



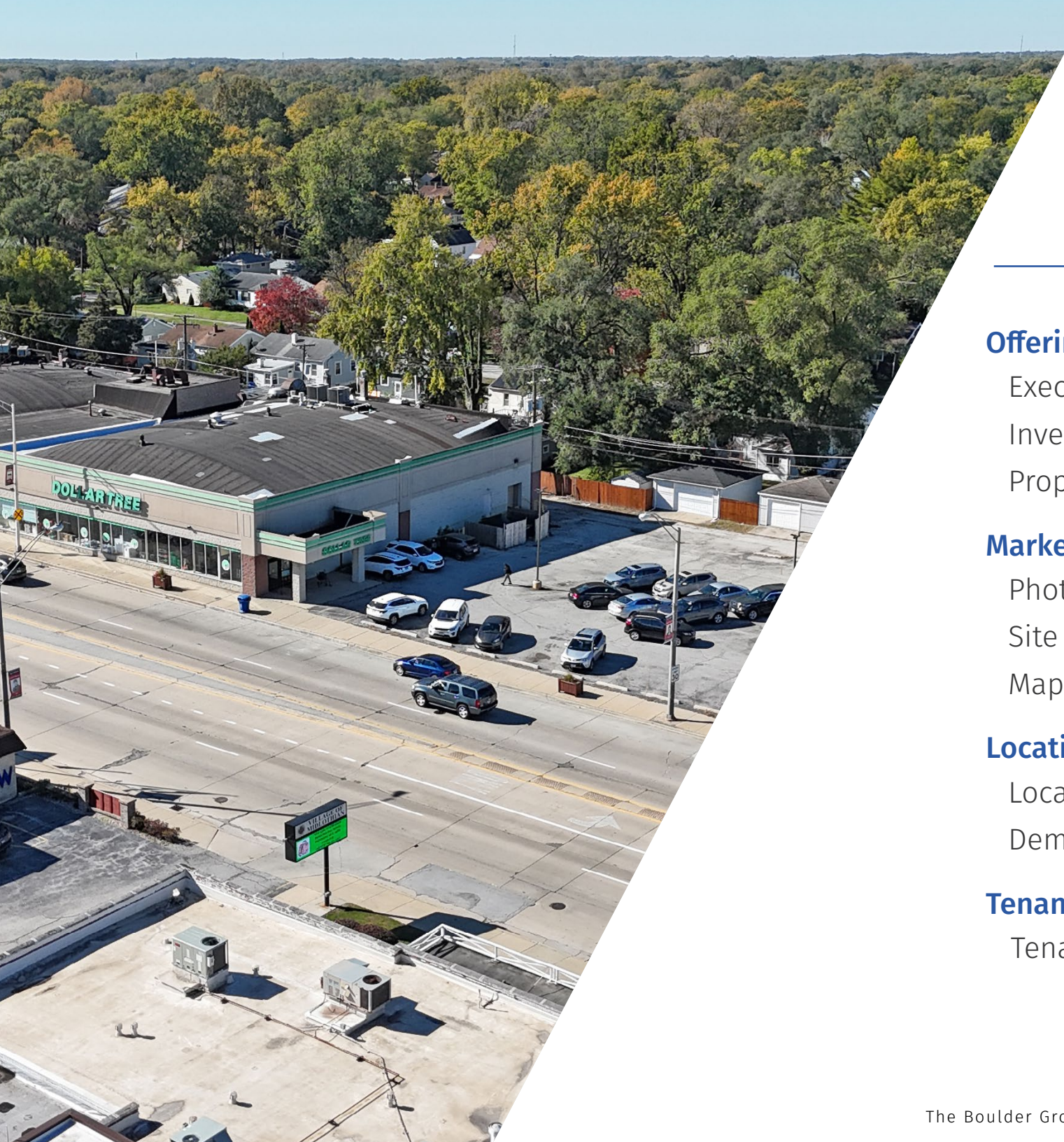
NET LEASE INVESTMENT OFFERING



**Dollar Tree**

14800 Pulaski Rd  
Midlothian, IL 60445 (Chicago MSA)





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## Executive Summary

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The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dollar Tree property positioned within the Chicago MSA in Midlothian, Illinois. Dollar Tree has been successfully operating at this location since 2013 and recently signed a 5-year lease extension through 2029, demonstrating commitment to the site. The lease features two 5-year renewal options with 0.50/SF rental escalations at the start of each. Additionally, Dollar Tree is paying significantly below the CoStar submarket rent (Current: \$8.00/SF vs Submarket: \$18.83/SF). Dollar Tree is an investment grade rated tenant with a “BBB” Standard & Poor’s rating.

