

FAMILY DOLLAR

BRAND NEW CONSTRUCTION | PROVEN DOLLAR STORE MARKET



ACTUAL LOCATION

ABINGDON, IL
MARKETING PACKAGE



ACROPOLIS
COMMERCIAL ADVISORS LLC

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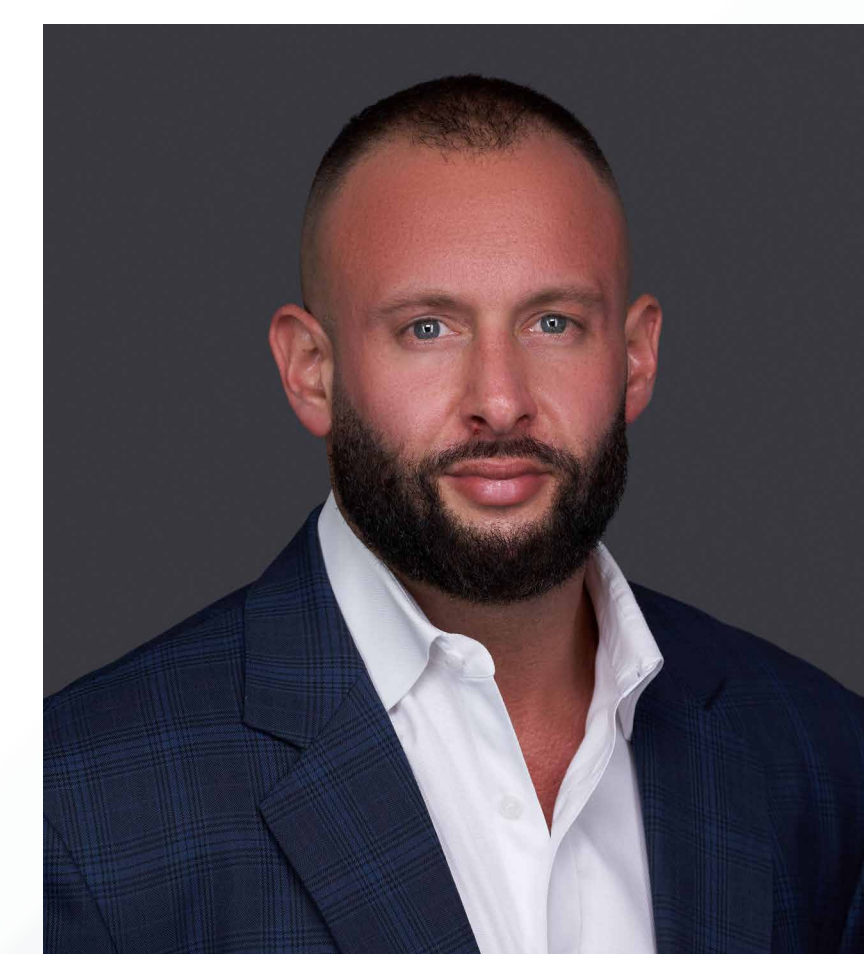
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PRICING SUMMARY

**410 S Western Avenue
Abingdon, IL 61410**

PRICING SUMMARY

Purchase Price	\$1,876,450.00
Cap Rate	7.75%
NOI	\$145,425.00

LEASE SUMMARY

Lease Type	Modified NNN
Roof & Structure	Landlord
Lease Term	10 Years
Estimated Rent Commencement	08/01/2024
Tenant	Corporate
Guarantee	Corporate
Options	Four (4) Five-Year
Rental Increases	\$0.50 PSF Increases in Each Option Period

RENT ROLL SUMMARY

TERM	YEARS	ANNUAL RENT	RENT PSF
Base	Year 1 - Year 10	\$145,425.00	\$13.85
Option 1	Year 11 - Year 15	\$150,675.00	\$14.35
Option 2	Year 16 - Year 20	\$155,925.00	\$14.85
Option 3	Year 21 - Year 25	\$161,175.00	\$15.35
Option 4	Year 26 - Year 30	\$166,425.00	\$15.85



