

OFFERED EXCLUSIVELY BY



Isaiah Harf

Regional Managing Director
iharf@northmarq.com
+1 773.963.2637
IL Lic #471019332

Christian Tremblay

Vice President
ctremblay@northmarq.com

Blaise Bennett

Associate Vice President
bbennett@northmarq.com

Chanel Tobias

Senior Investment Sales Analyst
ctobias@northmarq.com

Josh Burdeen

Analyst
jburdeen@northmarq.com

Northmarq

191 N Wacker Dr | Suite 2000
Chicago, IL 60606
northmarq.com



Property Photo - Image may not reflect current signage



Family Dollar

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:
\$1,134,915



Cap Rate:
8.85%

[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 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 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.**