



Mission: Dollar Tree, Inc. is a customer-oriented, value-driven variety store operating at a one dollar price point. We will operate profitably, empower our associates to share in its opportunities, rewards and successes; and deal with others in an honest and considerate way. The company's mission will be consistent with measured and profitable growth. Subject Property



OFFERING MEMORANDUM

2433 Ridge Road, Lansing, IL 60438



1,829,978

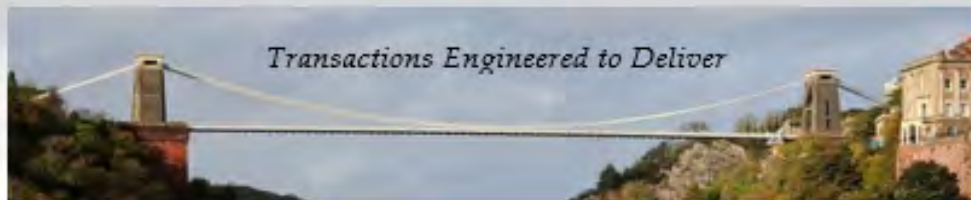
6.83%

DOLLAR TREE - 10,000 SF - FREE STANDING

FEE SIMPLE, SINGLE-TENANT RETAIL

CREDIT RATED TENANT & GUARANTOR: DOLLAR TREE

**Bear
Wells**
Realty Investments



Contact:

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IN CONJUNCTION WITH

IL LICENCED BROKER:

W.T. Grampp

Grampp Realty

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IL License: #471.008994

LEASE DETAILS

Remaining Lease Term:	6.58 Years
Rent Commencement:	01/2017
Lease Expiration:	01/2027
Base Annual Rent:	\$125,000
Lease Type:	NN
Options:	Three (5) Five-Year;
Rent Increases:	\$5,000 Increase w/each option renewal

CREDIT TENANT

Organization Type:	Corporation
Year Established:	1986
Territory:	International
Company Type:	Divisional HQ
Number of Locations:	7,439 Avg
Avg Size (All Loc):	11,578 SF
Employees (Grand Total):	72,770 Avg SF
Future Co. Growth:	Growing



