RATING:</b>	BBB- (Stable)
<b>2017 REVENUE (\$BIL):</b>	\$22.24
<b>2017 NET INCOME (\$BIL):</b>	\$1.71
<b># OF LOCATIONS (2017):</b>	14,835
<b># OF EMPLOYEES (2017):</b>	176,100

**JAMESON COMMERCIAL REAL ESTATE**  
425 W. North Ave | Chicago, IL 60610  
[www.jamesoncommercial.com](http://www.jamesoncommercial.com)

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states, the District of Columbia, and five Canadian provinces, supported by a solid and scalable logistics network.

During these tough economic times, Dollar Tree continues to offer its customers products they need at extreme values. Dollar Tree carries a broad, exciting mix of merchandise that includes many trusted national and regional brands. Some of the product departments you'll find at Dollar Tree include housewares, glassware, dinnerware, cleaning supplies, candy, snacks, food, health and beauty, toys, gifts, gift bags and wrap, party supplies, stationery, craft supplies, teaching supplies, books, seasonal décor, and more. Everything you need for every day, every holiday, every occasion... and every single item is only \$1 (or less).

Dollar Tree was formerly known as Only \$1.00, Inc. and changed its name to Dollar Tree Inc. in January 1993. The company announced in 2015 it would acquire its competitor Family Dollar for \$8.5 Billion. Today, Dollar Tree is a Fortune 200 Company, and operates more than 14,800 stores under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

Website: <http://www.dollartree.com/>

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