



CORNER SITE FAMILY DOLLAR | DOLLAR TREE

EXAMPLE RENDERING

UNIVERSITY AVE & COUNTY ROAD 1350 N, HENRY, IL 61537

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY

11427 REED HARTMAN HWY #236

CINCINNATI, OH 45241

513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,721,429
Current NOI:	\$126,525.00
Initial Cap Rate:	7.35%
Land Acreage:	+/- 1.0
Year Built	2023
Building Size:	10,500 SF
Price PSF:	\$163.95
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	7.35%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,500 SF. freestanding Family Dollar | Dollar Tree, dual concept store located in Henry, Illinois. The property offers a Double Net (NN) Lease, leaving minimal landlord responsibilities. The lease contains 4 (5 year) options to renew, each with a \$0.50 PSF rental rate increase. The lease is corporately guaranteed by Dollar Tree which holds a credit rating of “BBB-”, which is classified as Investment Grade. The store is currently under construction and on track for a rent start date in March 2024.

This Family Dollar | Dollar Tree store is highly visible as it is strategically positioned on the hard corner of Country Road 1350N & University Avenue which sees 4,834 cars per day. With 2 points of ingress/egress points, the store is easily accessible from either street. It sits across the street from a Casey's gas station & Henry-Senachwine High School. The ten mile population from the site is 10,721 while the three mile average household income is \$61,381 per year, making this location ideal for a Family Dollar | Dollar Tree store. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Family Dollar | Dollar Tree store. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores. List price reflects a 7.35% cap rate based on NOI of \$126,575



PRICE \$1,721,429



CAP RATE 7.35%



LEASE TYPE Double Net (NN)



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- **Dual Concept Stores See a 20% Increase in Revenue**
- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- **2023 BTS Construction | November 2023 Rent Start**
- Four (5 Year) Options | \$0.50 PSF Rental Rate Increase
- **Across From a Casey's Gas Station & Local High School**
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- **Hard Corner Location | 4,834 Cars Per Day**
- **2 Points of Ingress/Egress | Accessible from Either Street**
- 3 Mile Average Household Income \$61,381
- 10 Mile Population 10,721

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$127,575.00	\$12.15
Gross Income	\$127,575.00	\$12.15
EXPENSE		PER SF
Reserve	\$1,050	\$0.10
Gross Expenses	\$1,050	\$0.10
NET OPERATING INCOME	\$126,525.00	\$12.05

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.0 Acre
Building Size:	10,500 SF
Traffic Count:	4,834
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Family Dollar Dollar Tree
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$127,575.00
Rent PSF:	\$12.15
Landlord Responsibilities:	Minimal - Roof & Structure
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	3/15/2024
Lease Expiration Date:	3/31/2034
Lease Term Remaining:	10 Years
Rent Bumps:	\$0.50 PSF at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar Tree Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	www.familydollar.com/combostores



GROSS SALES:
\$452.2 MIL



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR TREE

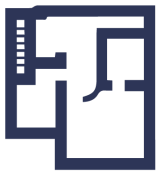


S&P:
BBB-

FAMILY DOLLAR | DOLLAR TREE

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Family Dollar Dollar Tree	10,500	3/15/2024	3/31/2034	\$127,575	100.0	\$12.15
			Option 1	\$132,825		\$12.65
			Option 2	\$138,075		\$13.15
			Option 3	\$143,325		\$13.65
			Option 4	\$148,575		\$14.15
Totals/Averages	10,500			\$117,600		\$12.15



TOTAL SF
10,500



TOTAL ANNUAL RENT
\$127,575



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$12.15



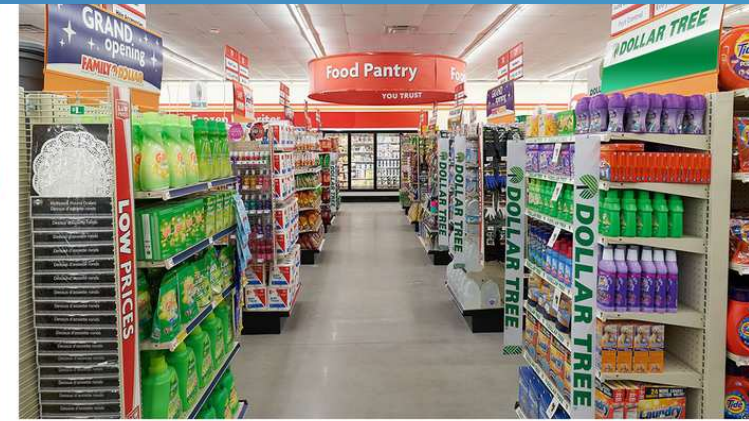
NUMBER OF TENANTS
1



FAMILY DOLLAR | DOLLAR TREE

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 FORTIS NET LEASE™



\$452.2 MIL
IN NET SALES



600 NEW STORES
OPENED IN 2022



\$38 BIL
IN SALES 2022



37 YEARS
IN BUSINESS



7.4%
SAME STORE GROWTH

DOLLAR TREE was founded in 1986 and in 34 years has grown to more than 15,600 locations across 48 states. In 2015, Dollar Tree acquired Family Dollar. The company is publicly traded on the NASDAQ under the ticker "DLTR" and carries an investment grade credit rating of "BBB" from S&P.