ACTUAL LOCATION



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PROPERTY SUMMARY

GLA | 10,500 Square Feet

LAND AREA | 1.46 Acres

ACCESS | Two (2) Ingress / Egress

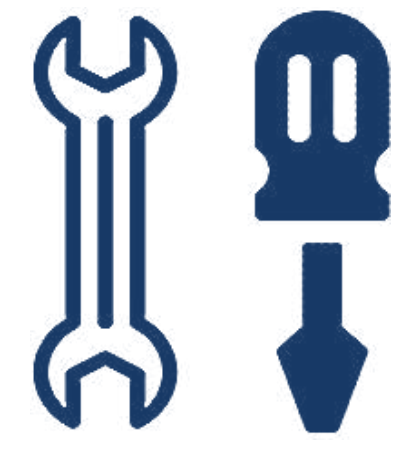
YEAR BUILT | 2024

OWNERSHIP | Fee Simple



ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



Brand New Construction | Large Format
Anticipated high volume location



Within 1-Mile of City's Local Schools
High school serves 12 neighboring cities & townships



Ideal Demographics
\$84,400 avg household income



Proven Dollar Store Success
Recent Dollar General relocation to large format Dollar General Market



Across from City's Only Grocer | 207,800+ Annual Visits
Next closest grocery store 10.5+ miles away



Quarter Mile from Highly Trafficked Casey's General Store
420,000+ annual visits | 75th percentile nationwide



Corner Location | Oversized Parcel
Multiple points of ingress and egress



Proximity to County's 3 Largest Employers
BNSR Railways | St. Mary Medical Center | Blick Art Materials



ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



ACTUAL LOCATION



ACTUAL LOCATION

Brand New Construction | Large Format Store | Corner Location with Multiple Points of Ingress and Egress

- The Subject Property is a recently constructed, large-format, Family Dollar location which is situated on an oversized 1.46-acre parcel.
- The Property benefits from being situated at the merger of South Commercial Drive and Western Ave, with two separate points of ingress and egress, providing for additional customer convenience.
- The Property is subject to a brand new, long-term, modified NNN lease with Family Dollar. The lease features rental increases at the start of each option period and is backed by a corporate guarantee from Family Dollar.

State Route Location | Within 1 Hour of Peoria, IL and Davenport, IA

- South Western Avenue, otherwise known as State Route 41, is the main thoroughfare leading through Abingdon.
- SR 41 leads directly north into Galesburg which provides connections to U.S. Highway 34 and Interstate 74.
- SR 41 and its connections provide further reach to major cities and other communities in northwest Illinois. Peoria, IL is just 55 minutes away via SR 41 and I-74 while Davenport, IA is just 1 hour away via SR 41, U.S. Hwy 34, and I-74.

Proven Market | Main Commercial Corridor | Across from Abingdon's Only Grocer and Near Highly Trafficked Casey's General Store

- The Property sits directly across from Abingdon's only grocery store, Hi-Lo Food Stores, which receives over 207,800 visits annually, and boasts a Yo3Y increase in annual visits of over 18%.
- In addition, the Property is approximately a quarter mile from Casey's General Store, which has over 420,000 visits annually, ranking it in the 81st percentile in the state.
- Recently, a Dollar General Market location opened along S Western Ave. This new location is a relocation from a high-performing, small format, Dollar General, further lending to area retail demand.

