



**DOLLAR TREE**  
663 BROOK FOREST AVE, SHOREWOOD, IL 60404

ENTER CAPTION HERE

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## EXCLUSIVELY LISTED BY:

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## INVESTMENT SUMMARY

List Price:	\$3,013,500
Current NOI:	\$218,496
Initial Cap Rate:	7.25%
Land Acreage:	0.92
Year Built	2025
Building Size:	9,977 SF
Price PSF:	\$302.04
Lease Type:	NN
Lease Term:	10 Years
Average CAP Rate:	6.75%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present a prime investment opportunity at 663 Brook Forest Ave in Shorewood, IL. This impressive 9,977 SF free-standing building, zoned B-3, offers a lucrative chance to secure a 100% occupied property in a sought-after location. Ideally situated in the thriving Shorewood area, this establishment is poised to deliver strong returns for investors seeking a prized retail asset.

This Dollar Tree is one of the best performing locations in the seller's development career. He has built more than 400 Dollar Tree/Family Dollar properties over the past several decades.



**PRICE** \$3,013,500



**CAP RATE** 7.25%



**LEASE TYPE** NN



**TERM REMAINING** 10 Years

## INVESTMENT HIGHLIGHTS

- 2025 construction with warranties
- Adjacent to Aldi & Home Depot
- Excellent residual value in major retail zone
- 70,000 people live within 3 miles
- Average household income exceeds \$117,000
- DLTR stock has risen nearly 20% over last 6 months
- Ideal market for DLTR's business model
- Extremely High Sales Performance Location

## FINANCIAL SUMMARY

INCOME	PER SF	
<b>Gross Income</b>	-	-
<hr/>		
EXPENSE	PER SF	
<b>Gross Expenses</b>	-	-
<b>NET OPERATING INCOME</b>	<b>\$218,496.30</b>	<b>\$21.90</b>

## PROPERTY SUMMARY

Year Built:	2025
Lot Size:	0.92 Acres
Building Size:	9,977 SF
Zoning:	B-3

## LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	NN
Primary Lease Term:	10 Years
Annual Rent:	\$218,496.30
Rent PSF:	\$21.90
Lease Start Date:	May 29, 2025
Lease Expiration Date:	July 30, 2035
Rent Bumps:	\$0.50 PSF at each option
Renewal Options:	Three 5-Year Options
Tenant Website:	<a href="https://www.dollartree.com/">https://www.dollartree.com/</a>



**DOLLAR TREE®**



TENANT NAME	TERM (YEARS)	LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT	INCREASES	RENT PER SF/YR
Dollar Tree	Base 1-10	May 29, 2025	July 30, 2035	\$218,496.30	\$18,208.02	-	\$21.90
Dollar Tree	Option 1 (11-15)	August 01, 2035	July 30, 2040	\$223,484.80	\$18,623.73	\$0.50 PSF	\$22.40
Dollar Tree	Option 2 (16-20)	August 01, 2040	July 30, 2045	\$228,473.30	\$19,039.44	\$0.50 PSF	\$22.90
Dollar Tree	Option 3 (21-25)	August 01, 2045	July 30, 2050	\$233,461.80	\$19,455.15	\$0.50 PSF	\$23.40



**DOLLAR TREE®**

## TENANT BACKGROUND

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$28+ billion dollar company and a premier operator in its industry.



## OVERVIEW

**Company:** Dollar Tree

**Founded:** 1986

**Total Revenue:** \$30.60 Billion

**Net Income:** \$1.89 Billion

**Headquarters:** Chesapeake, Virginia

**Website:** [www.DollarTree.com](http://www.DollarTree.com)

## TENANT HIGHLIGHTS

- \$31.28+ Billion Market Capital in 2022
- Same Store Sales Increases 9.0% in 2022
- Ranked #134 on Fortune 500 in 2020
- Over 16,000 Locations in the USA
- Boasts a staggering TTM revenue exceeding \$28 billion