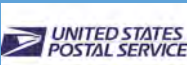
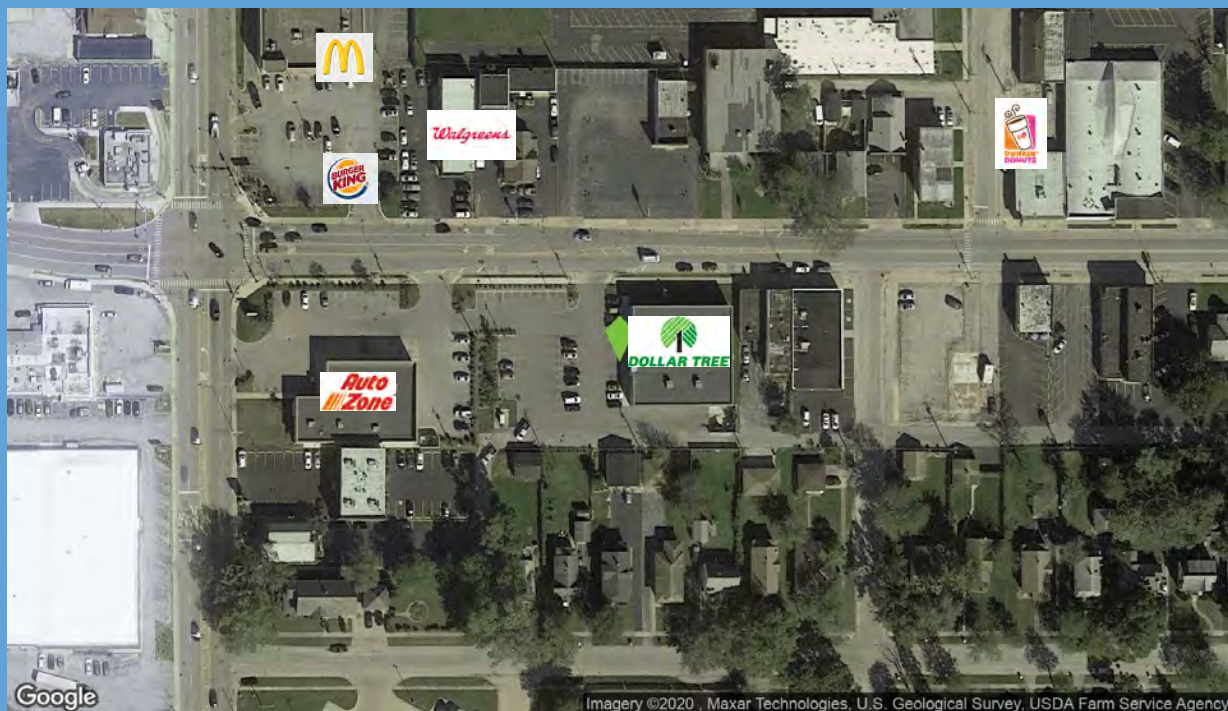
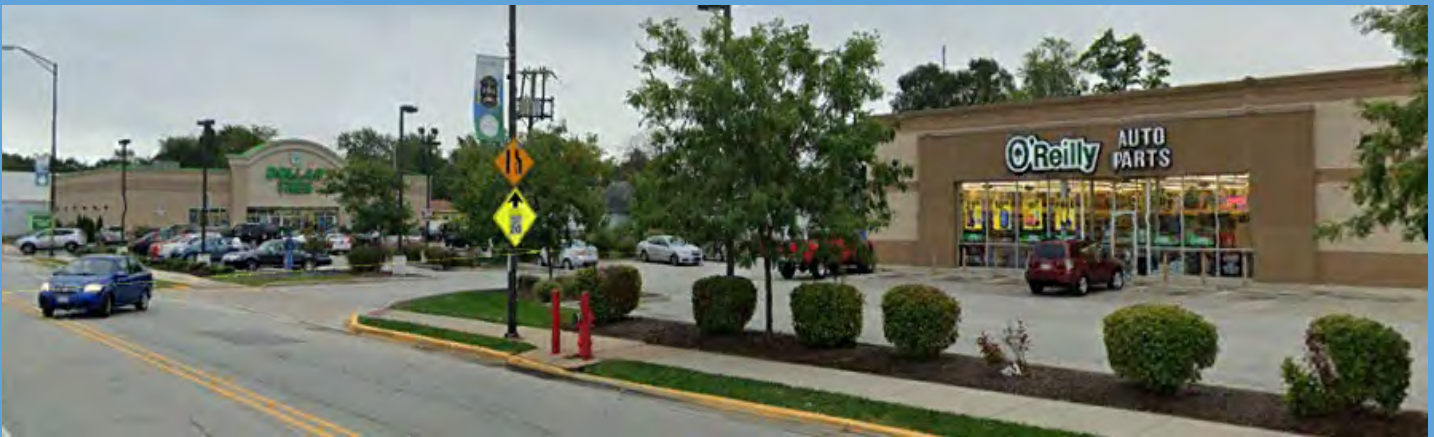
Actual property photos

