



**FAMILY  DOLLAR.**

OFFERING MEMORANDUM



INTERACTIVE OM

## EXCLUSIVELY LISTED BY

### KYLE MATTHEWS

Lic No. 471019766 (IL)  
listings@matthews.com  
DIR (866) 889-0550

## IN CONJUNCTION WITH

FIRST VICE PRESIDENT & DIRECTOR  
DIR: (214) 692-2289  
MOB: (315) 730-6228  
JOSH.BISHOP@MATTHEWS.COM  
LICENSE NO. 688810 (TX)

## TABLE OF CONTENTS

3

4

6

8

11

# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION

- Ranked #397 out of 6,790 stores according to Placer.Ai (top 5% of all FD locations)
- 2016 build-to-suit construction for Family Dollar
- Rare Absolute NNN lease (Family Dollar's typical lease is NN)
- Attractive 6.15% cap rate in today's competitive market
- 10% rent increase 2025 (cap rate will increase to 6.77%)
- Six, 5-Year options all of which include a 10% rent increase
- Corporately guaranteed lease
- 3-Mile population of 358,298 residents
- 5-Mile population of 788,478 residents
- Traffic counts in excess of 30,000 vehicles daily

## TENANT

- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Family Dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same-store sales/profitability
- Investment Grade Credit Tenant – S&P Rated BBB





**\$2,720,780**

LIST PRICE



**\$167,328**

NOI



**6.15%**

CAP RATE

## BUILDING INFO

Address	6414 S Western Ave Chicago, IL 60636
GLA	± 9,902 SF
Cap Rate	6.15%
Year Built	2016
Lot Size	± 0.88 AC

## TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	2016
Lease Expiration Date	6/30/2030
Term Remaining on Lease	±7.75 Years
Increase	10% starting in 2025 & in Options
Options	Six, 5-Year Options

## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 6/30/2025	\$13,944.00	\$167,328.00	6.15%
7/1/2025 - 6/30/2030	\$15,338.42	\$184,061.04	6.77%
Option 1	\$15,667.09	\$188,005.08	6.91%
Option 2	\$17,233.75	\$206,805.00	7.60%
Option 3	\$18,957.09	\$227,485.08	8.36%
Option 4	\$20,852.84	\$250,234.08	9.20%
Option 5	\$22,938.08	\$275,257.00	10.12%
Option 6	\$25,231.92	\$302,783.04	11.13%

## FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan  
patrick.flanagan@matthews.com  
(214) 550-0277



SENKA (EDWARD "DUKE") PARK  
BASEBALL, ROLLER COURT

TONTI ELEMENTARY  
866 STUDENTS

KEDZIE AVE  
± 17,000 VPD

GAGE PARK HIGH  
341 STUDENTS

DUNKIN'  
GameStop

LINDBLOM (ROBERT) PARK

CSX INTERMODAL  
59TH STREET YARD

ASHLAND AVE  
± 21,000 VPD

Cash America  
citi  
PEP'S  
Mexican Restaurants

Little Caesars

ExtraSpace Storage  
ALDI  
goodwill  
KFC  
Pep Boys  
AutoZone  
DUNKIN'  
Exxon  
SUBWAY  
Advance Auto Parts

McDonald's  
Checkers  
CRAZY GOOD FOOD

W 63RD ST  
± 17,000 VPD

FAMILY DOLLAR

SUBJECT PROPERTY

KWIK MART

OGDEN (WILLIAM) PARK  
BASKETBALL, SOCCER, TRACK, SWIMMING POOL

PALERMO'S  
PIZZA | CATERING | RESTAURANT

Rio Valley  
Market

Naples  
pizzeria

McDonald's

METRO FORD

MARQUETTE (JACQUES) PARK  
GOLF COURSE, SOCCER, FOOTBALL, TENNIS  
BASKETBALL, TRACK

Shell  
Advance Auto Parts

Chicago Pit Stop  
BBQ  
S&S MOTORS INC.  
CHICAGO  
Kingdom Chevrolet

WESTERN AVE  
± 30,000 VPD

HOLY CROSS HOSPITAL  
160 BEDS

TARKINGTON ELEMENTARY  
942 STUDENTS

MIDAS  
SHARKS  
FISH CHICKEN  
M&S AUTO SALES

Church's  
White Castle  
TOYOTA  
Wendy's

Food 4 Less

Foot Locker  
DUNKIN'

WABISCO



WESTERN AVE  
±30,000 VPD

# AREA OVERVIEW

## CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks.

Chicago's industry mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.

### PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2027 Projection	46,453	352,766	774,741
2022 Estimate	46,980	358,298	788,475
2010 Census	47,867	362,178	790,944
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	13,789	106,788	266,053
2022 Estimate	13,929	107,658	268,531
2010 Census	13,592	105,096	257,957
INCOME	1-MILE	3-MILE	5-MILE
2022 Avg. Household Income	\$47,551	\$57,867	\$65,725





## ECONOMY

Chicago has one of the world's largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over \$698 billion, exceeding the GRP of Sweden and Norway. Chicago is a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies that have found success in the city of Chicago. McDonald's, after 47 years in Oak Brook, moved its headquarters in Chicago's West Loop neighborhood. Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with Corporate giants pursuing space and centralized locations within the Midwest.

## NAVY PIER

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions, and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.



## WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism, and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.



## MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25-acre public park that offers awe-inspiring landscape, breathtaking architecture, and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.



# CHICAGO

## ATTRACTIONS

### SPORTING ARENAS

- A** SOLDIER FIELD
- B** WRIGLEY FIELD
- C** GUARANTEED RATE FIELD

### SCENIC ATTRACTIONS

- A** LINCOLN PARK ZOO
- B** MILLENNIUM PARK
- C** NAVY PIER
- D** WILLIS TOWER
- E** GRANT PARK

### MUSEUMS

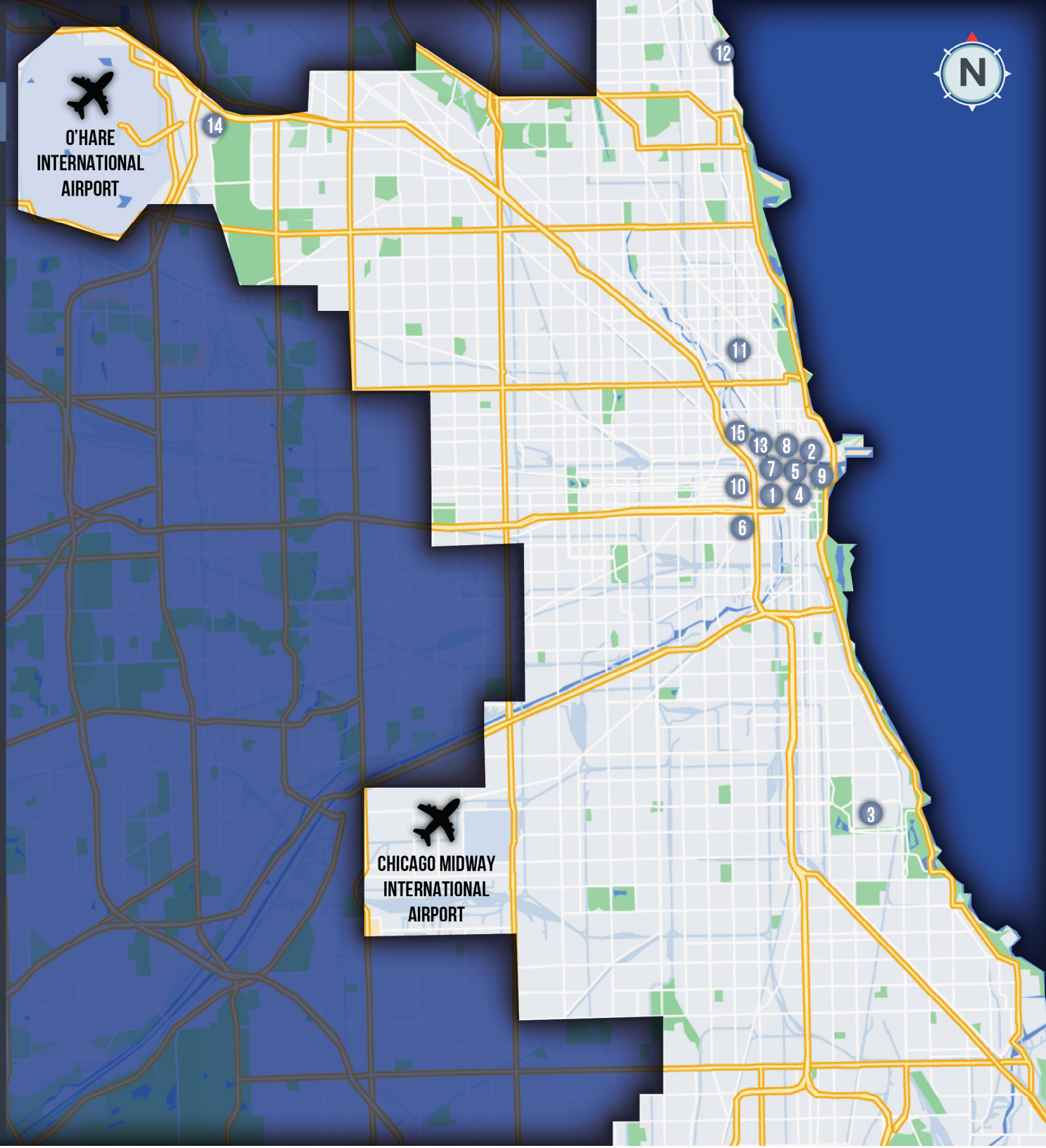
- A** ADLER PLANETARIUM
- B** THE ART INSTITUTE OF CHICAGO
- C** CHICAGO CHILDREN'S MUSEUM
- D** FIELD MUSEUM
- E** MUSEUM OF SCIENCE & INDUSTRY
- F** SHEDD AQUARIUM



