



FAMILY DOLLAR | DOLLAR TREE

1099 NORTH COLE STREET, BUSHNELL, IL 61422

ACTUAL STORE

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

ELI SCHULTZ

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773.491.0068

INVESTMENT SUMMARY

List Price:	\$1,451,470
Current NOI:	\$123,375.00
Initial Cap Rate:	8.50%
Land Acreage:	+/- 1.0
Year Built	2023
Building Size:	10,500 SF
Price PSF:	\$138.24
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	8.50%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,500 SF. freestanding Family Dollar | Dollar Tree, dual concept store located in Bushnell, 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 has completed construction & successfully opened for business in June 2023.

This Family Dollar | Dollar Tree store is highly visible as it is strategically positioned on the corner of Cole Street and Smith Street which sees 2,686 cars per day. It sits across the street from a new Dollar General Market store on the main thoroughfare through the city. The ten mile population from the site is 7,090 while the three mile average household income is \$55,315 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 8.50% cap rate based on NOI of \$123,375.



PRICE \$1,451,470



CAP RATE 8.50%



LEASE TYPE Double Net (NN)



TERM REMAINING 7.5 Years

INVESTMENT HIGHLIGHTS

- **Dual Concept Stores See a 20% Increase in Revenue**
- **10 Year NN Lease Requiring Minimal Landlord Responsibilities**
- 2023 BTS Construction | Opened in June 2023
- Four (5 Year) Options | \$0.50 PSF Rental Rate Increase
- **Corner Location | Concrete Parking Lot**
- **Across From Brand New Dollar General Market | On Main Thoroughfare**
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- 2,686 Cars Per Day at Cole Street and Smith Street
- 3 Mile Average Household Income \$55,315
- 10 Mile Population 7,090

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$123,375.00	\$11.75
Gross Income	\$123,375.00	\$11.75
EXPENSE		PER SF
Reserve	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$123,375.00	\$11.75

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.0 Acre
Building Size:	10,500 SF
Traffic Count:	2,686
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Family Dollar Dollar Tree
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$123,375.00
Rent PSF:	\$11.75
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	6/29/2023
Lease Expiration Date:	6/30/2033
Lease Term Remaining:	7.5 Years
Rent Bumps:	\$0.50 PSF at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar Tree
Lease Guarantor Strength:	BBB-
Tenant Website:	DollarTree.com



GROSS SALES:
\$452.2 MIL



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR TREE

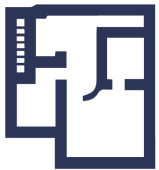


S&P:
BBB-

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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	6/29/2023	6/30/2033	\$123,375	100.0	\$11.75
			Option 1	\$128,625		\$12.25
			Option 2	\$133,875		\$12.75
			Option 3	\$139,125		\$13.25
			Option 4	\$144,375		\$13.75
Totals/Averages	10,500			\$123,375		\$11.75



TOTAL SF
10,500



TOTAL ANNUAL RENT
\$123,375.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$11.75



