

FAMILY DOLLAR & SUPER VALUE BEAUTY SUPPLY

1435 W 25th Ave

Gary, IN 46407



ON MARKET:

FAMILY DOLLAR & SUPER VALUE BEAUTY SUPPLY IN GARY, INDIANA



INVESTMENT HIGHLIGHTS

- ▶ **Newly Renovated Family Dollar & Super Value Beauty Supply in Gary, IN**
25 MILES SOUTHEAST OF CHICAGO
- ▶ **Family Dollar Strong Corporate Guaranty | S&P: BBB-**
- ▶ **New 5 Year Lease at COE for Super Value Beauty Supply**
DEMONSTRATES COMMITMENT TO LOCATION
- ▶ **One Off Hard Signalized Corner of W 25th Ave and Grant St**
COMBINED MORE THAN 25,000 VEHICLES PER DAY (VPD)
- ▶ **Half a Mile from Interstate 80 Exit 9**
MORE THAN 140,000 VEHICLES PER DAY (VPD)
- ▶ **Densely Populated**
MORE THAN 128,500 RESIDENTS WITHIN 5 MILES OF SUBJECT PROPERTY
- ▶ **2018 Renovations Include New Roof, Parking Lot and HVAC Units**

FINANCIAL OVERVIEW

1435 W 25TH AVE
GARY, IN, 46407

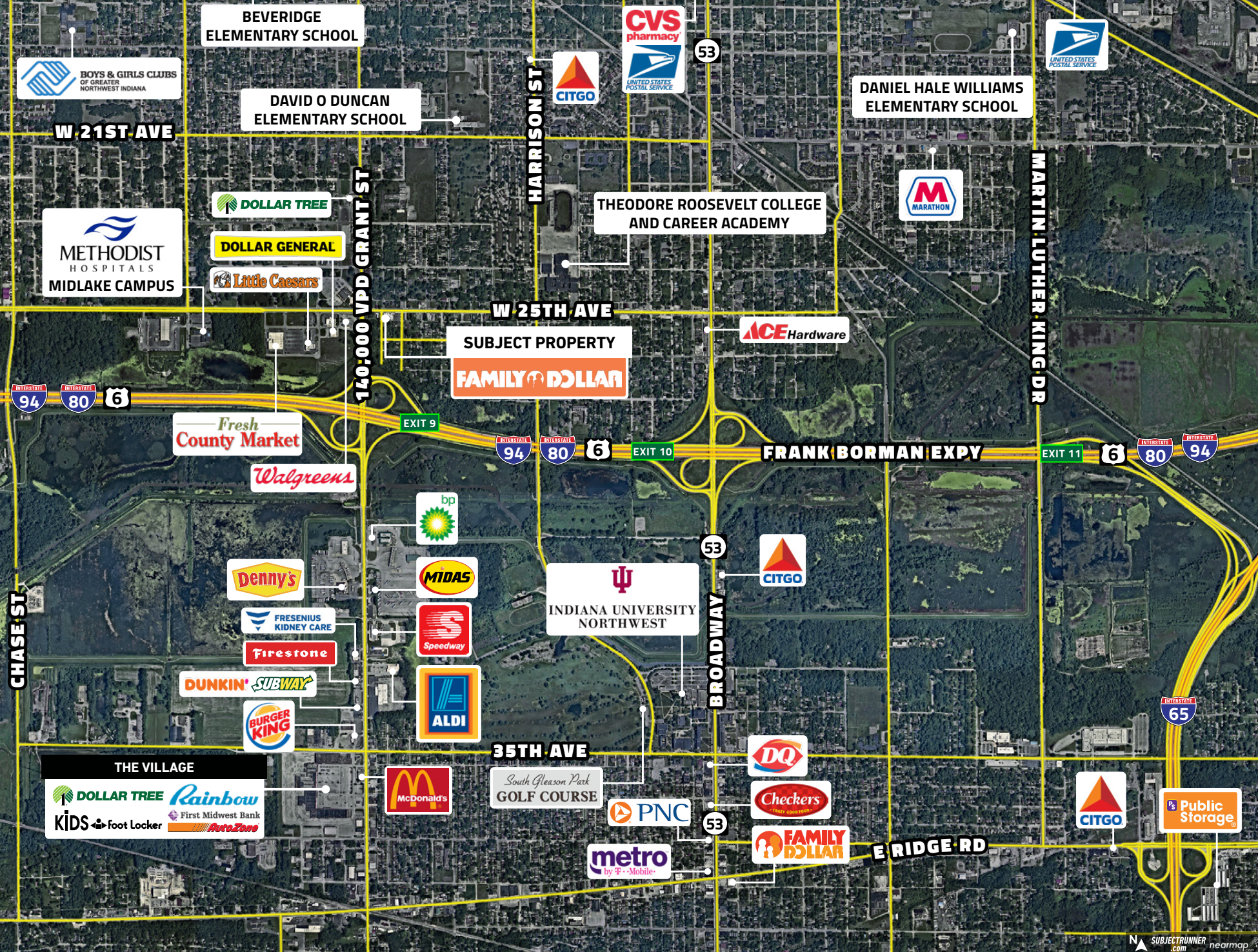
PRICE	\$1,112,195
CAP RATE	10.25%
NOI	\$114,000
PRICE PER SQUARE FOOT	\$83.53
RENT PER SQUARE FOOT	\$8.56
YEAR BUILT	1966/2018
APPROXIMATE LOT SIZE	0.62 Acres
GROSS LEASEABLE AREA	13,315 SF
TYPE OF OWNERSHIP	Fee Simple