Investment Highlights

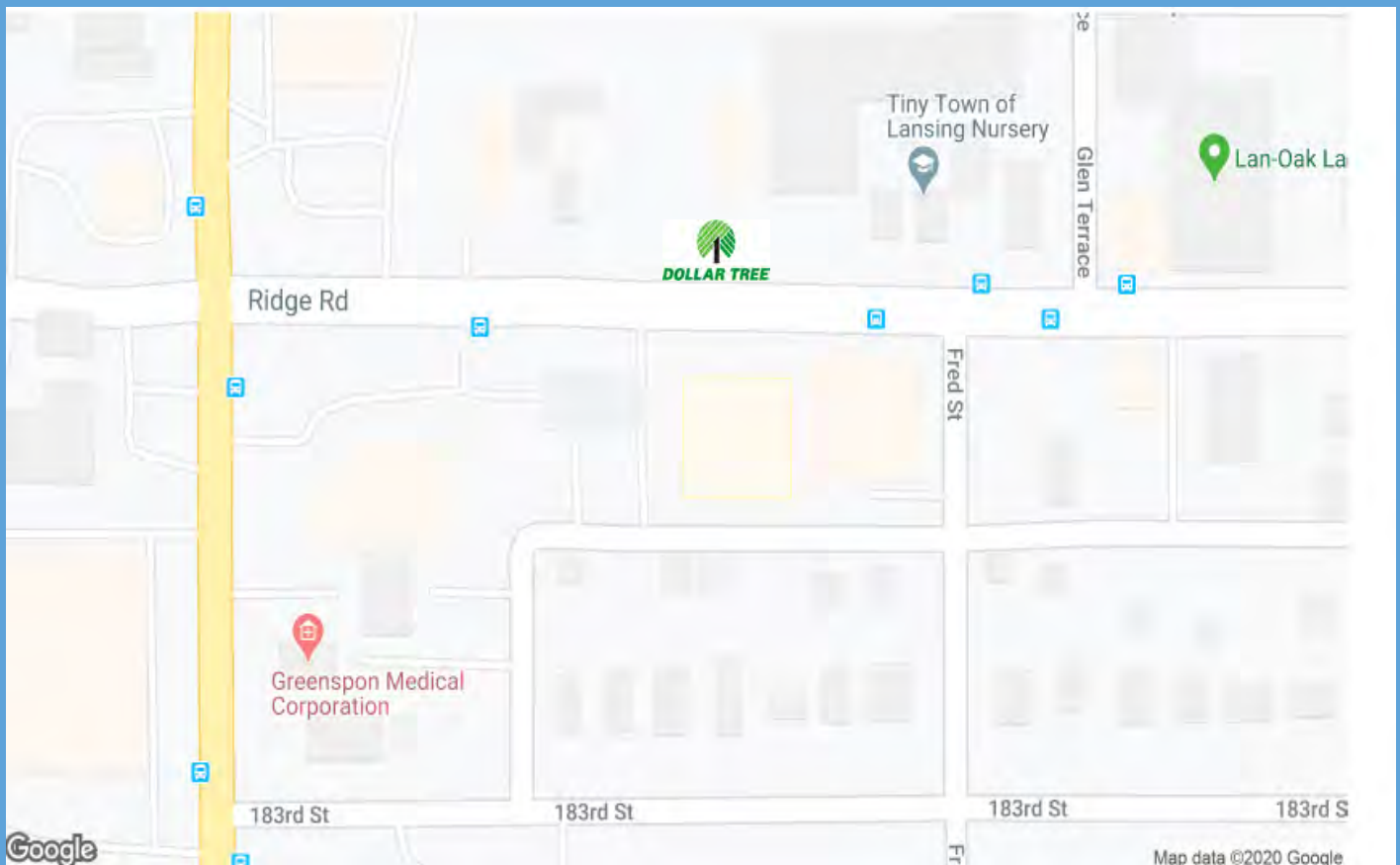
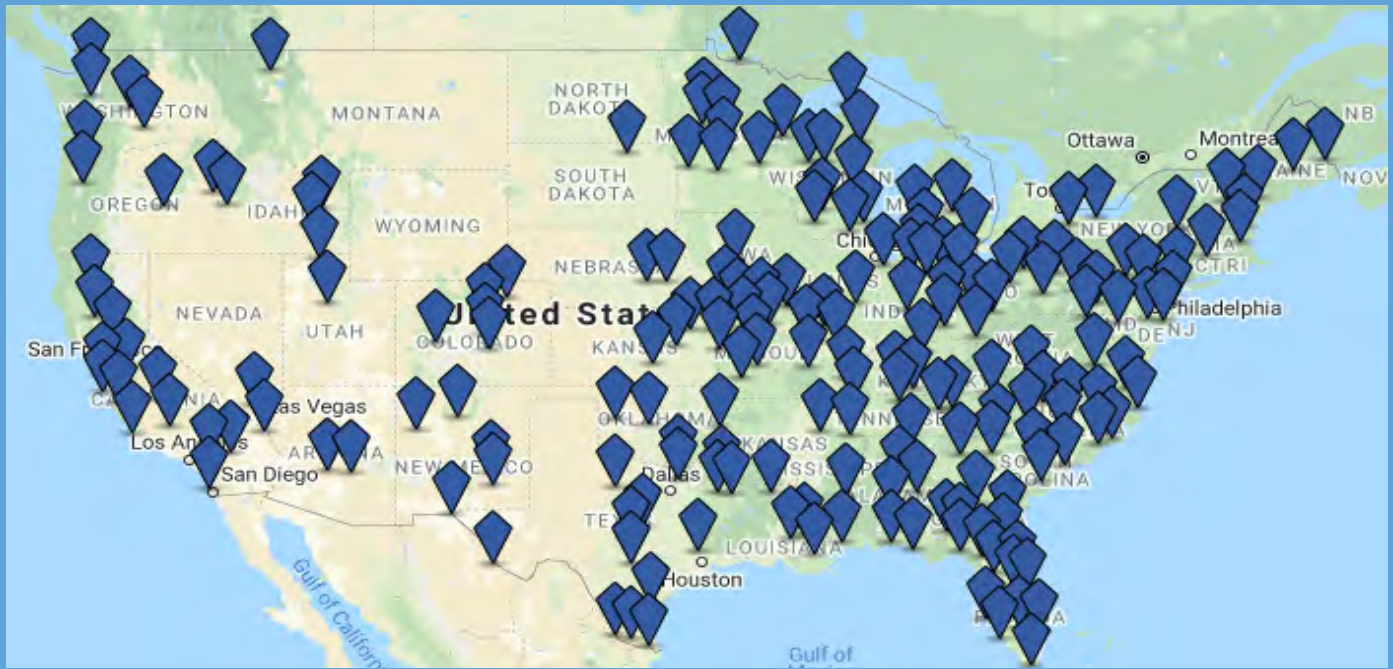
- **Total Years Remaining Including Options - 21.5 years**
- Location - Hand picked by Dollar Tree
- Strategic Access - Direct Access to I-94 & I-294 - Healthy Traffic Counts Over 28,600+
- Strong Visibility - Located in a densely populated, 77K+ within 3-miles
- Adjacent to major retail stores and schools

