



Click For Drone Footage



# Aaron's

911 WEST UNION AVENUE | LITCHFIELD, IL

PRICE: \$1,910,000 | CAP: 8.10%

INVESTMENT OFFERING



Retail Investment Group



# Aaron's

## EXECUTIVE SUMMARY

**PRICE:** **\$1,910,000**

**CAP:** **8.10%**

**NOI:** **\$154,715**

**LOCATION:** 911 West Union Avenue  
Litchfield, Illinois

**LEASE TYPE:** Aaron's Two-Tenant Master Lease  
Absolute NNN

**LEASE EXPIRATION:** September 30th, 2025

**LESSEE:** Dunning and Associates  
3 Unit Aaron's Operator

**GUARANTOR:** Dunning and Associates and PG

**OPTIONS:** (4) 5-Year Options

**INCREASES:** 10% Every 5 Years

**LAND SIZE:** ±47,480 Square Feet

**BUILDING SIZE:** ±15,145 Square Feet

**ROFR:** None





# PROPERTY OVERVIEW



AARON'S | LITCHFIELD, IL

## Investment Highlights

- Absolute NNN Lease - Zero Landlord Responsibilities
- Above Average Cap Rate Deal Provides the Buyer with a Strong Return
- Nearby retailers include McDonald's, Pizza Hut, Taco Bell, Denny's, Jimmy John's, Walgreens, Goodwill, Shell, First National Bank and multiple hotels
- Master lease signed by Dunning and Associates (Aaron's 3 Unit Franchise) and Personal Guarantee - encompasses both Aaron's and Vono Medical Supplies
- Brand Websites: [www.aarons.com](http://www.aarons.com) and [www.vono.com](http://www.vono.com)
- I-55: 22,478 VPD | W Union Ave: 13,994 VPD
- 4 x 5 Year Options to Renew with 10% Increases in Each Option

**Retail Investment Group is pleased to be the sole listing agent for Aaron's in Litchfield, Illinois.** The property has a NNN lease that will expire on September 30, 2025. The property has (4) 5-year options and 10% increases every 5 years. The building is ±15,145 square feet and sits on ±47,480 square feet of land. Master lease signed by Dunning and Associates (Aaron's 3-unit franchise) and personal guarantee - encompasses both Aaron's and Vono Medical Supplies. Nearby retailers include McDonald's, Pizza Hut, Taco Bell, Denny's, Jimmy John's, Walgreens, Goodwill, Shell, First National Bank and multiple hotels.





W Union Ave ±13,994 VPD

Ruby Tuesday

±22,478 VPD



Litchfield Municipal Airport

Columbian Blvd ±5,050 VPD







**Aaron's**

±44 Miles

±55 Miles





# ABOUT LITCHFIELD

Litchfield, Illinois is an easy-going, salt-of-the-earth destination, packed with Americana charm and Route 66 nostalgia. Located an hour between the Land of Lincoln in the Illinois State Capital of Springfield and the Gateway to the West, St. Louis, MO, Litchfield's location couldn't be better. Known as the "hub" of Central Illinois, our small-town community has many hidden treasures located along Interstate 55. This great city has experienced economic growth beyond its expectations. With two industrial parks, an airport, regional educational center, and full-service medical facilities, the City of Litchfield is perfect for attracting newcomers. Educational facilities in the City of Litchfield are top-notch. A newly constructed high school provides such facilities as a new football field, soccer field, all-weather track, baseball field, and practice facilities. Lincoln Land Community College Southern Region Educational Center began servicing the area in 1996.

Recreation is at its best in this Central Illinois community. Litchfield has numerous parks and lakes for the outdoor lover. Lake Lou Yaeger is over 1200 acres, 45 miles of beautiful shoreline with 300 acres of parks. The Lake draws fishermen and boaters from both Illinois and Missouri. Take a trip back in time at the Hall of Fame sites located along Route 66. Experience the nostalgia of three miles of original "Mother Road" highway while driving through Litchfield. The City of Litchfield can meet the needs of visitors whether it is for a day or a lifetime with beautiful accommodations, fine dining, and great shopping facilities. Come see what others have already discovered. The City of Litchfield: committed to growth and improving quality of life.