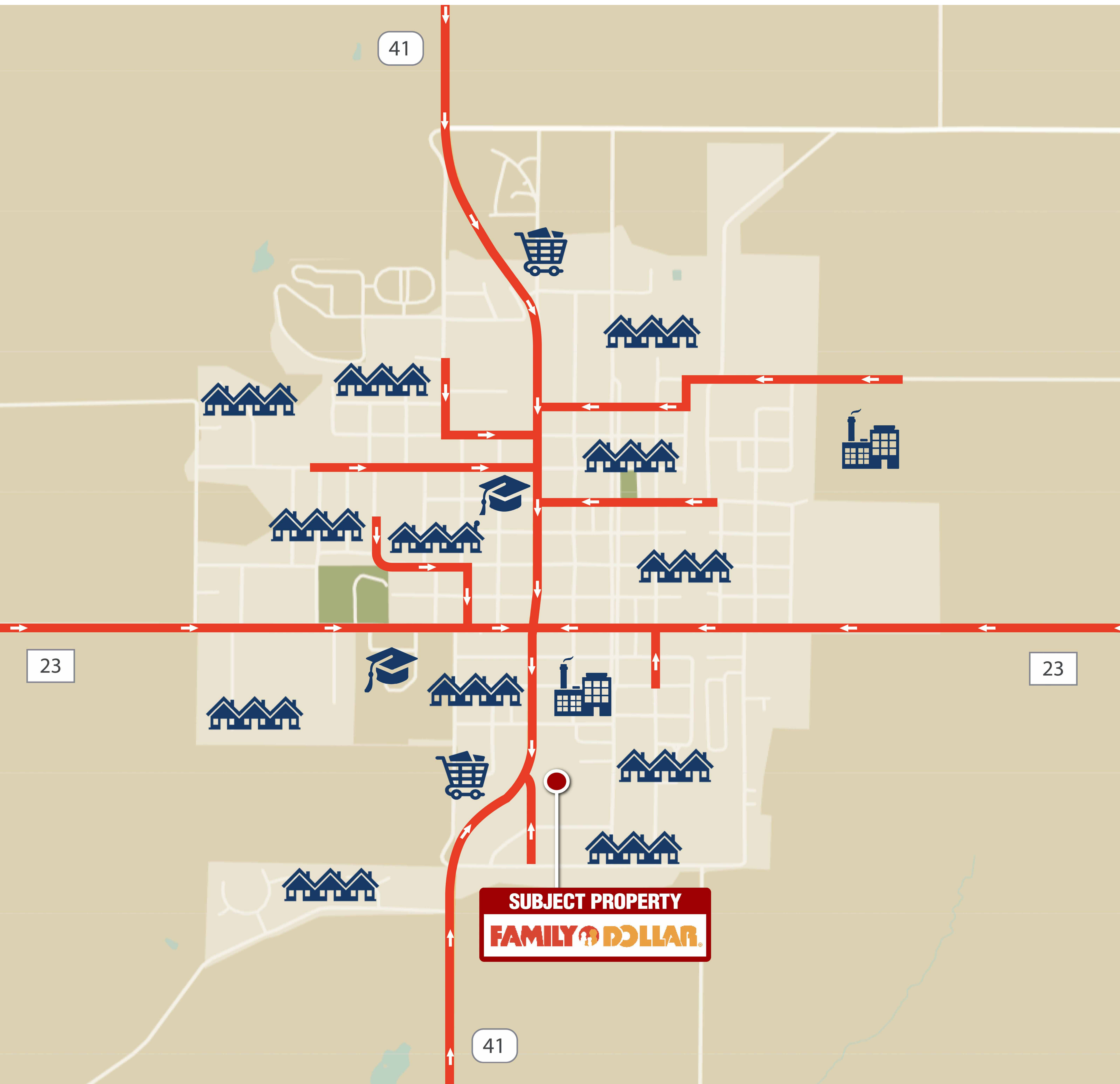
Close Proximity to Local Area Drivers | Schools | Office, Manufacturing | Park

- The Property is strategically situated within 1-mile of Abingdon-Avon High School and Hedding Grade School. Abingdon-Avon High School is the only high school in the Abingdon-Avon School District and provides education for 12 neighboring cities and townships, creating consistent traffic flow and a stronger potential customer base.
- The Property is within a quarter mile from corporate offices for Dechow, Inc. and within a mile-and-a-half from Viterra US' grain storage and manufacturing facility.

Within 15 Minutes from County's Three Largest Employers

- Galesburg is only 15 minutes away and is home to the three largest employers in Knox County:
 - BNSF Railways is the largest employer in Knox County with 1,000+ employees and is one of the top freight transporters in North America.
 - OSF Healthcare's St. Mary's Medical Center is Knox County's second largest employer with over 1,000 employees.
 - Blick Art Materials is the county's third largest employer with over 700 employees and is the largest and oldest art supplies provider in the U.S.