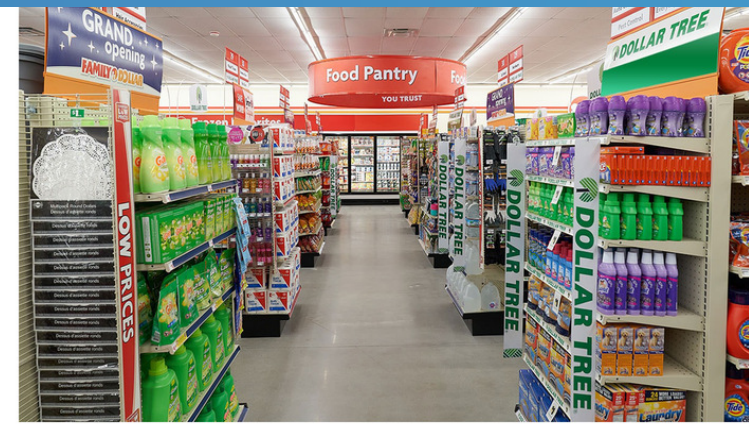
NUMBER OF TENANTS
1



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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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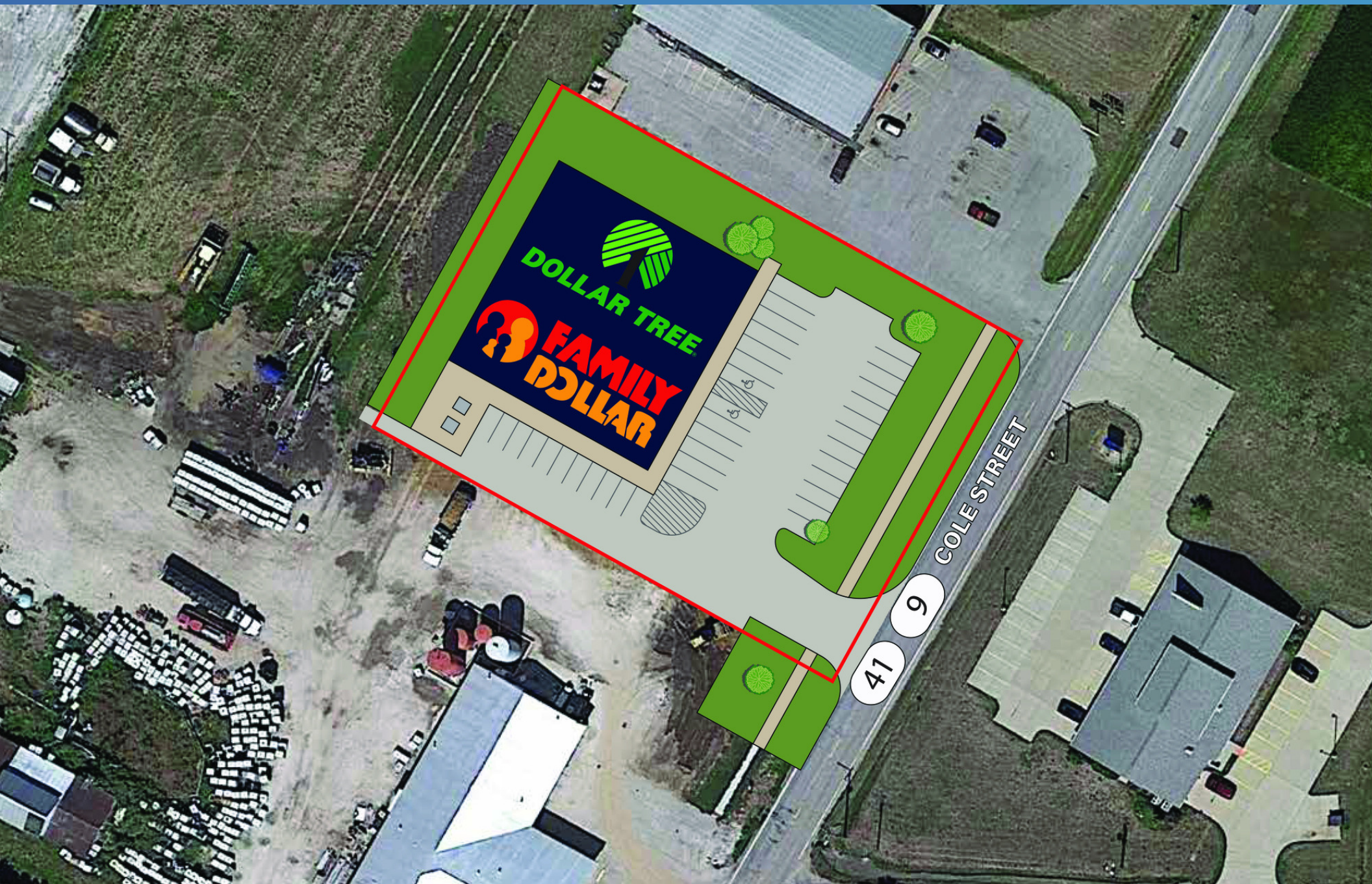
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PROXIMITY TO POINTS OF INTEREST