2016 Construction - Rent commenced January 2017, 10-year lease Term / 3-five year renewals each with increases in rent, increasing yield

- NN Lease - Minimal Landlord Responsibilities
- Dollar Tree, Inc., a Virginia Corporation - Fortune 200 company
- Corporate Guarantee Investment Grade Tenant - (DLTR) Nasdaq



Approximately 7,439 Dollar Tree Locations Nationwide





Demographics

Dollar Tree

2433 Ridge Rd

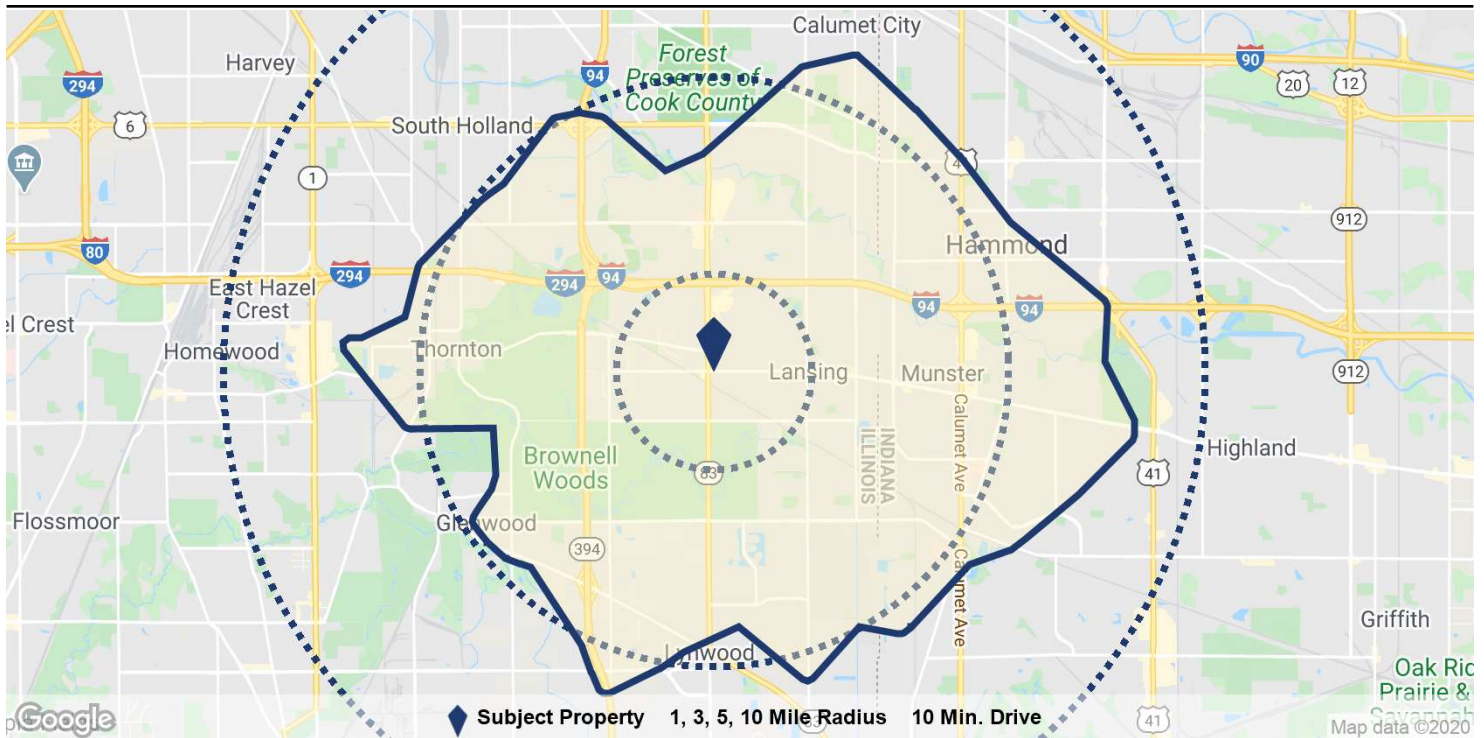
10,000 SF Retail Freestanding

Lansing, Illinois - Near South Cook

Subject Property

2433 Ridge Rd - Dollar Tree

DEMOGRAPHICS

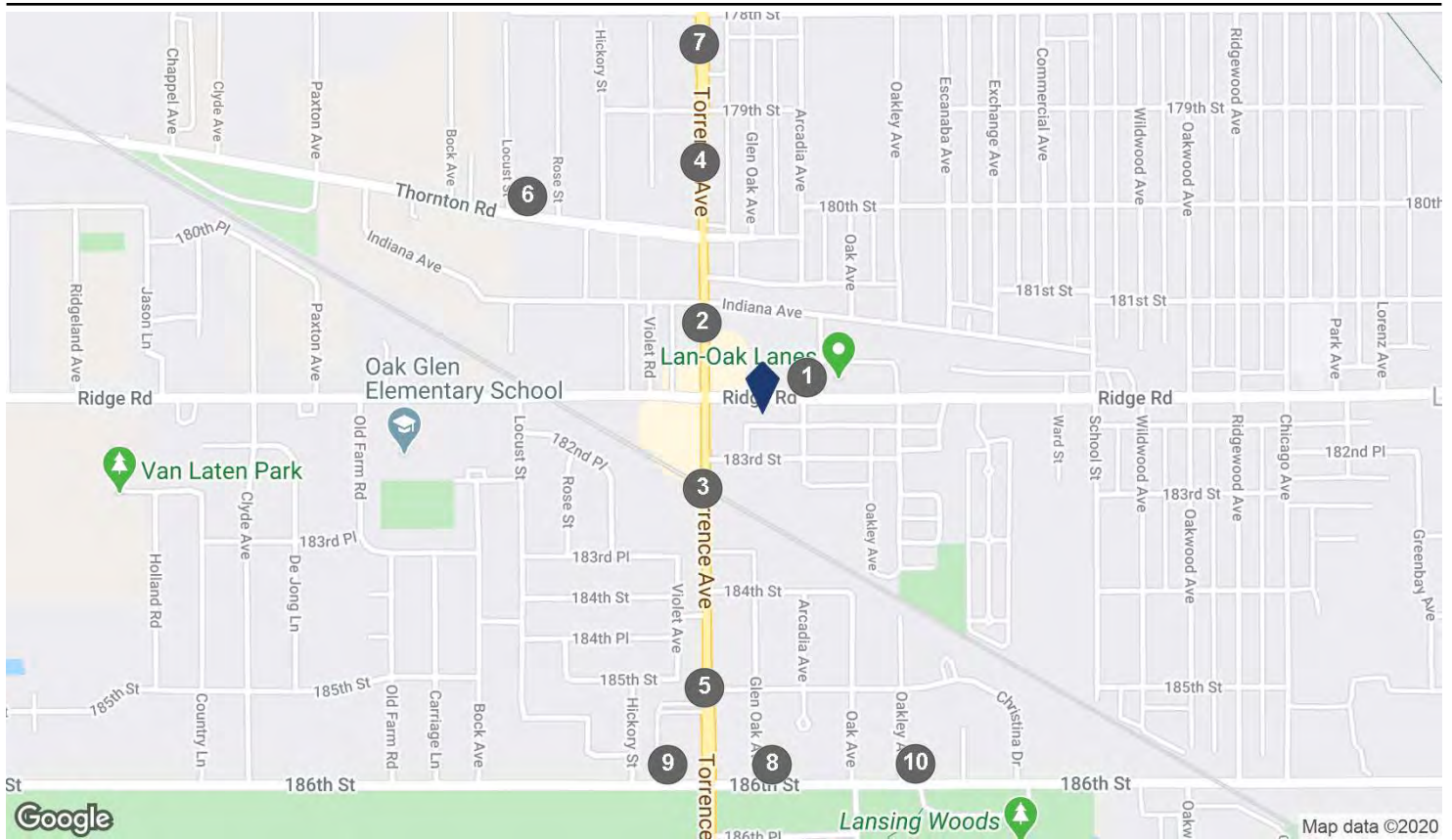


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	12,622	77,649	225,813	785,417	93,848
5 Yr Growth	-0.5%	-0.8%	-1.2%	-0.8%	-1.3%
Median Age	39	41	38	37	40
5 Yr Forecast	39	41	39	38	40
White / Black / Hispanic	68% / 29% / 16%	58% / 38% / 16%	53% / 42% / 18%	52% / 44% / 21%	61% / 34% / 18%