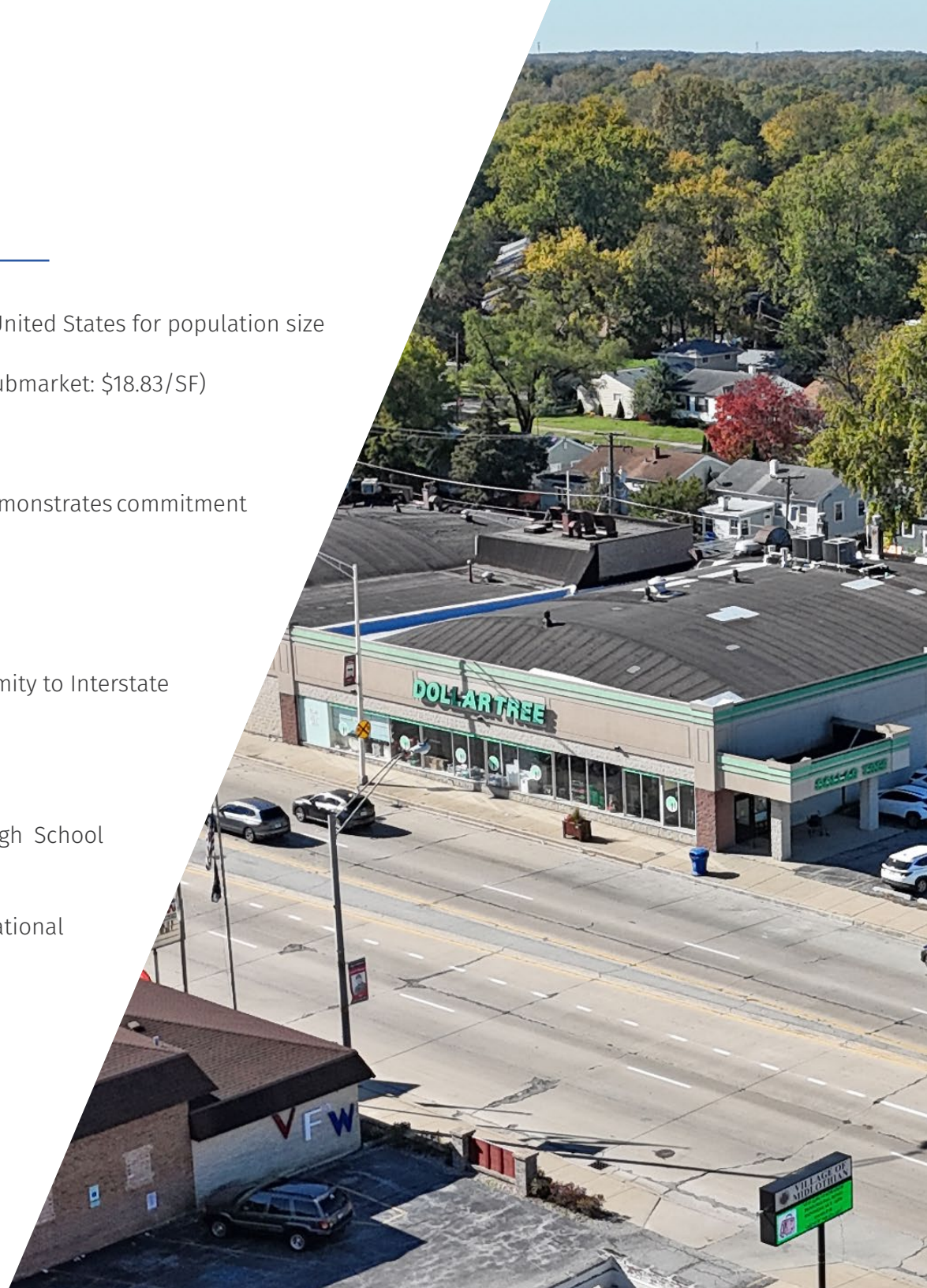
The 10,800-square-foot building benefits from its strategic location along Pulaski Road, which sees over 19,000 vehicles per day, and its proximity to 147th Street, which experiences 21,400 vehicles daily. The property is conveniently located 1.5 miles from the interchange between Interstate 57 and Interstate 294, which carry 125,300 and 104,700 vehicles per day, respectively. Within a five-mile radius, there are over 232,000 residents. Those of which earn an average household income of \$92,180. The property is also within walking distance of Bremen Community High School, which has an enrollment of approximately 1,450 students. Nearby national retailers include Firestone, McDonald’s, Old National Bank, and several others, further enhancing the area’s commercial appeal.

