



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS



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715 MCCAMBRIDGE AVE, MADISON, IL 62060

# FAMILY DOLLAR

**FOR SALE** \$1,714,285 | 7.0% CAP

LEGACYCREA.COM

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## TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
ADDITIONAL PHOTOS	4
REGIONAL MAP	5
RETAILER MAP	6
AERIAL MAP	7
DEMOGRAPHICS MAP & REPORT	8
BACK PAGE	9



## MADISON, IL

- Single Tenant Freestanding Family Dollar Located in Madison, IL - Situated on a Hard Corner
- St. Louis, MO MSA - TOP 25 MSAs - Ranked (#23) in the Entire U.S.A.
- Rare Absolute NNN Lease Structure with 0 Landlord Responsibilities and 10% Rent Increase for Final 5 Years of Base Term.
- Strong Demos - 24,000+ People Reside within 3 Mile Radius of Site - 100,000+ People Reside within 5 Mile Radius of Site
- Essential Retailer - Internet, Pandemic, and Recession Resistant Tenant
- High Traffic Counts - 15,500+ Vehicles Pass Site Daily on McCambridge Ave
- Projected +2.30% Population Growth Through 2029 within 1 Mile Radius of Site
- 15 Mile Distance to St Louis Lambert International Airport (24 Minute Drive)

### PROPERTY DETAILS

Building Area:	9,180 SF
Land Area:	1.86 Acres
Year Built:	2017
Guarantor:	Corporate
Price:	\$1,714,285
Cap Rate:	7.0%
Price (PSF):	\$186.74