5 Yr Forecast	69% / 28% / 18%	59% / 37% / 18%	54% / 41% / 20%	52% / 44% / 22%	62% / 33% / 20%
Employment	3,539	31,050	96,375	264,681	45,816
Buying Power	\$266.7M	\$1.6B	\$4.4B	\$14.3B	\$2B
5 Yr Growth	0.5%	-0.4%	-0.6%	-0.1%	-0.7%
College Graduates	19.2%	22.7%	20.9%	18.8%	31.3%
Household					
Households	4,940	29,941	83,595	281,508	35,378
5 Yr Growth	-0.6%	-0.7%	-1.3%	-0.9%	-1.4%
Median Household Income	\$53,995	\$54,931	\$52,800	\$50,838	\$56,954
5 Yr Forecast	\$54,600	\$55,063	\$53,174	\$51,265	\$57,339
Average Household Income	\$67,820	\$67,885	\$67,601	\$65,997	\$73,384
5 Yr Forecast	\$68,852	\$68,576	\$68,479	\$66,920	\$74,556
% High Income (>\$75k)	37%	36%	34%	33%	38%
Housing					
Median Home Value	\$148,847	\$145,716	\$137,164	\$138,034	\$150,576
Median Year Built	1964	1966	1965	1962	1961
Owner / Renter Occupied	68% / 32%	76% / 24%	71% / 29%	68% / 32%	76% / 24%

