

OFFERED EXCLUSIVELY BY



Isaiah Harf

Regional Managing Director

iharf@northmarq.com

+1 773.963.2637

IL Lic #471019332

BJ Feller

Senior Vice President & Managing Director

bfeller@northmarq.com

Christian Tremblay

Vice President

ctremblay@northmarq.com

Mark Lovering

Associate Vice President

mlovering@northmarq.com

Blaise Bennett

Associate Vice President

bbennett@northmarq.com

Josh Dicker

Senior Associate

jdicker@northmarq.com

Ian Swindle

Analyst

iswindle@northmarq.com

Northmarq

303 E Wacker Dr | Suite 1111

Chicago, Illinois 60601

northmarq.com



Northmarq



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:
\$1,181,647



Cap Rate:
8.50%

[CLICK TO DOWNLOAD OFFERING MEMORANDUM](#)

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.**