WHERE ARE THEY COMING FROM?



State Highways & State Routes

- South Western Avenue, otherwise known as State Route 41, is the main thoroughfare leading through Abingdon.
- SR 41 leads directly north into Galesburg which provides connections to U.S. Highway 34 and Interstate 74.
- Galesburg is home to the 3 largest employers in Knox County: BNSF Railway, St. Mary Medical Center, and Blick Art Materials.

Residents

- The Property is situated within a 5-mile radius of all Abingdon residents.
- The average household income in the area exceeds \$84,000, above the national average.

Schools

- The Property is less than 1-mile from Abingdon-Avon High School and Hedding Grade School.
- Abingdon-Avon High School is the only high school in the Abingdon-Avon School District and provides education for 12 neighboring cities and townships, guaranteeing consistent traffic flow.

Retail

- The Property sits across from Hi-Lo Food Stores, the only grocer in Abingdon.
- Hi-Lo receives over 207,800 annual visits, which is an 18.4% Yo3Y increase in visits annually.
- S Western Ave is the main commercial corridor in Abingdon and features other retailers which include Casey's General Store, Dollar General Market, NAPA Auto Parts, and others.
- Casey's General Store has over 420,000 annual visits, ranking it within the 75th percentile nationwide.

Industrial

- The Property is within a quarter mile from corporate offices for Dechow, Inc. and within a mile-and-a-half from Viterra US' grain storage and manufacturing facility.