Subject Property

2433 Ridge Rd - Dollar Tree

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 182nd St	Fred St - W	6,291	2018	0.06 mi
2 Torrence Ave	Indiana Ave - N	26,765	2018	0.12 mi
3 Torrence Ave	Alley - N	15,973	2018	0.15 mi
4 Torrence Ave	Lansing Rd - S	28,600	2015	0.31 mi
5 Torrence Ave	185th Ct - S	15,482	2015	0.39 mi
6 Lansing Rd	Locust St - W	7,033	2018	0.40 mi
7 Torrence Ave	179th St - S	30,296	2015	0.46 mi
8 186th St	Glenoak Ave - W	5,652	2018	0.48 mi
9 186th St	Hickory Ct - W	4,722	2015	0.50 mi
10 186th St	Oakley Ave - W	6,773	2015	0.52 mi

Income & Spending Demographics

2433 Ridge Rd - Dollar Tree

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2019 Households by HH Income	4,940		29,941		83,594		35,378	
<\$25,000	1,119	22.65%	6,686	22.33%	19,828	23.72%	7,026	19.86%
\$25,000 - \$50,000	1,182	23.93%	7,019	23.44%	20,057	23.99%	8,507	24.05%
\$50,000 - \$75,000	823	16.66%	5,493	18.35%	15,590	18.65%	6,462	18.27%
\$75,000 - \$100,000	703	14.23%	4,192	14.00%	10,842	12.97%	4,618	13.05%
\$100,000 - \$125,000	599	12.13%	2,706	9.04%	6,874	8.22%	3,694	10.44%
\$125,000 - \$150,000	160	3.24%	1,776	5.93%	4,217	5.04%	2,069	5.85%
\$150,000 - \$200,000	260	5.26%	1,566	5.23%	4,024	4.81%	1,867	5.28%
\$200,000+	94	1.90%	503	1.68%	2,162	2.59%	1,135	3.21%
2019 Avg Household Income	\$67,820		\$67,885		\$67,601		\$73,384	
2019 Med Household Income	\$53,995		\$54,931		\$52,800		\$56,954	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$113.2M		\$693.7M		\$1.9B		\$827.5M	
Total Apparel	\$7.1M	6.26%	\$43.7M	6.29%	\$124M	6.52%	\$52.1M	6.29%
Women's Apparel	\$2.9M	2.52%	\$17.7M	2.55%	\$49.5M	2.60%	\$20.9M	2.52%
Men's Apparel	\$1.5M	1.32%	\$9.2M	1.33%	\$25.7M	1.35%	\$10.9M	1.32%
Girl's Apparel	\$533.2K	0.47%	\$3.3M	0.47%	\$9.7M	0.51%	\$4M	0.49%
Boy's Apparel	\$365.9K	0.32%	\$2.2M	0.32%	\$6.6M	0.34%	\$2.7M	0.33%
Infant Apparel	\$318.1K	0.28%	\$1.9M	0.27%	\$5.6M	0.29%	\$2.3M	0.28%
Footwear	\$1.5M	1.34%	\$9.4M	1.36%	\$27M	1.42%	\$11.3M	1.36%