Dollar Tree, Inc. is an American multi-price-point chain of discount variety stores. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 16,000 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of 24 distribution centers. Additionally, the company operates stores under the name of Dollar Bills, as well as a multi-price-point variety chain under the Family Dollar banner.

# Investment Highlights

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- » Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- » Significantly below market rent (Current: \$8.00/SF vs submarket: \$18.83/SF)
- » Investment grade tenant – S&P: BBB
- » Recent 5-year lease extension after a 11+ year tenancy demonstrates commitment
- » Over 232,000 people live within a five-mile radius
- » \$0.50 PSF rental escalations in each renewal option
- » Located along Pulaski Rd (19,000 VPD) and within proximity to Interstate 57 (125,300 VPD) and Interstate 294 (104,700 VPD)
- » Average household income within five miles is \$92,180
- » Within walking distance from Bremen Community High School (1,450 students)
- » Nearby retailers include Firestone, McDonald's, Old National Bank, & several others



# Property Overview



PRICE  
\$1,049,000



CAP RATE  
8.23%



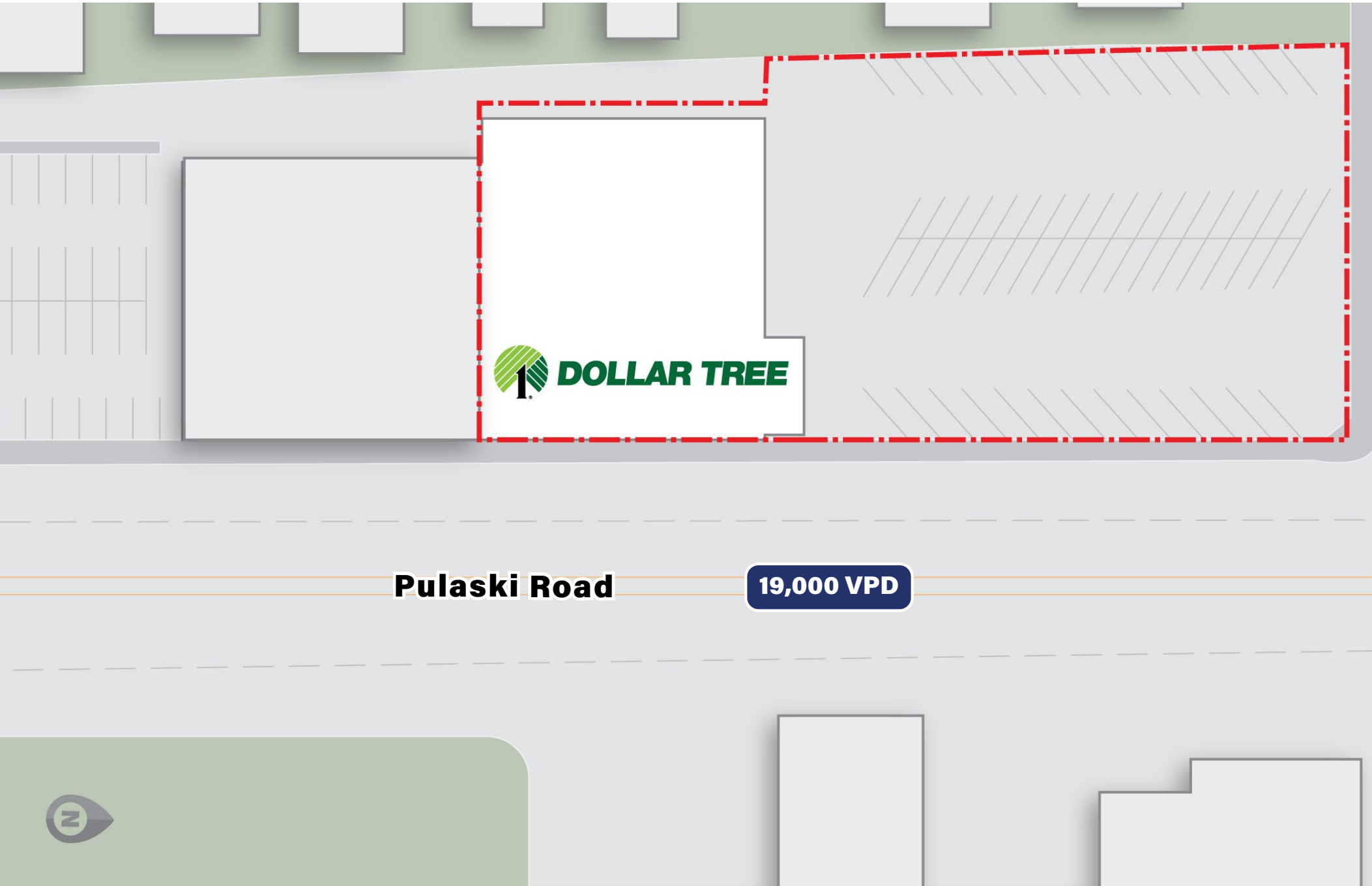
NOI  
\$86,400

LEASE COMMENCEMENT DATE:	6/11/2013
LEASE EXPIRATION DATE:	1/31/2029
RENEWAL OPTIONS:	Two 5-year
RENTAL ESCALATION:	\$0.50/SF in each option
LEASE TYPE:	NN
TENANT:	Dollar Tree
YEAR BUILT:	1955
BUILDING SIZE:	10,800 SF
LAND SIZE:	1.52 AC