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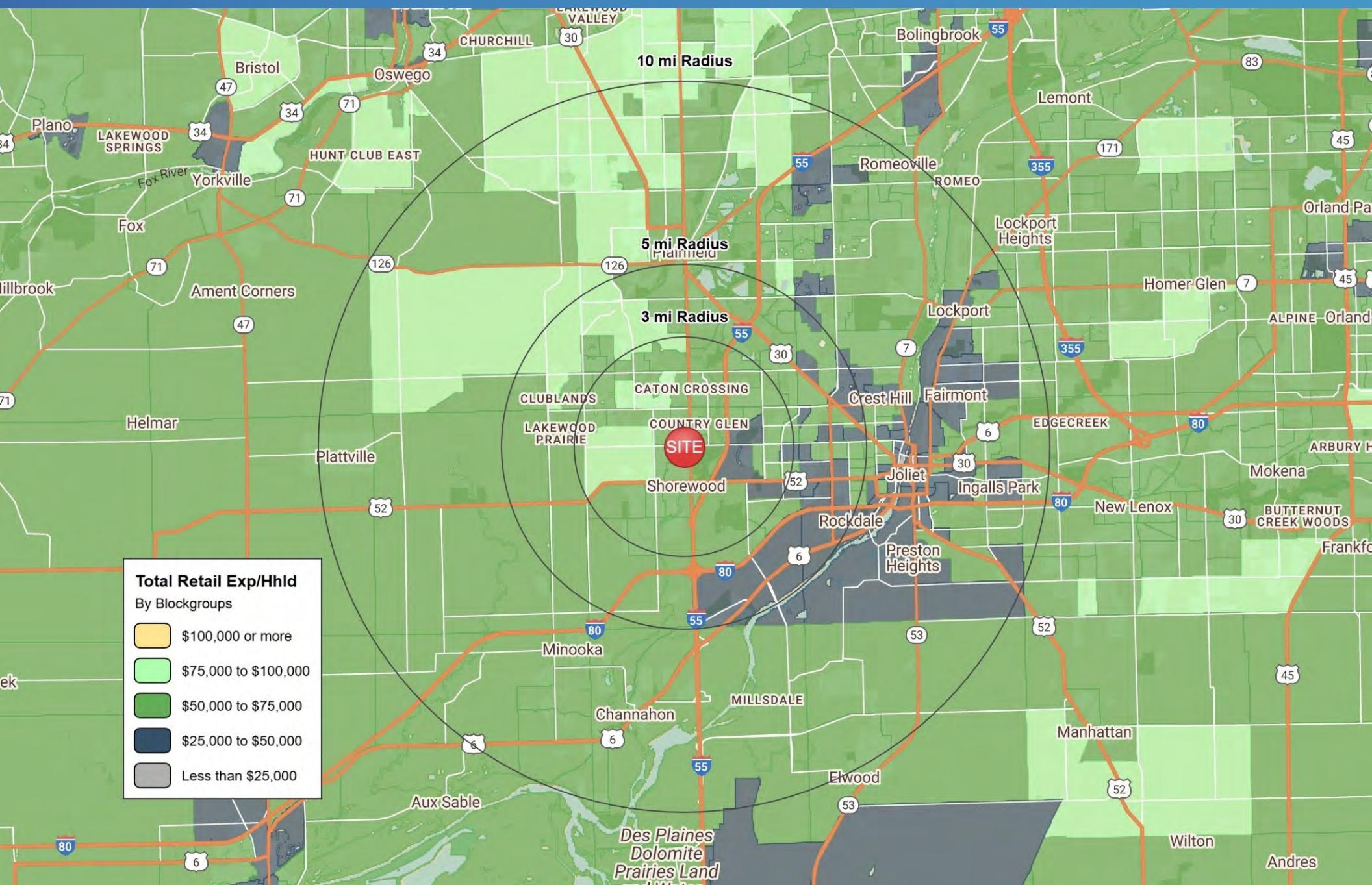