TENANT SUMMARY

Tenant	Guarantor	GLA	% of GLA	Lease Commencement	Lease Expiration	Term Remaining	Annual Rent	Rent (PSF)	Increases	Lease Type	Options
Family Dollar	Corporate	10,815 SF	81.22%	8/27/2018	8/31/2023	3 Years	\$90,000	\$8.32	In Options	NN+	Six, 5 Year
Super Value Beauty Supply	Personal	2,500 SF	18.78%	COE	-	5 Years	\$24,000	\$9.60	In Options	NN+	Six, 5 Year
Total		13,315 SF	100%				\$114,000				

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CHICAGO LOOP
25 MILES FROM SUBJECT

 DOLLAR TREE

Walgreens

140,000 VPD
GRANT ST



JOHNSON ST

W 25TH AVE

LINCOLN ST

SUBJECT PROPERTY



ACTUAL PROPERTY

TENANT OVERVIEW

Family Dollar is an American variety store chain. With over 8,000 locations across the United States, it is the second largest retailer of its type. Family Dollar was headquartered in Matthews, North Carolina, until it was acquired by Dollar Tree and headquarters operations were moved to Chesapeake, Virginia.

For over 50 years, Family Dollar has provided their customers with value and convenience. With the help of their vendor community, it is able to keep its costs low, enabling it to pass those savings down to its customer.

On July 28, 2014, Dollar Tree announced that it would buy Family Dollar for \$8.5 billion. The sale delivered a windfall to the company's biggest shareholder Carl Icahn, who acquired his 9.4 percent stake in June 2014. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.



