



2707 E SANGAMON AVE | SPRINGFIELD, IL 62702

OFFERING MEMORANDUM





## EXCLUSIVELY LISTED BY:

### SENIOR VICE PRESIDENT & SENIOR DIRECTOR

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REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



# EXECUTIVE OVERVIEW

## LEASE & LOCATION HIGHLIGHTS

- 2017 retrofit for Dollar Tree
- Dollar Tree recently extended their lease early to a full 10-year term, proving their commitment to the location and market
- Corporately guaranteed lease
- Three, 5-Year renewal options all of which include a \$.50/SF rent increase
- 5-Mile population of 88,476 residents
- Average household income of \$69,505 annually
- Traffic counts exceed +43,000 at the intersection of Dirksen Pkwy & E Sangamon Rd
- Local retail tenants include Walmart, Lowes McDonald's, ADLI, Wells Fargo, AARON's KFC, Wendy's, and many more

## TENANT HIGHLIGHTS

- Dollar Tree acquires Family Dollar in 2015 and they are considered to be the second largest discount retailer in the United States with more than 16,000 locations
- Family Dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same store sales / profitability
- Investment Grade Credit Tenant – S&P Rated BBB



# FINANCIAL OVERVIEW



**\$1,031,250**

LIST PRICE



**±11,000 SF**

GLA



**2017**

YEAR RENOVATED



**8.00%**

CAP RATE



**±0.93 AC**

LOT SIZE



REPRESENTATIVE PHOTO



## TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	LL Responsibility
Original Lease Term	10 Years
Rent Commencement Date	5/17/2017
Lease Expiration Date	1/31/2034
Term Remaining on Lease	±9 Years
Increase	\$5,500 (\$0.50/PSF) In Options
Options	Three, 5-Year Options

## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 1/31/2034	\$6,875.00	\$82,500.00	8.00%
Option 1	\$7,333.33	\$88,000.00	8.53%
Option 2	\$7,791.67	\$93,500.00	9.07%
Option 3	\$8,250.00	\$99,000.00	9.50%

## FINANCING INQUIRIES

For financing options reach out to:

COREY RUSSELL  
 corey.russell@matthews.com  
 (817) 932-4333





VETERANS PKWY ± 17,000 VPD

DEVERUEX HEIGHTS

MAYDEN AVE

TWIN LAKES



ILLINOIS STATE FAIRGROUNDS

W MAIN ST



E SANGAMON AVE ± 18,000 VPD

55

± 44,000 VPD





## TENANT PROFILE

### COMPANY NAME

Dollar Tree, Inc.

### OWNERSHIP

Public

### INDUSTRY

Dollar Stores

### HEADQUARTERS

Chesapeake, VA

### NO. OF EMPLOYEES

±60,000



## A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

## FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

## GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

## STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



**16,000+**

LOCATIONS



**\$28.3B**

2022 REVENUE



**1959**

FOUNDED

# AREA OVERVIEW

## SPRINGFIELD, IL

Springfield, Illinois, known as the capital city of the Land of Lincoln, exudes a unique blend of historical significance and modern charm. As the hometown of Abraham Lincoln, the 16th President of the United States, Springfield is steeped in rich history and serves as a pilgrimage site for those interested in American history. Visitors can explore the meticulously preserved Lincoln Home National Historic Site, tour the Abraham Lincoln Presidential Library and Museum, and pay their respects at Lincoln's tomb in Oak Ridge Cemetery. Beyond its historical allure, Springfield offers a vibrant cultural scene, with art galleries, theaters, and a variety of culinary delights to enjoy. Its friendly community and welcoming atmosphere make it a delightful destination for travelers seeking a taste of both history and contemporary Midwestern culture.

## PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2023 Estimate	7,413	36,691	88,476
POPULATION	1-MILE	3-MILE	5-MILE
2023 Estimate	3,182	15,383	38,110
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$69,505	\$53,339	\$63,114





## ECONOMY

The economy of Springfield, Illinois, is characterized by a diverse range of sectors that contribute to its overall stability. Government plays a central role, given that Springfield is the state capital, with numerous state and local government offices providing a substantial source of employment. The presence of state agencies, including the Illinois Department of Healthcare and Family Services and the Illinois Department of Revenue, helps sustain a sizable government workforce. Additionally, Springfield's healthcare sector is robust, with major hospitals like Memorial Medical Center and HSHS St. John's Hospital serving not only the local community but also drawing patients from surrounding areas. The city also benefits from a strong education sector, with institutions like the University of Illinois Springfield and several other colleges contributing to the economy through employment and educational services. While Springfield enjoys these economic anchors, it continues to diversify, with growing sectors in manufacturing, technology, and tourism helping to bolster the local job market and business landscape. Moreover, Springfield's strategic location along major transportation routes, including Interstate 55, has led to growth in logistics and distribution sectors, further enhancing its economic resilience. The city's leadership continues to prioritize economic development, recognizing the importance of a well-rounded economy to ensure long-term prosperity for its residents and businesses.

## ATTRACTIONS

Springfield, Illinois, is a treasure trove of historical and cultural attractions that draw tourists from far and wide. The city is perhaps best known for its association with Abraham Lincoln, and visitors can immerse themselves in his legacy by exploring sites like the Lincoln Home National Historic Site, where he lived with his family, and the Abraham Lincoln Presidential Library and Museum, which offers an engaging and immersive journey through the life of the 16th President of the United States. Oak Ridge Cemetery is the final resting place of Abraham Lincoln and remains a solemn destination for those paying their respects. Beyond Lincoln-related sites, Springfield offers the Dana-Thomas House, a stunning example of Frank Lloyd Wright's architecture, and the Illinois State Museum, which showcases the state's natural and cultural history. The Old State Capitol, where Lincoln delivered his famous "House Divided" speech, is another must-visit landmark. With its rich historical heritage and a vibrant arts and culinary scene, Springfield ensures that tourists have a wealth of experiences to enjoy and explore.







## **THE UNIVERSITY OF ILLINOIS SPRINGFIELD (UIS)**

The University of Illinois Springfield (UIS) is a distinguished institution of higher education located in Springfield, Illinois. As a part of the University of Illinois system, UIS offers a diverse range of academic programs and is renowned for its commitment to providing accessible and quality education. The university boasts a beautiful and modern campus, featuring state-of-the-art facilities and a picturesque setting along Lake Springfield. UIS is particularly known for its strengths in the fields of public affairs, business, education, and the liberal arts, offering undergraduate, graduate, and doctoral programs to a diverse student body. With a strong emphasis on experiential learning, UIS places great importance on community engagement, research, and innovation, ensuring students graduate with the skills and knowledge necessary to excel in their chosen fields. The university's dedication to fostering a supportive and inclusive learning environment makes it an attractive destination for students seeking an excellent education in the heart of Illinois.



## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **ADDRESS** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.





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*INTERACTIVE OFFERING MEMORANDUM*

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