



3831 Auburn St, Rockford Illinois, 61101

Investment-Grade Dollar Tree NN Lease with ATM

Income Priced Below Replacement Cost

- Investment-grade Dollar Tree NN lease (new 10-year term with options and rent bumps)
- 15,550 SF, complete interior remodel on ± 2.0 AC corner lot; minimal near-term CapEx
- Approx. 8.3% blended cap rate with additional ATM income; ideal for passive/1031 buyers
- High-visibility signalized corner on Auburn & N Central along key neighborhood retail corridor.
- Surrounded by national QSR, drug, and neighborhood retailers driving consistent daily traffic.
- Open 7 days a week 8am-10pm

Rockford, Illinois

**\$1,866,888
8.38% Cap Rate**

**\$120/sf (below
replacement cost)**

LemRx

COMMERCIAL REAL ESTATE

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Dense Residential



Subject Property



Auburn St - ~11,000 VPD

N Central Ave - ~8,000 VPD



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SITE AERIAL



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INVESTMENT SUMMARY

\$1,866,888

PRICE

15,550

SQUARE FEET

\$120

PRICE PER SQUARE FOOT

\$150-\$250/sf

REPLACEMENT COST

This is an attractive net-lease investment featuring an **investment-grade Dollar Tree** with an **on-site Chase ATM**, delivering stable, credit-backed income on a signalized hard corner along Auburn Street and N Central Avenue in the Rockford, IL MSA. **Priced below estimated replacement cost**, the property offers a **newly renovated freestanding prototype store** with a long-term NN lease, options, and scheduled rent increases, providing predictable cash flow with minimal landlord responsibilities. The high-visibility corner location, combined with necessity-based retail tenancy and complementary nearby national retailers, creates a **compelling opportunity for 1031 exchange buyers and passive investors** seeking durable, long-duration returns.



Additional Details

Access	Multiple Points of Ingress/Egress
Road Frontage (Auburn St)	±295 Feet
Traffic Counts	~20,000 Combined VPD

Property Photo

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Rent Schedule - Dollar Tree

TERM	ANNUAL NOI	MONTHLY NOI
June 2024 - May 2029	\$141,170	\$11,764
June 2029 - May 2034	\$148,600	\$12,383
OPTIONS		
First Renewal Term June 2034 - May 2039	\$156,030	\$13,002
Second Renewal Term June 2039 - May 2044	\$163,460	\$13,621
Third Renewal Term June 2044 - May 2049	\$170,890	\$14,240

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Rent Schedule - Chase ATM



TERM	ANNUAL NOI	MONTHLY NOI
Feb 2022 - Jan 2025	\$14,608	\$1,217
OPTIONS (Recently Exercised)		
Feb 2025 - Jan 2028	\$15,337	\$1,278

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PROPERTY OVERVIEW



PROPERTY DETAILS

Address: 3831 Auburn St, Rockford, IL 61101

Year Built: 1991 (Remodeled 2024)

