



SUBJECT PROPERTY

**FAMILY DOLLAR TREE****709 NORTH COURT, GRAYVILLE, IL 62844**

**30445 Northwestern Highway, Suite 275**  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

**COREY BUNCH**  
SENIOR ADVISOR  
D: 248.419.3627  
CBUNCH@FORTISNETLEASE.COM

**ANDY BENDER**  
SENIOR ADVISOR  
D: 248.419.3657

**BRYAN BENDER**  
MANAGING DIRECTOR  
D: 248.419.3810  
BBENDER@FORTISNETLEASE.COM

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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.

## 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:	\$941,647
Current NOI:	\$80,040.00
Initial Cap Rate:	8.50%
Land Acreage:	1.0+-
Year Built	1980+-
Building Size:	12,000 SF
Price PSF:	\$78.47
Lease Type:	NN
Lease Term:	10 Yr

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this retrofit 12,000 SF Dollar Tree & Family Dollar Hybrid store located in Granville, IL. The property is encumbered with a ten (10) year double net lease, leaving minimal landlord responsibilities. The lease contains five (5) year options to renew, each with \$0.50 PSF rent increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB” which is classified as investment grade.

This Store is highly visible as it is strategically positioned off of North Court, which is the highest-trafficked road in Grayville. The five-mile population is 2,355 with a three-mile average household income of \$68,644. These numbers are above average for the typical Dollar Store.

This investment will offer a new owner 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 8.50% cap rate based on NOI of \$80,040.



**PRICE** \$941,647



**CAP RATE** 8.50%



**LEASE TYPE** NN



**TERM REMAINING** 10 YR

## INVESTMENT HIGHLIGHTS

- **New Dual Tenant Concept | Brand New Lease**
- **Combo Stores See 20% Increase in Revenue!**
- **The Store is Positioned On New Jackson Hwy | Highest Trafficked Road**
- **10-Year NN Lease Requiring Minimal Landlord Responsibilities**
- **Four- (5 Yr) Options | \$0.50 Rental Rate Increase**
- **Investment Credit Tenant | Standard & Poor's: 'BBB'**
- **Three Mile Average Household Income of \$68,644**
- **The Store Out Positions Other Retailers**

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$80,040.00	\$6.67
<b>Gross Income</b>	<b>\$80,040.00</b>	<b>\$6.67</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$80,040.00</b>	<b>\$6.67</b>

## PROPERTY SUMMARY

Year Built:	1980+-
Year Renovated:	2023
Lot Size:	1+- Acres
Building Size:	12,000 SF
Traffic Count:	7,517
Roof Type:	Metal Seamed
Zoning:	Commercial
Construction Style:	Prototypical
Parking Lot:	Cement
HVAC	Ground Mounted`

## LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar
Lease Type:	NN
Primary Lease Term:	10 Yr
Annual Rent:	\$80,040
Rent PSF:	\$6.67
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	9/1/2023
Lease Expiration Date:	9/1/2033
Lease Term Remaining:	10 YR
Rent Bumps:	In Options (\$0.50 P/Ft)
Renewal Options:	5 - (5 Years)
Lease Guarantor:	Dollar Tree Corp
Lease Guarantor Strength:	BBB-
Tenant Website:	DollarTree.com



**GROSS SALES:**  
\$22.25B



**STORE COUNT:**  
15,000+



**GUARANTOR:**  
DT CORP

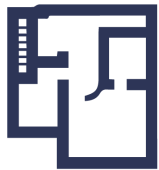


**S&P:**  
BBB

# FAMILY DOLLAR TREE

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
<b>Family Dollar Tree</b>	<b>12,000</b>	<b>9/1/2023</b>	<b>9/1/2033</b>	<b>\$80,040.00</b>	100.0		<b>\$6.67</b>
Option 1				\$86,040.00		<b>9/1/2033</b>	\$7.17
Option 2				\$92,040.00		<b>9/1/2038</b>	\$7.67
Option 3				\$98,040.00		<b>9/1/2043</b>	\$8.17
Option 4				\$104,040.00		<b>9/1/2048</b>	\$8.67
Option 5				\$110,040.00		<b>9/1/2053</b>	\$9.17
<b>Totals/Averages</b>	<b>12,000</b>			<b>\$80,040.00</b>			<b>\$47.52</b>