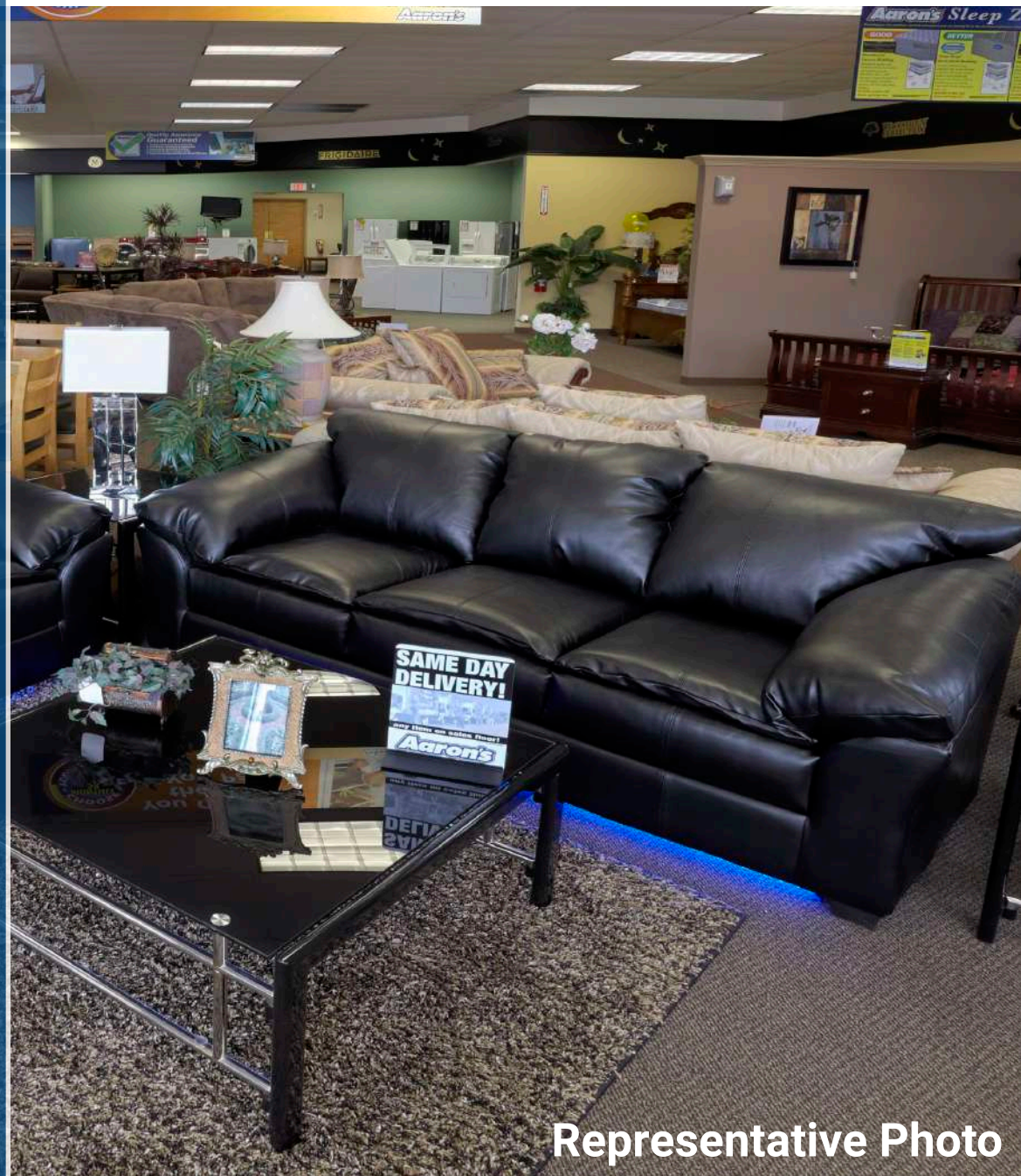
Lease-to-Own  
No Credit Check  
No Money Down  
Only \$19.99/week

90 Days  
Get it today  
with 90 Days  
Same As Cash!

Aaron's, Inc. operates as a specialty retailer of furniture, consumer electronics, computers, appliances, and household accessories in the United States and Canada. The company engages in the lease ownership and retail sale of various products, such as televisions, computers, tablets, mobile phones, living room, dining room and bedroom furniture, mattresses, washers, dryers, and refrigerators. It offers products of various brands, such as Samsung, Frigidaire, Hewlett-Packard, LG, Whirlpool, Simmons, Philips, JVC, Sharp, and Magnavox. Aaron's services are available to approximately 40-50% of the U.S. population who make less than \$50,000 annual household income through multiple channels.

As of February 29, 2016, the company operated approximately 2,100 company-operated and franchised stores in 47 states and Canada with more than 12,000 associates; and provided lease-purchase solutions through approximately 16,000 retail locations in 46 states, as well as various second-look financing programs through approximately 1,400 locations. Aaron's, Inc. was founded in 1955 by Charlie Loudermilk and is headquartered in Atlanta, Georgia. Aaron's (AAN) has been traded on the New York Stock exchange since 1982, and has a market capitalization of \$1.79 Billion.