Total Entertainment & Hobbies	\$9.1M	8.02%	\$54.6M	7.87%	\$147.6M	7.76%	\$127.3M	15.38%
Entertainment	\$1.6M	1.41%	\$9.1M	1.32%	\$24.5M	1.29%	\$10.7M	1.29%
Audio & Visual Equipment/Service	\$4.3M	3.82%	\$26.6M	3.84%	\$72.9M	3.84%	\$31.7M	3.83%
Reading Materials	\$433.8K	0.38%	\$2.7M	0.39%	\$7M	0.37%	\$3.1M	0.38%
Pets, Toys, & Hobbies	\$2.7M	2.41%	\$16.1M	2.32%	\$43.2M	2.27%	\$19.5M	2.36%
Personal Items	\$8.6M	7.59%	\$52.5M	7.57%	\$144M	7.57%	\$62.3M	7.53%

Total Food and Alcohol	\$31.8M	28.10%	\$192.2M	27.70%	\$534M	28.07%	\$230.7M	27.87%
Food At Home	\$18.3M	16.20%	\$111.6M	16.08%	\$312.3M	16.42%	\$134M	16.19%
Food Away From Home	\$11.4M	10.10%	\$68.7M	9.90%	\$189.2M	9.95%	\$82.3M	9.94%
Alcoholic Beverages	\$2M	1.79%	\$11.9M	1.71%	\$32.4M	1.71%	\$14.4M	1.74%

Total Household	\$15.9M	14.02%	\$101.9M	14.69%	\$274.4M	14.42%	\$119M	14.38%
House Maintenance & Repair	\$3.4M	3.05%	\$23.4M	3.37%	\$60.9M	3.20%	\$27.1M	3.27%
Household Equip & Furnishings	\$6.4M	5.69%	\$40.7M	5.87%	\$110M	5.78%	\$47.4M	5.73%
Household Operations	\$4.6M	4.07%	\$28.9M	4.17%	\$79.5M	4.18%	\$34M	4.11%
Housing Costs	\$1.4M	1.22%	\$8.8M	1.27%	\$24M	1.26%	\$10.4M	1.26%

Income & Spending Demographics

2433 Ridge Rd - Dollar Tree

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$27.8M	24.55%	\$169M	24.36%	\$460.8M	24.23%	\$203M	24.53%
Vehicle Purchases	\$11.9M	10.47%	\$71.4M	10.29%	\$191.9M	10.09%	\$86.7M	10.47%
Gasoline	\$9.9M	8.78%	\$60.2M	8.68%	\$166.2M	8.74%	\$72M	8.70%
Vehicle Expenses	\$708.3K	0.63%	\$5M	0.72%	\$14M	0.74%	\$5.8M	0.70%
Transportation	\$1.7M	1.51%	\$10.8M	1.56%	\$30.2M	1.59%	\$12.8M	1.54%
Automotive Repair & Maintenance	\$3.6M	3.16%	\$21.6M	3.11%	\$58.5M	3.08%	\$25.8M	3.12%
Total Health Care	\$6.4M	5.64%	\$39.2M	5.64%	\$104M	5.47%	\$46.7M	5.64%
Medical Services	\$3.6M	3.15%	\$21.8M	3.14%	\$58.1M	3.05%	\$26.2M	3.16%
Prescription Drugs	\$2.2M	1.95%	\$13.5M	1.95%	\$35.6M	1.87%	\$16M	1.93%
Medical Supplies	\$614.6K	0.54%	\$3.9M	0.56%	\$10.4M	0.55%	\$4.6M	0.55%
Total Education/Day Care	\$6.6M	5.83%	\$40.8M	5.88%	\$113.3M	5.96%	\$48.8M	5.90%
Education	\$4.5M	4.00%	\$28.1M	4.05%	\$78.6M	4.13%	\$33.5M	4.04%
Fees & Admissions	\$2.1M	1.82%	\$12.7M	1.83%	\$34.8M	1.83%	\$15.3M	1.85%

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