FAMILY DOLLAR is THE one-stop shop when it comes to delivering value on family essentials in a convenient neighborhood location. As one of the nation's fastest-growing retailers, it offers a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices.



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 FORTIS NET LEASE™



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 **FORTIS** NET LEASE™



COUNTY RD 1350 N

989 VPD

2-WAY

UNIVERSITY AVE

3,845 VPD

HIAWATHA PIONEER TRL

LINCOLN ST

PROXIMITY TO POINTS OF INTEREST



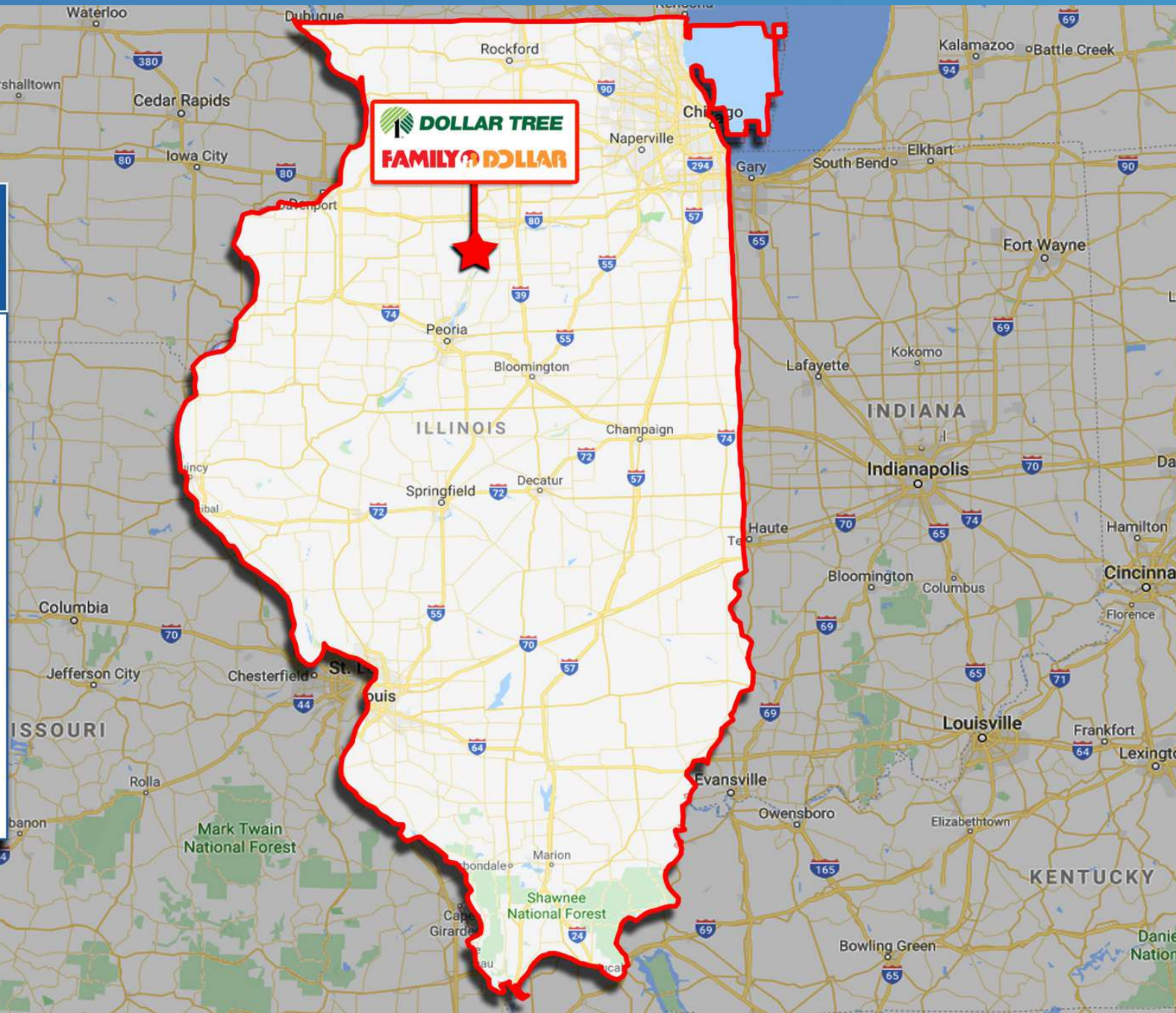
General Wayne A.
Downing Peoria
Intern. Airport
41 Miles