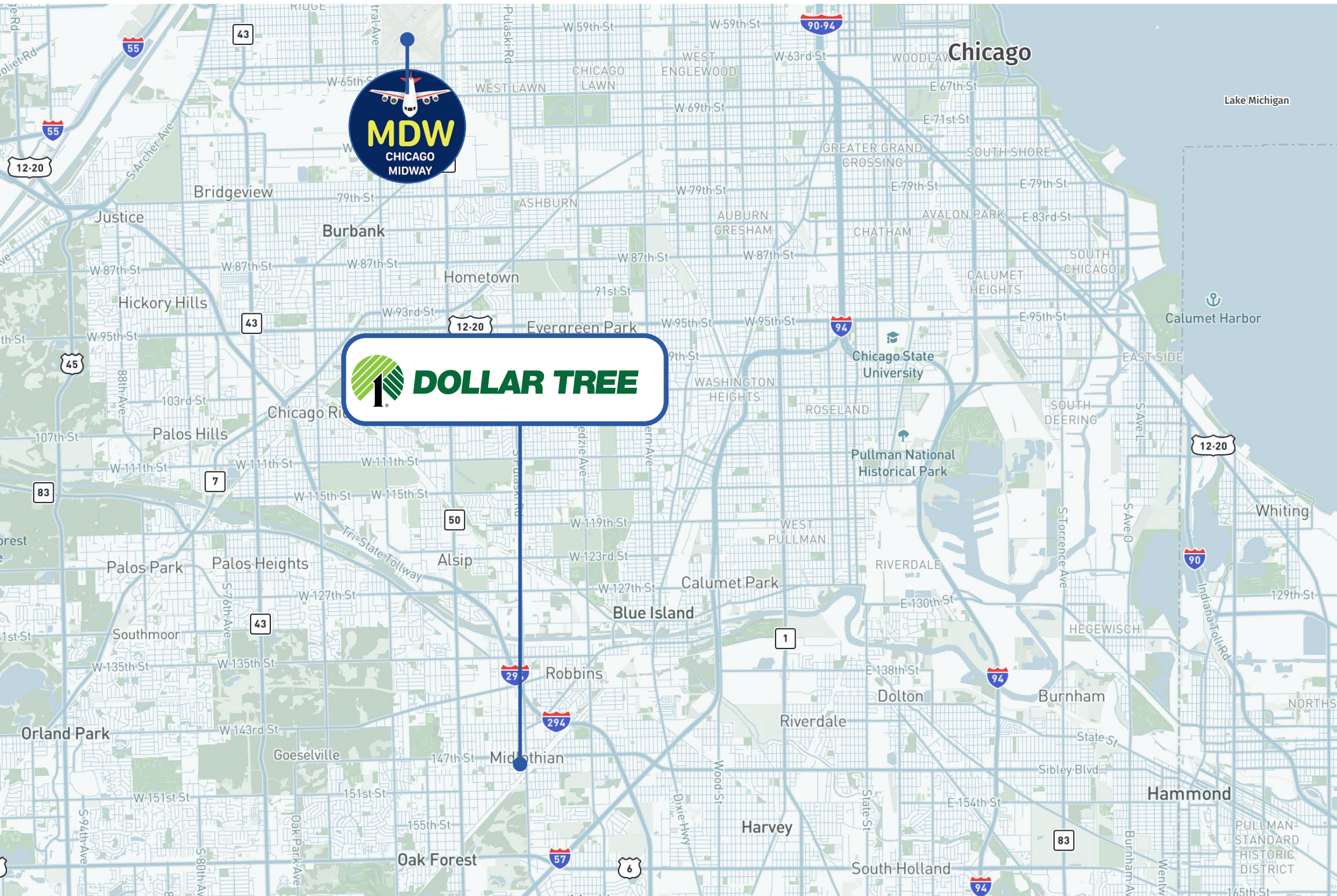
# Photographs



# Site Plan



# Map





## Location Overview

### MIDLOTHIAN, ILLINOIS

Midlothian, IL, is a village located in Cook County, approximately 20 miles southwest of downtown Chicago. According to the 2020 Census, Midlothian has a population of 14,583 residents. The median household income is approximately \$62,000, and the village's housing market is characterized by a homeownership rate of about 72%.




Midlothian is well-connected to the greater Chicago metropolitan area via major roadways, including Interstate 57 and U.S. Route 6, and is served by the Metra Electric District line, providing convenient commuter rail access to the Loop. The village is part of the Chicago-Naperville-Elgin Metropolitan Statistical Area (MSA), which boasts a population of over 9.6 million people, contributing to its strong consumer base and workforce.

The area is also home to several parks and recreational facilities, including Midlothian Meadows Forest Preserve, offering ample green space for outdoor activities. Local schools are part of the Bremen High School District 228 and Midlothian School District 143, contributing to the community's family-friendly atmosphere.

### CHICAGO MSA

The Chicago Metropolitan Statistical Area (MSA), also known as Chicagoland, is the third-largest metro area in the United States, with a population exceeding 9.6 million people across parts of Illinois, Indiana, and Wisconsin. The region boasts a diverse and robust economy, contributing over \$770 billion to the U.S. GDP, driven by key sectors such as finance, manufacturing, healthcare, and transportation. Chicago's O'Hare International Airport is one of the busiest airports globally, enhancing the area's connectivity. The