## ABOUT THE BRAND



**Representative Photo**

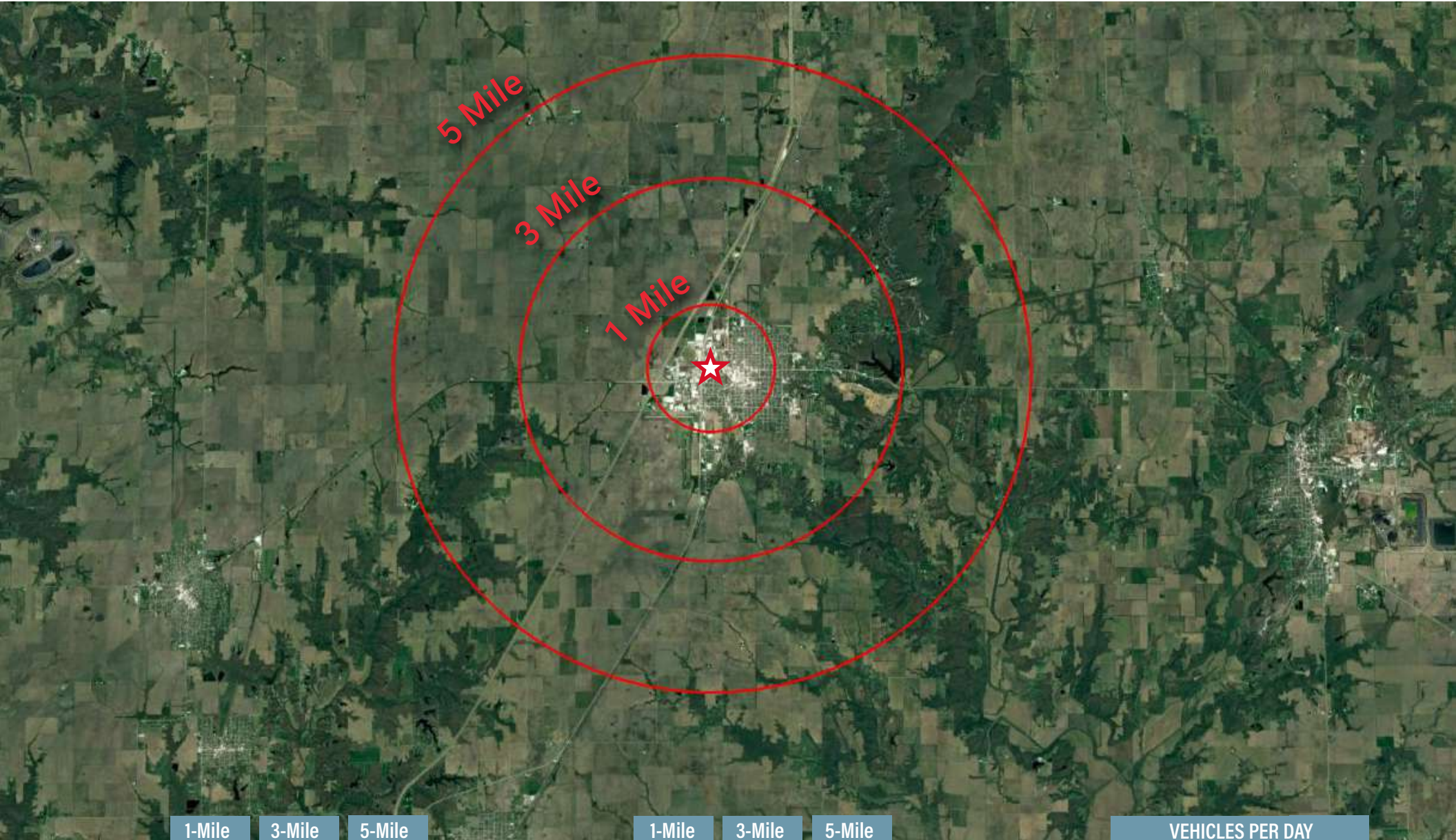


# ADDITIONAL PHOTOS





2019 **DEMOGRAPHICS**



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile	VEHICLES PER DAY	
2019 Population	3,757	7,417	8,447	2019 Households	1,548	3,031	3,434	I-55: ±22,478/VPD	Union Ave: ±13,994/VPD



# Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The

information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty

or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.**

***If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.***

8255 E Raintree Drive #100

Scottsdale, AZ 85260

**T** 480.429.4580 **E** [info@retail1031.com](mailto:info@retail1031.com)

[www.retail1031.com](http://www.retail1031.com)



# NNN *contact us*

8255 E Raintree Drive Suite 100 Scottsdale, AZ 85260  
480.429.4580 | [www.retail1031.com](http://www.retail1031.com)



**Steven Davis**  
*Founder & Managing Partner*  
AZLIC: BR101032000  
602.625.8338  
[steven@retail1031.com](mailto:steven@retail1031.com)

**Mark McLoone**  
*Managing Partner*  
AZLIC: SA673250000  
602.790.1526  
[mark@retail1031.com](mailto:mark@retail1031.com)

**Alex Ruggieri**  
*Illinois Broker of Record*  
ILLIC: #471-005727