**Downing Peoria
International
Airport**
54 Miles



**Peoria,
Illinois**
58 Miles



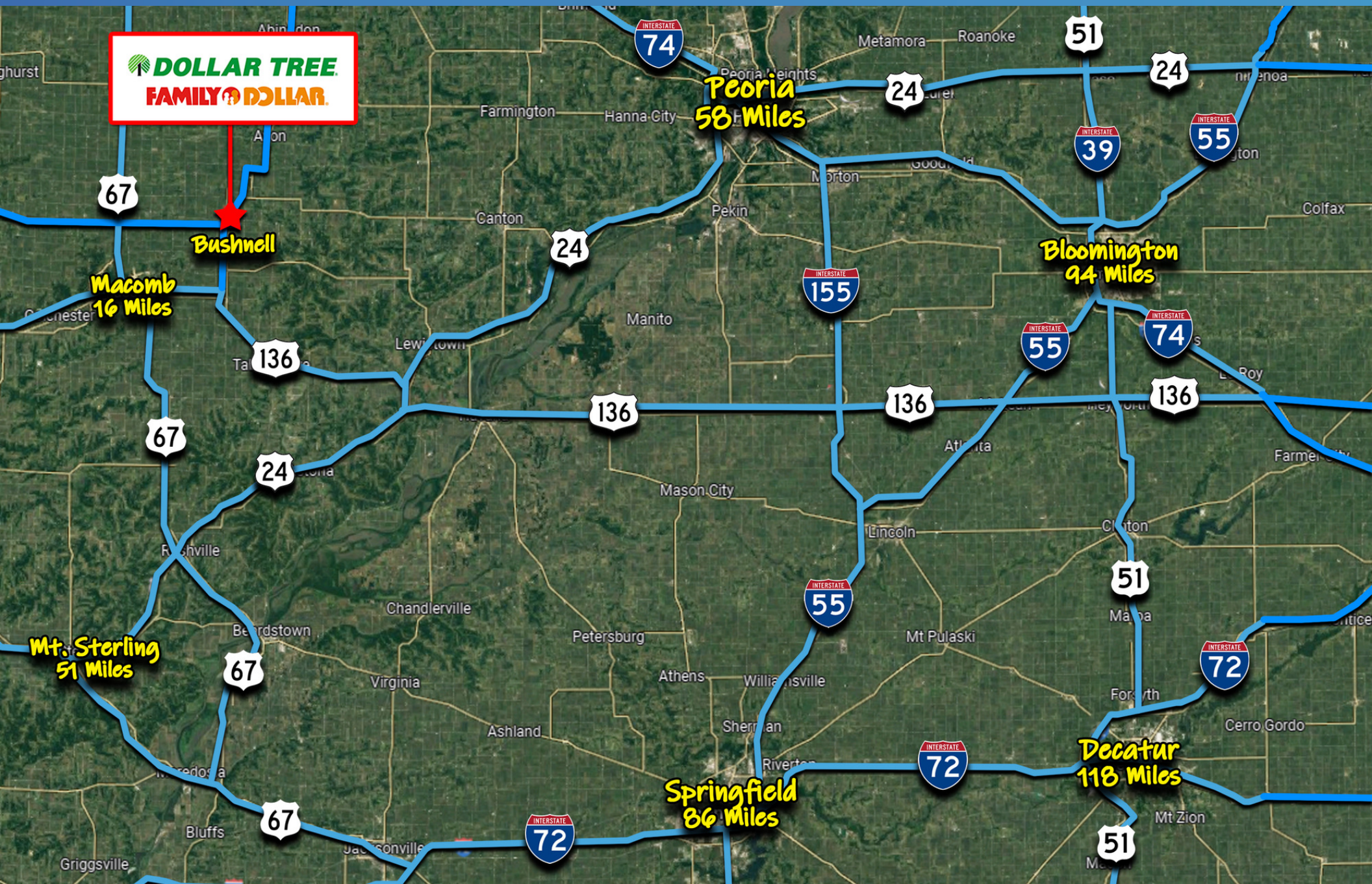
**Western
Illinois
University**
16 Miles



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E Osborne St

® Bushnell

Smith St - 208 VPD

Cole St - 2,478 VPD

Site

**DOLLAR
TREE®**

*Courtyard Estates
of Bushnell*



Bushnell is a small city located in the western part of Illinois, in the United States. It is situated in McDonough County, about 45 miles south of Galesburg and 50 miles north of Quincy. The city covers an area of about 2.5 square miles and has a population of around 3,000 people.

The landscape of Bushnell is characterized by rolling hills and vast farmlands. The city is surrounded by fields of corn and soybeans, giving it a rural and peaceful atmosphere. The Spoon River, a tributary of the Illinois River, flows to the west of Bushnell and provides scenic views and recreational opportunities.

Downtown Bushnell features a variety of local shops, restaurants, and historic buildings. The Bushnell Prairie City School District serves the city and has a high school, middle school, and elementary school.

Overall, Bushnell is a charming and welcoming community that offers a relaxed lifestyle amidst the beauty of rural Illinois.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	3,056	3,526	6,622
Median Age	44.9	45.1	45.8
# Of Persons Per HH	2.2	2.2	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,314	1,498	2,809
Average HH Income	\$62,137	\$63,235	\$67,329
Median House Value	\$65,637	\$67,118	\$77,446
Consumer Spending	\$34.1 M	\$39.6 M	\$78.7 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,750+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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