Building Size: 14,860 Square Feet

Lot Size: 1.98 Acres

Occupancy: 100%



LEASE SUMMARY

Tenant: Dollar Tree

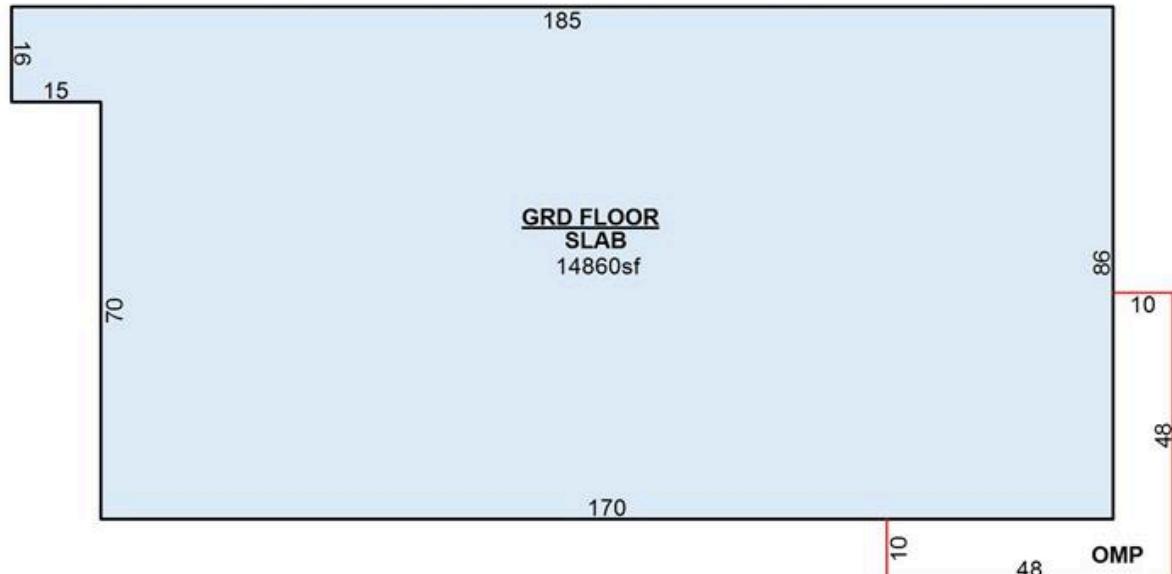
Lease Type: NN

Landlord Responsibilities: Minimal (Potential tenants reimbursements. See Lease for Details)

Rent: \$141,170/yr with \$0.50/sf rent increases every five (5) years

Rent Term: June 1st, 2024 - May 31st, 2034

Options: Three (3) Five-Year Options



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LOCATION OVERVIEW



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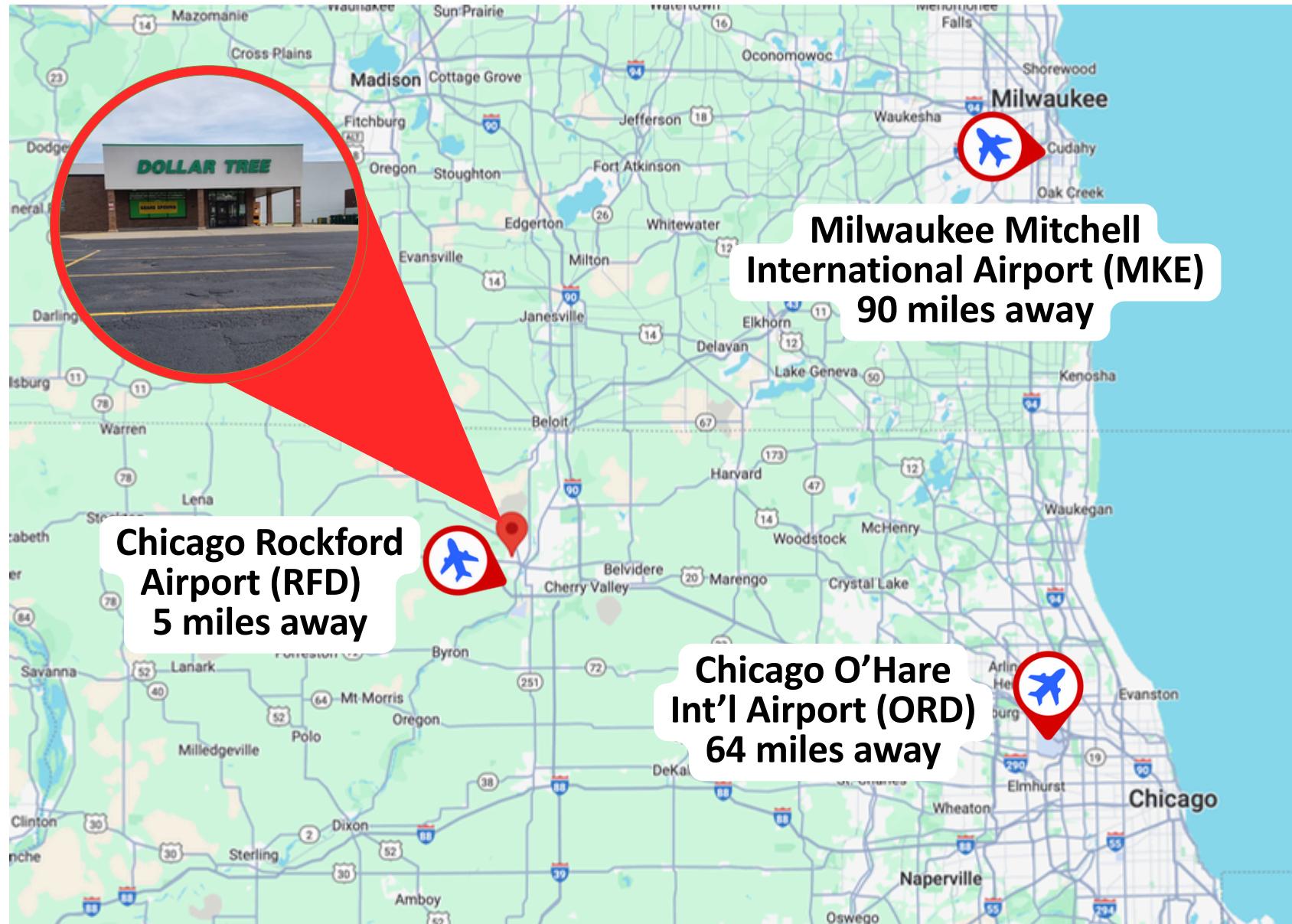
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LOCATION OVERVIEW



