

OFFERED EXCLUSIVELY BY



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Property Photo

# Family Dollar Tree

505 IL-49 | Casey, IL 62420

Brand New, Long-Term Net Lease with Escalations | 2023 Renovations  
Strong Access & Visibility | Concrete Parking Lot | Low Price and Rent per Square Foot



Price:  
**\$1,161,000**



Cap Rate:  
**8.65%**

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**Northmarq** is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Family Dollar | Dollar Tree property located in Casey, IL (the "Property"). The Property consists of a 16,240-square-foot freestanding retail building on a 1.73-acre parcel of land. Family Dollar | Dollar Tree operates under a 10-year, net lease with limited landlord responsibilities. The lease also features 4, 5-year extension options with rent escalations at the beginning of each option term, offering investors a hedge against inflation. **See Lease Abstract for full details.**