MSA is also a major logistics hub, with an extensive network of highways, railways, and waterways. The median household income in the Chicago MSA is approximately \$75,000, and the area continues to attract businesses due to its large consumer base, skilled workforce, and world-class infrastructure.

## Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	13,523	5,005	\$69,061	\$86,428
3-MILE	80,053	30,251	\$65,942	\$85,760
5-MILE	232,888	90,773	\$68,536	\$92,180

# Tenant Overview



## DOLLAR TREE

Dollar Tree, a Fortune 200 company, is one of the leading discount variety retailers in the U.S., operating more than 16,000 stores across 48 states and five Canadian provinces. Founded in 1986, the company specializes in offering a broad selection of products priced at \$1.25 or less, ranging from household goods and seasonal items to food, health and beauty products, and party supplies.

Dollar Tree's strong market presence is driven by its commitment to value, providing customers with everyday essentials at unbeatable prices. The retailer attracts a diverse customer base and consistently ranks as one of the most reliable and well-performing tenants in retail centers nationwide. With a robust annual revenue exceeding \$30 billion and a loyal consumer base, Dollar Tree's strategic footprint continues to grow, making it a stable and desirable tenant for commercial property owners. The company trades on the NASDAQ under the ticker symbol DLTR.

Website:	<a href="http://www.dollartree.com">www.dollartree.com</a>
Headquarters:	Chesapeake, VA
Number of Locations:	16,000+
Company Type:	Public (Nasdaq: DLTR)
Number of Employees:	200,000+



## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

THE



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