TOTAL SF  
12,000



TOTAL ANNUAL RENT  
\$80,040.00



OCCUPANCY RATE  
100.0%



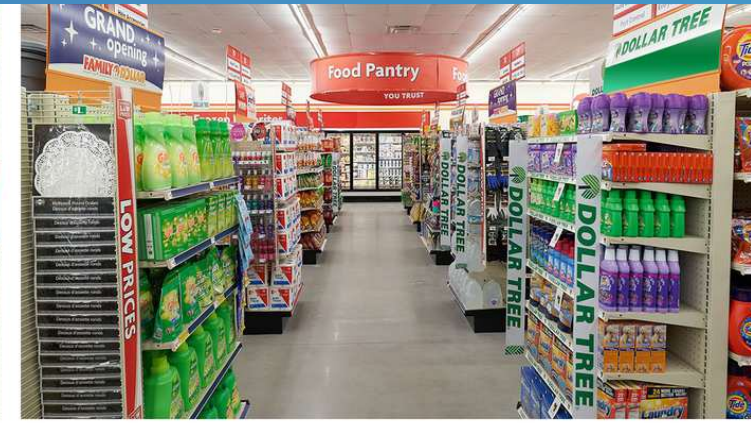
INITIAL RENT/SF  
\$6.67



NUMBER OF TENANTS  
1

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**\$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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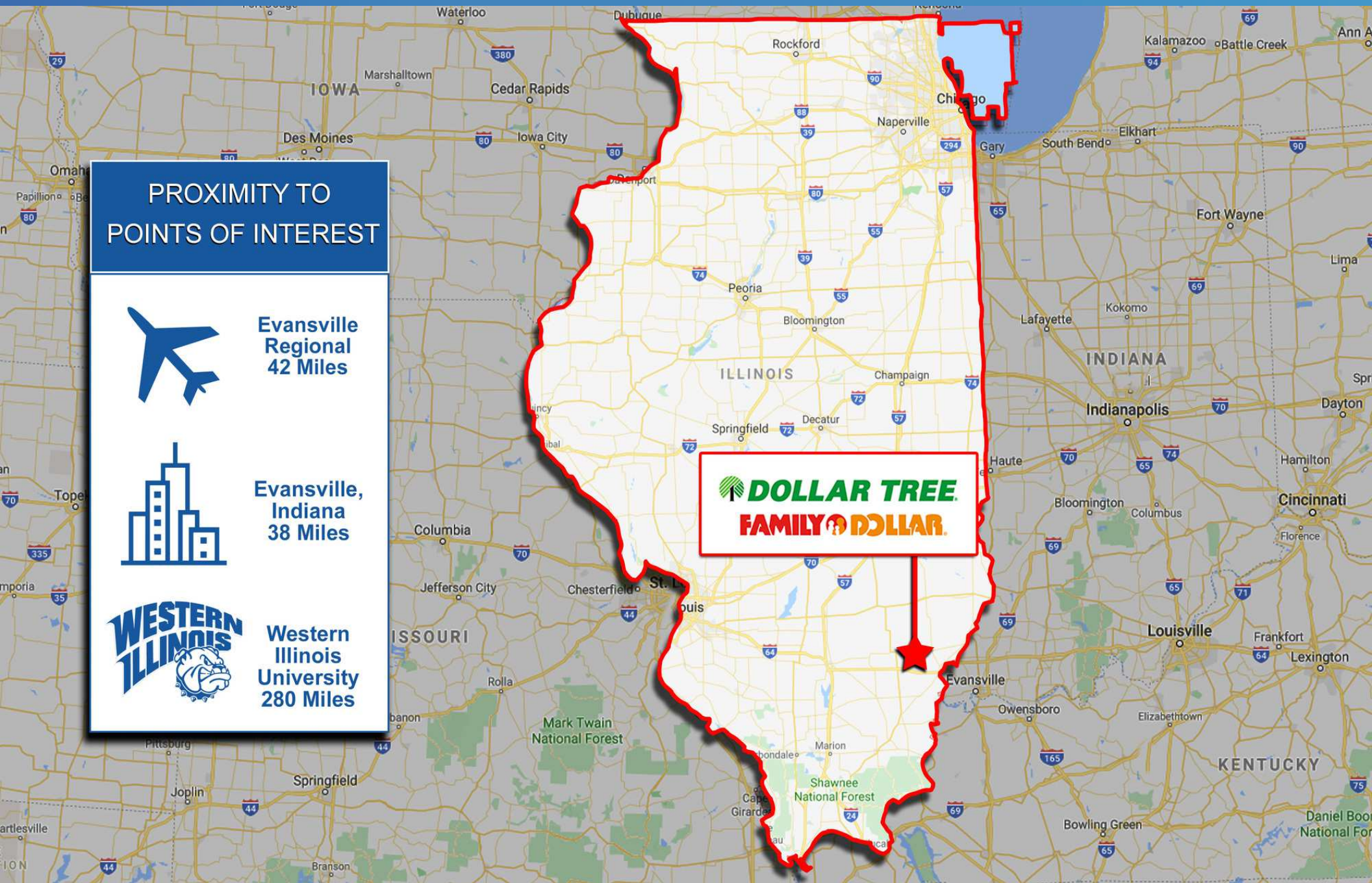
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## PROXIMITY TO POINTS OF INTEREST