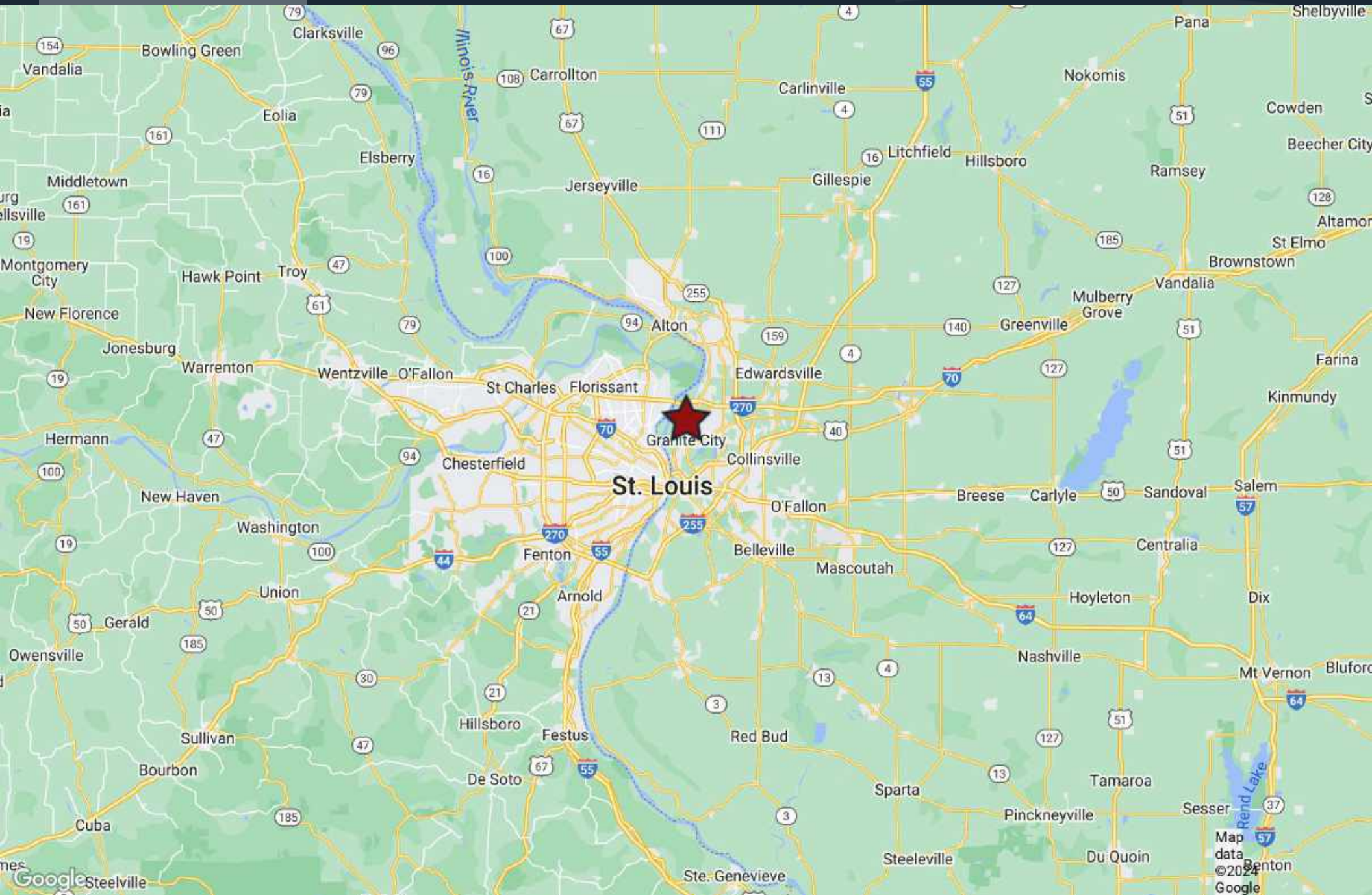
### LEASE OVERVIEW

Remaining Lease Term:	7.5+ Years
Rent Commencement:	11/30/2016
Lease Expiration:	3/31/2032
NOI:	\$120,000
Lease Type:	NNN
Scheduled Rent Increases:	10% Every 5 Years Starting 4/1/2027
Options & Increases:	(6) 5 Year Options
Insurance:	Tenant
Property Taxes:	Tenant
Parking Lot Maintenance:	Tenant
Roof & Structure:	Tenant
HVAC:	Tenant













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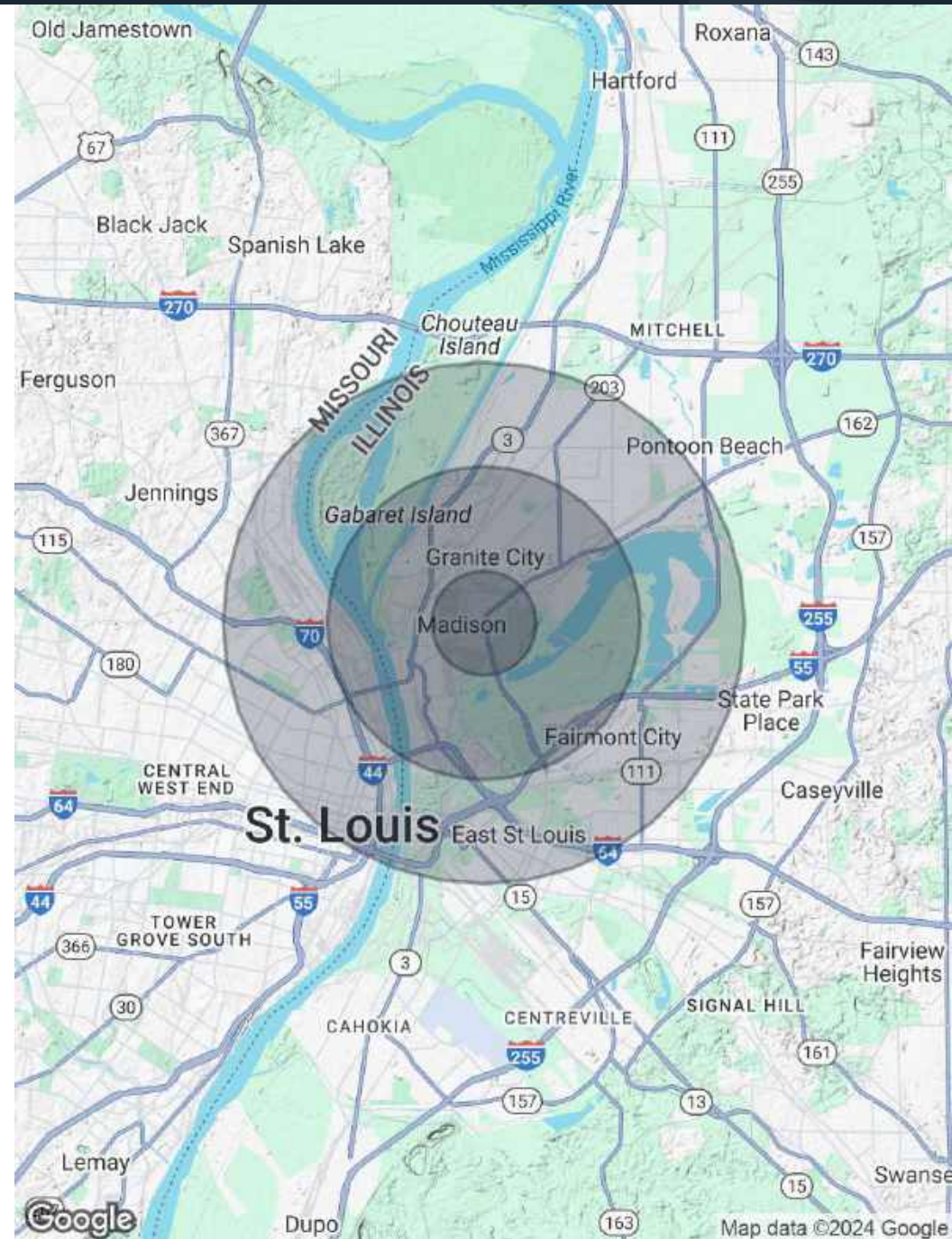


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Maxar Technologies



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,960	24,158	101,176
Average Age	37.2	35.2	35.4
Average Age (Male)	31.9	32.9	33.3
Average Age (Female)	40.1	37.1	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,043	10,100	45,020
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$51,551	\$56,878	\$56,243
Average House Value	\$75,706	\$78,923	\$93,078







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