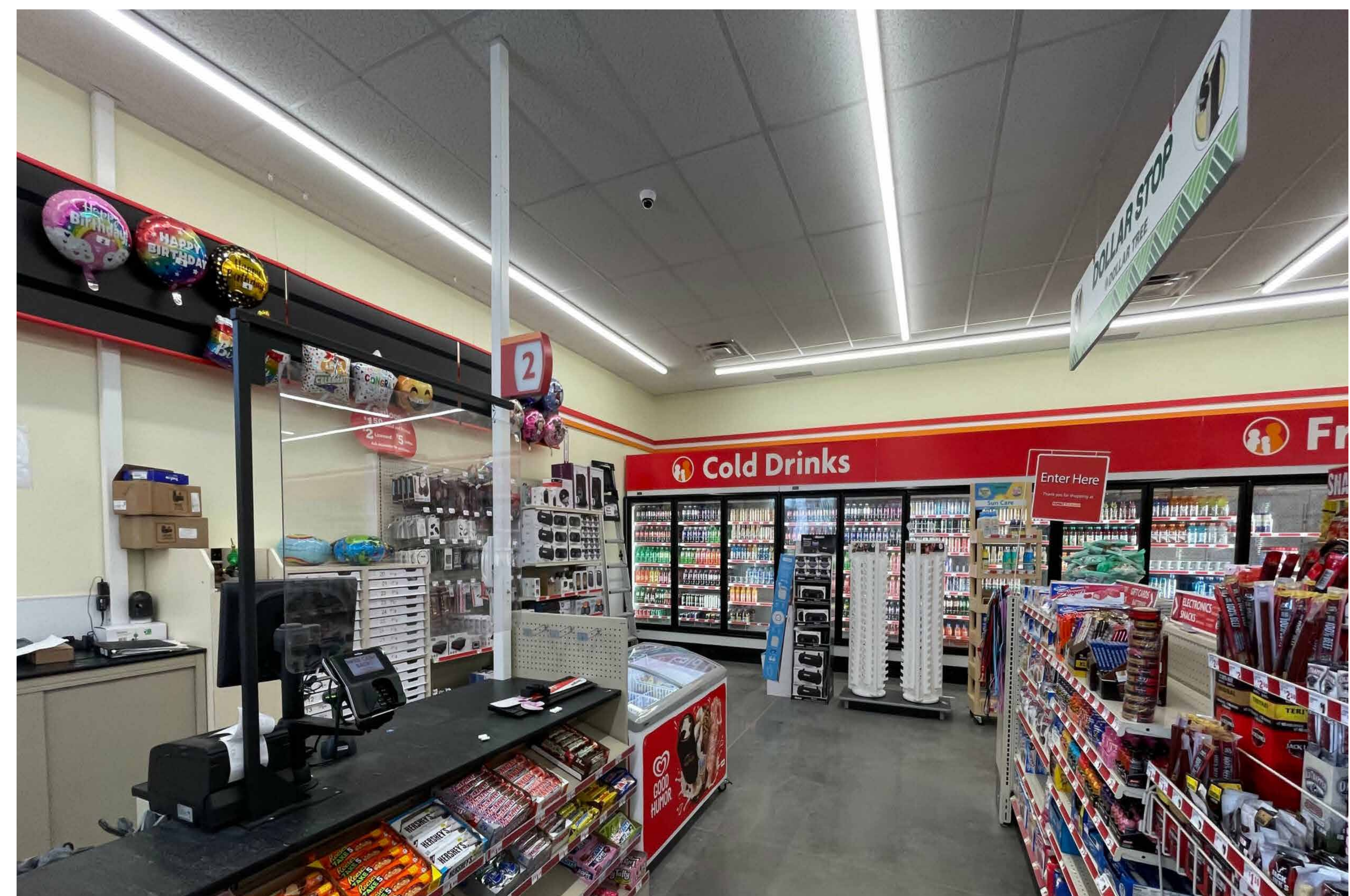
TENANT OVERVIEW



Family Dollar is a discount retail chain and subsidiary of Dollar Tree, Inc., the largest and most successful single-price-point retailer in the country. In 2015, Family Dollar was the second largest discount retailer before being acquired by Dollar Tree for \$8+ billion. Dollar Tree, a Fortune 200 company, operates 16,300+ stores in 48 states and five Canadian Provinces under both the Dollar Tree and Family Dollar brands.

Considered to be “the neighborhood discount store,” Family Dollar focuses on being the place to shop when it comes to quality, convenience, and value on everyday family essentials and helping families “do more for less and save on every trip” to Family Dollar. Family Dollar’s mission to provide for all is seen through their ability to locate and establish a presence in “food deserts” across the country, where other stores choose not to go.

With a commitment to deliver high quality products everyday at affordable prices, merchandise at Family Dollar stores typically range from \$1 to \$10 for national brands from leading manufacturers as well as brand-name, equivalent-value, lower-priced private labels. Some of the product departments you’ll find at Family Dollar include food and beverages, paper products, health & beauty supplies, and pet food; home products such as housewares, gifts, bed linens, and home decor; apparel and accessories such as clothing, fashion accessories, and footwear; and seasonal and electronics merchandise such as holiday items, party supplies, and personal electronics.




Ownership
Public (NASDAQ: DLTR)


Parent Company
Dollar Tree, Inc.