**Evansville Regional**  
42 Miles



**Evansville, Indiana**  
38 Miles



**Western Illinois University**  
280 Miles



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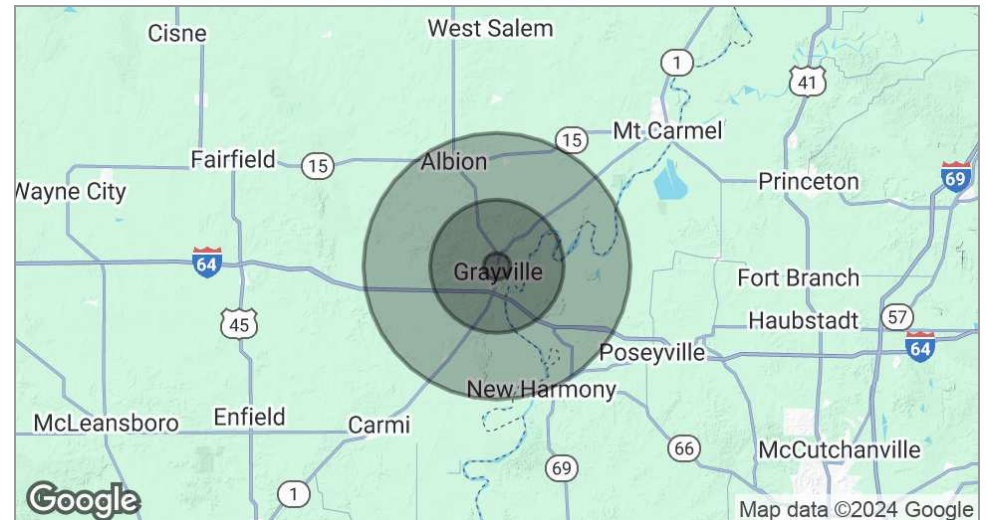


POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	1,929	2,355	7,456
Median Age	45	45	45
# Of Persons Per HH	2.2	2.2	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	822	1,081	3,498
Average HH Income	\$68,644	\$67,691	\$65,434
Median House Value	\$70,043	\$70,197	\$81,625
Consumer Spending	\$23M	\$28M	\$89M

**Grayville**, near the Wabash River in White County, Illinois, is a place to explore and discover history, natural beauty, food and lodgings, festivals and celebrations, and friendly people.

Our historic river town is a gracious community with kind and supportive neighbors...a charming place to live, to raise a family, and manage a business. Grayville, Illinois is sheltered from the daily stresses of big city life, yet near enough to travel to and connect with faraway places.

Grayville is easy to get to (or to travel from) because of our unique proximity to the interstate highway system, airports, railroads, and meandering waterways. Interstate 64, just south of town, provides easy access to Grayville for visitors traveling east and west from Missouri to Virginia and all points in between. White County lies along Illinois Route 1 which was constructed at the turn of the 20th century to link north and south travelers from Chicago to Cairo, Illinois.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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