ACTUAL PROPERTY



OVERVIEW

TENANT TRADE NAME Family Dollar

OWNERSHIP Public

LEASE GUARANTOR Corporate

NUMBER OF LOCATIONS 8,200+

HEADQUARTERED Chesapeake, VA

WEB SITE <https://www.familydollar.com/>

PARENT COMPANY Dollar Tree

STOCK SYMBOL DLTR

BOARD NYSE

REVENUE \$23 Billion

CREDIT RATING BBB-

RATING AGENCY S&P



ACTUAL PROPERTY

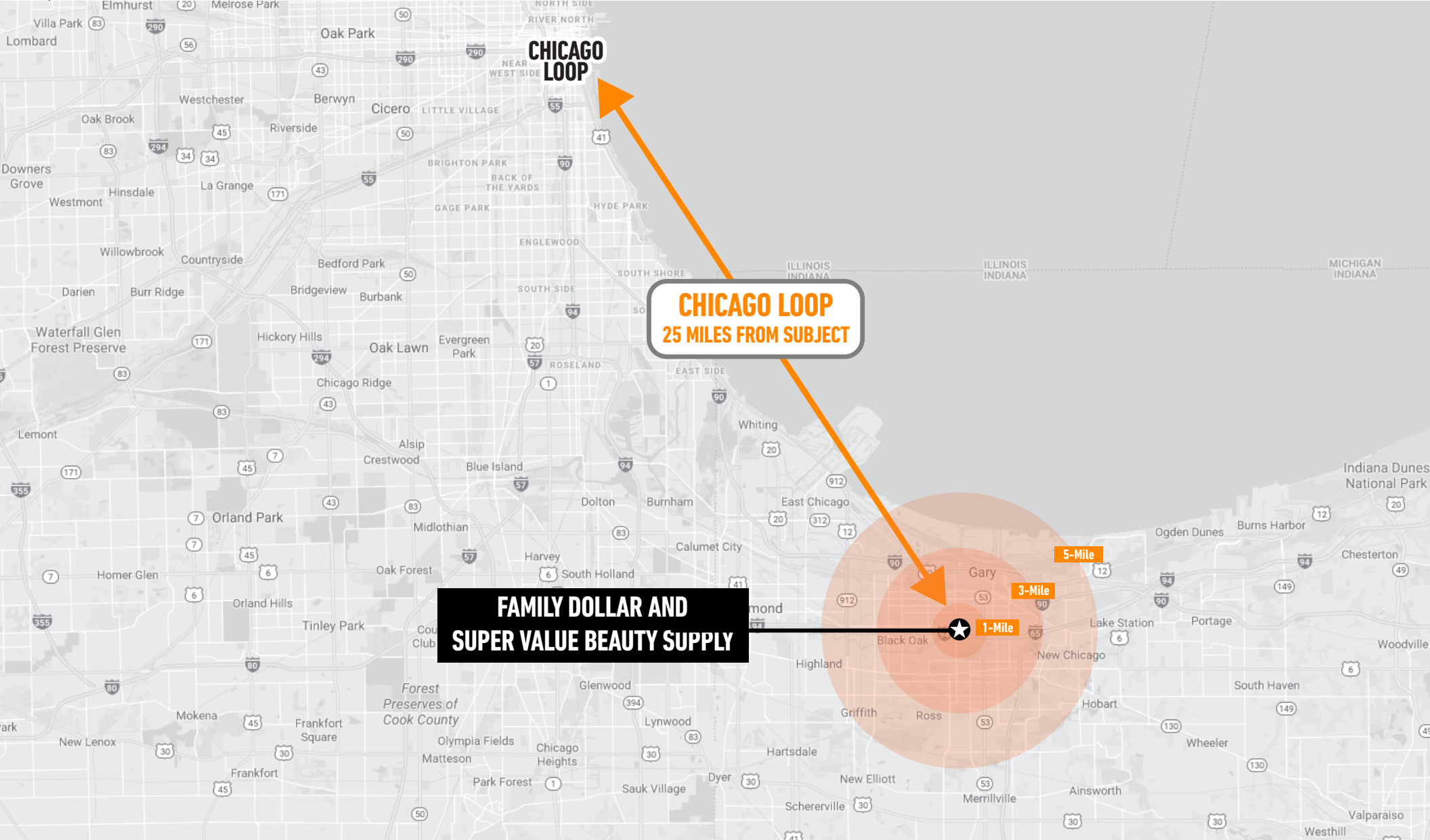
ABOUT GARY

Gary is a city in Lake County, Indiana, 25 miles from downtown Chicago. Gary is adjacent to the Indiana Dunes National Park and borders southern Lake Michigan. Gary was named after lawyer Elbert Henry Gary, who was the founding chairman of the United States Steel Corporation. The city is known for its large steel mills and as the birthplace of the Jackson 5 music group. Most of the city's soil, to nearly one foot below the surface, is pure sand. The sand beneath Gary, and on its beaches, is of such volume and quality that for over a century companies have mined it, especially for the manufacture of glass.

Downtown Gary is separated by Broadway into two distinctive communities. Originally, the City of Gary consisted of The East Side, The West Side, The South Side (the area south of the train tracks near 9th Avenue), and Glen Park, located further South along Broadway. The East Side was demarcated by streets named after the States in order of their acceptance into the Union. This area contained mostly wood-frame houses, some of the earliest in the city, and became known in the 20th century for its ethnic populations from Europe and large families. The single-family houses had repeating house designs that alternated from one street to another, with some streets looking very similar. Among the East Side's most notable buildings were Memorial Auditorium (a large red-brick and stone civic auditorium and the site of numerous events, concerts and graduations), The Palace Theater, Emerson School, St. Luke's Church, H.C. Gordon & Sons, and Goldblatt's Department stores, in addition to the Fair Department Store. All fronted Broadway as the main street that divided Gary.



ACTUAL PROPERTY



	1-Mile	3-Mile	5-Mile
2000 Population	9,433	80,922	156,330
2010 Population	7,534	62,982	132,736
2019 Population	6,760	59,948	128,576
2024 Population	6,597	59,266	127,571

	1-Mile	3-Mile	5-Mile
2000 Households	3,700	30,074	58,069
2010 Households	2,987	24,315	50,727
2019 Households	2,704	23,140	49,066
2024 Households	2,643	22,875	48,671

	1-Mile	3-Mile	5-Mile
2019 Average HH Income	\$38,226	\$40,717	\$51,805
2019 Median HH Income	\$25,610	\$29,371	\$39,326
2019 Per Capita Income	\$15,290	\$15,717	\$19,769

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