# CHICAGO

## MAJOR EMPLOYERS

- 1 AMAZON.COM INC.**  
± 27,000 EMPLOYEES
- 2 NORTHWESTERN MEMORIAL HEALTHCARE**  
± 24,000 EMPLOYEES
- 3 UNIVERSITY OF CHICAGO**  
± 20,000 EMPLOYEES
- 4 JPMORGAN CHASE & CO.**  
± 14,000 EMPLOYEES
- 5 UNITED CONTINENTAL HOLDINGS INC.**  
± 13,000 EMPLOYEES
- 6 UNIVERSITY OF ILLINOIS**  
± 13,000 EMPLOYEES
- 7 CATERPILLAR**  
± 12,000 EMPLOYEES
- 8 W. W. GRAINGER**  
± 3,000 EMPLOYEES
- 9 KRAFT HEINZ**  
± 2,000 EMPLOYEES
- 10 MCDONALD'S**  
± 2,000 EMPLOYEES
- 11 DEPAUL UNIVERSITY**  
± 1,000 EMPLOYEES
- 12 LOYOLA UNIVERSITY CHICAGO**  
± 1,000 EMPLOYEES
- 13 MOTOROLA SOLUTIONS**  
± 1,000 EMPLOYEES
- 14 US FOODS**  
± 1,000 EMPLOYEES
- 15 BOEING**  
± 500 EMPLOYEES



# DOWNTOWN CHICAGO

## MAJOR EMPLOYERS

- 1 **AMAZON.COM INC.**  
± 27,000 EMPLOYEES
- 2 **NORTHWESTERN MEMORIAL HEALTHCARE**  
± 24,000 EMPLOYEES
- 3 **JPMORGAN CHASE & CO.**  
± 14,000 EMPLOYEES
- 4 **UNITED CONTINENTAL HOLDINGS INC.**  
± 13,000 EMPLOYEES
- 5 **UNIVERSITY OF ILLINOIS**  
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± 3,000 EMPLOYEES
- 8 **KRAFT HEINZ**  
± 2,000 EMPLOYEES
- 9 **MCDONALD'S**  
± 2,000 EMPLOYEES
- 10 **MOTOROLA SOLUTIONS**  
± 1,000 EMPLOYEES
- 11 **BOEING**  
± 500 EMPLOYEES



## TENANT PROFILE

### COMPANY NAME

Dollar Tree, Inc.

### OWNERSHIP

Public

### INDUSTRY

Dollar Stores

### HEADQUARTERS

Chesapeake, VA

### NO. OF EMPLOYEES

±60,000



## A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

## FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

## GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

## STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



**16,000+**

LOCATIONS



**\$26.3B**

2021 REVENUE



**1959**

FOUNDED

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **6414 S Western Ave, Chicago, IL 60636** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Group, Inc.. The material and information in the Offering Memorandum is unverified. Matthews Retail Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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