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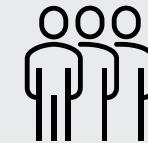
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DEMOGRAPHICS



POPULATION

1 Mile	3 Mile	5 Mile
11,543	65,154	128,071



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$53,000	\$60,000	\$63,000



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Tenant Profile



Dollar Tree is a national discount variety retailer focused on value-oriented shoppers seeking everyday essentials at low price points. The chain offers a broad mix of consumables, seasonal goods, party supplies, home products, and basic household items, with an emphasis on small-pack convenience and frequent trips. Stores are typically neighborhood-oriented, single-tenant boxes designed for high inventory turnover and efficient merchandising, making them reliable traffic drivers in working- and middle-class trade areas.

The company operates thousands of locations across the United States, often in community and neighborhood shopping centers or freestanding buildings along established retail corridors. Sites are typically positioned on well-traveled streets with strong visibility and easy access, allowing Dollar Tree to capture regular trips from local residents and nearby employees. This national footprint, coupled with a value-focused merchandising strategy, supports consistent visit frequency and positions the brand as a staple necessity retailer across diverse markets.

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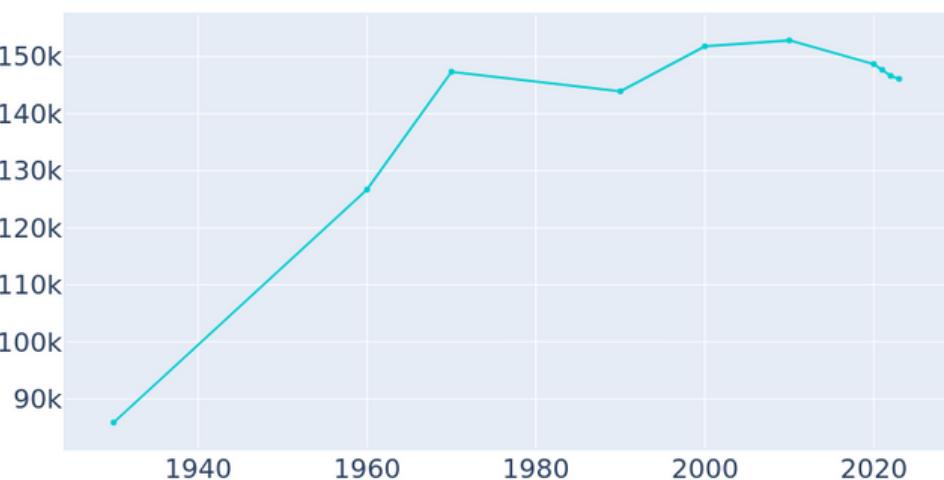
Market Overview - Rockford, Illinois

Rockford is the core city of the Rockford, IL MSA, a manufacturing- and services-oriented metro in northern Illinois with roughly 148,000 residents in the city and about 337,000 in the broader region. The economy is anchored by advanced manufacturing, trade, transportation, and health services, with manufacturing representing a sizable share of jobs and trade/transportation/utilities also playing a major role. Recent regional data show gradual post-pandemic improvement, with job gains in healthcare, leisure and hospitality, and construction-related activity helping offset some legacy manufacturing softness.

From a real estate perspective, Rockford serves as a regional hub for retail, services, and light industrial users serving Winnebago and Boone counties. City median household income in the low- to mid-\$50,000s supports consistent demand for value-oriented, necessity-based retail such as discount stores and grocers. Industrial and logistics tenants benefit from interstate access and proximity to Chicago, while neighborhood corridors like Auburn Street provide established locations for daily-needs retail, auto services, and small shops serving nearby residential areas.



Rockford, IL Population History



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