Chicago,
Illinois
130 Miles



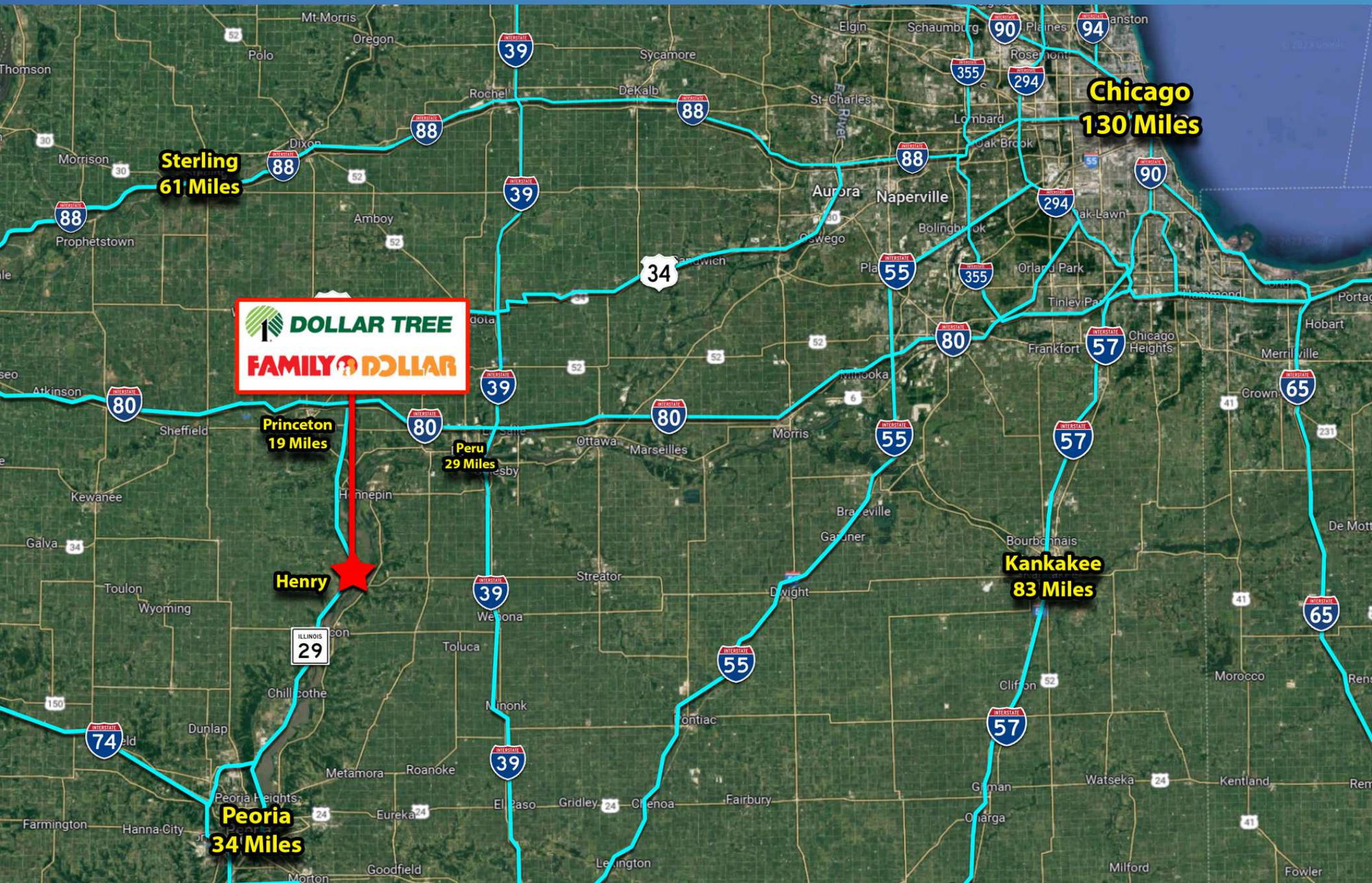
Peoria,
Illinois
34 Miles



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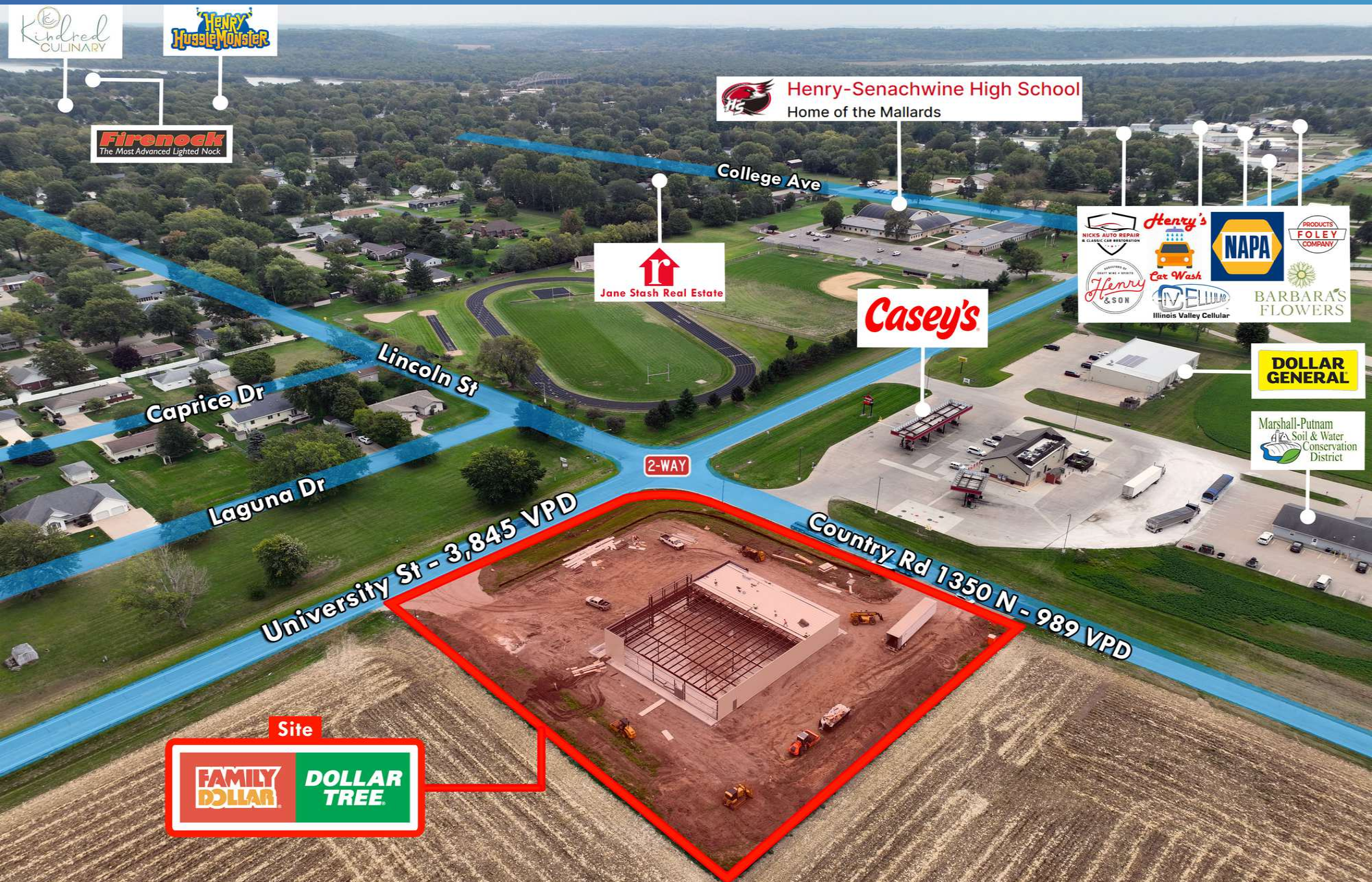
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Nestled in the heart of Illinois, Henry exudes a charming small-town vibe that instantly captures the hearts of its residents and visitors alike. This quaint community, situated along the banks of the Illinois River, boasts a picturesque landscape that evolves with the seasons.

The Illinois River plays a significant role in the town's identity, providing not only scenic views but also recreational opportunities. Fishing enthusiasts can cast their lines into the river, hoping for a catch, while birdwatchers can marvel at the diverse avian residents.

History comes alive in Henry, with museums and historical sites telling the story of the town's rich past. From the early settlers to pivotal moments in American history, each corner seems to whisper tales of a bygone era.

The sense of community is palpable during local events and festivals, where residents gather to celebrate their town's heritage. Whether it's a summer fair, a fall festival, or a winter holiday celebration, there's always a reason to come together and enjoy the company of neighbors.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	2,639	3,072	10,721
Total Population 2028	2,675	3,115	10,863
Population Growth Rate	1.36%	1.40%	1.32%
Median Age	43.9	45.0	47.9
# Of Persons Per HH	2.4	2.4	2.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,075	1,252	4,403
Average HH Income	\$61,381	\$63,253	\$73,039
Median House Value	\$85,699	\$95,689	\$131,478
Consumer Spending	\$30.2 M	\$35.9 M	\$134.2 M





TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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