Tenant
Family Dollar, LLC

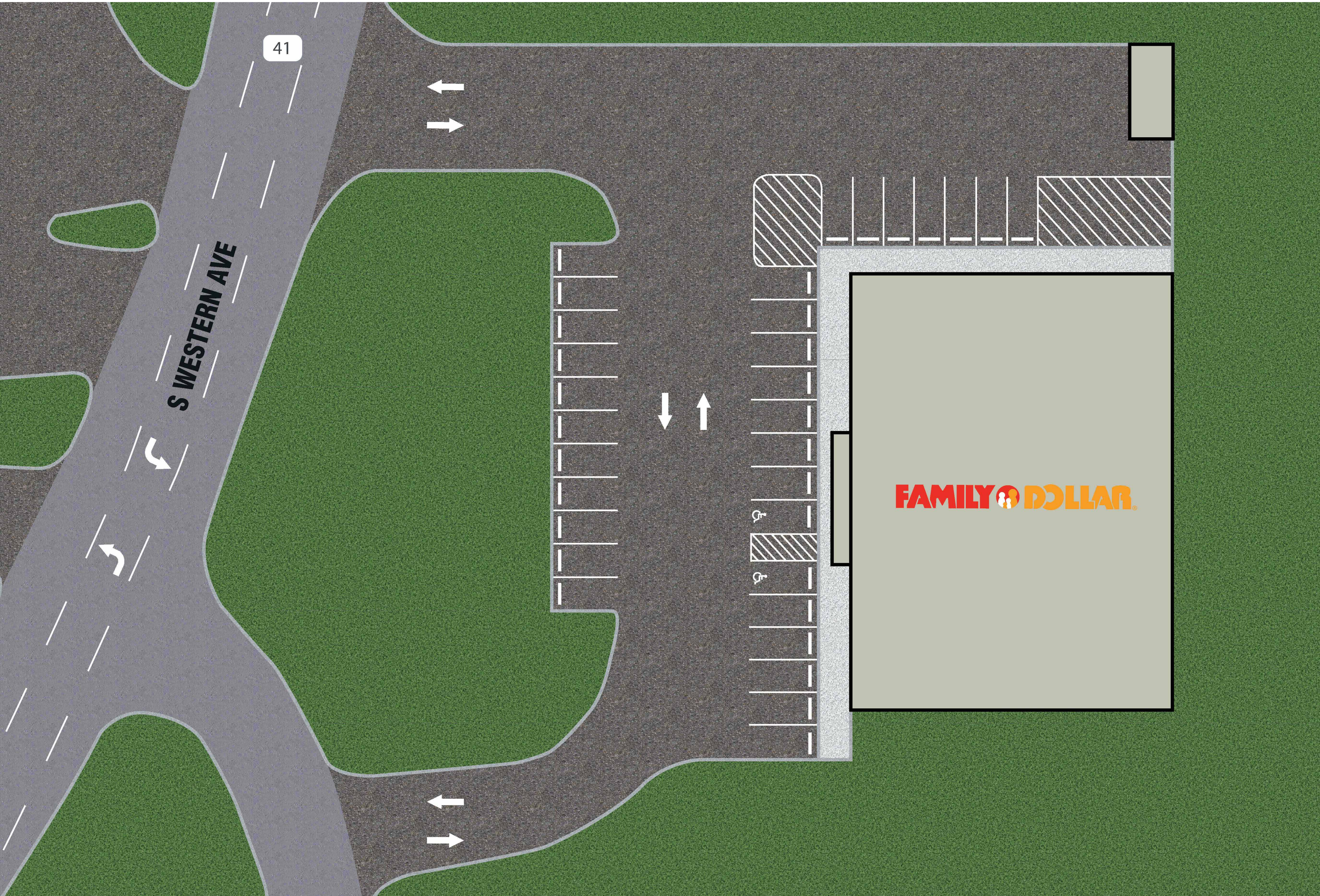

Credit Rating
BBB (S&P)


Locations
7,800+


Headquarters
Chesapeake, VA


Website
www.familydollar.com

SITE PLAN



AERIAL MAP

LEGION PARK
FACILITY UPGRADE | 2025 COMPLETION

420,000+ ANNUAL VISITS
Casey's
81ST PERCENTILE STATEWIDE



W MARTIN ST

41

41

41

ABINGDON-AVON HIGH SCHOOL
COVERS 12 TOWNSHIPS



207,800+ ANNUAL VISITS
HILO
FOOD STORES
Making Life Easier!
18.4% YO3Y INCREASE IN ANNUAL VISITS

SUBJECT PROPERTY
FAMILY DOLLAR

DOLLAR GENERAL

S WESTERN AVE

41

E SANITARY RD

AERIAL MAP



BRAND NEW CONSTRUCTION



LARGE 1.46-ACRE PARCEL



\$84,400 AVG HH INCOME



AERIAL MAP

 ABINGDON-AVON HIGH SCHOOL
COVERS 12 TOWNSHIPS

420,000+ ANNUAL VISITS

Casey's
81ST PERCENTILE STATEWIDE

Dechow
ABINGDON, IL
  
Prairie Hydroponics nogginaut SUTECH®

207,800+ ANNUAL VISITS

HiLO
FOOD STORES
Making Life Easier!

18.4% YO3Y INCREASE IN ANNUAL VISITS

SUBJECT PROPERTY

FAMILY DOLLAR