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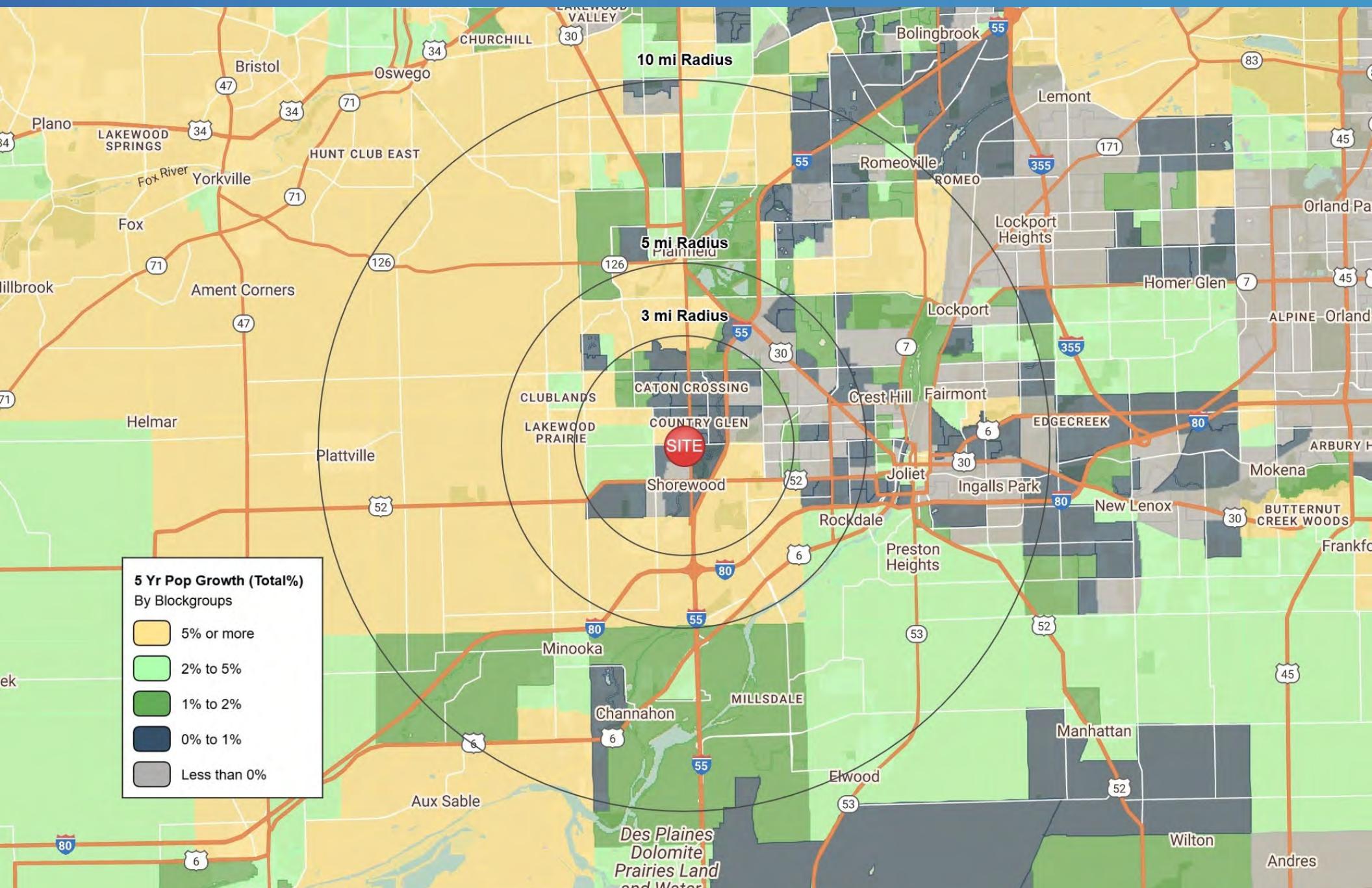
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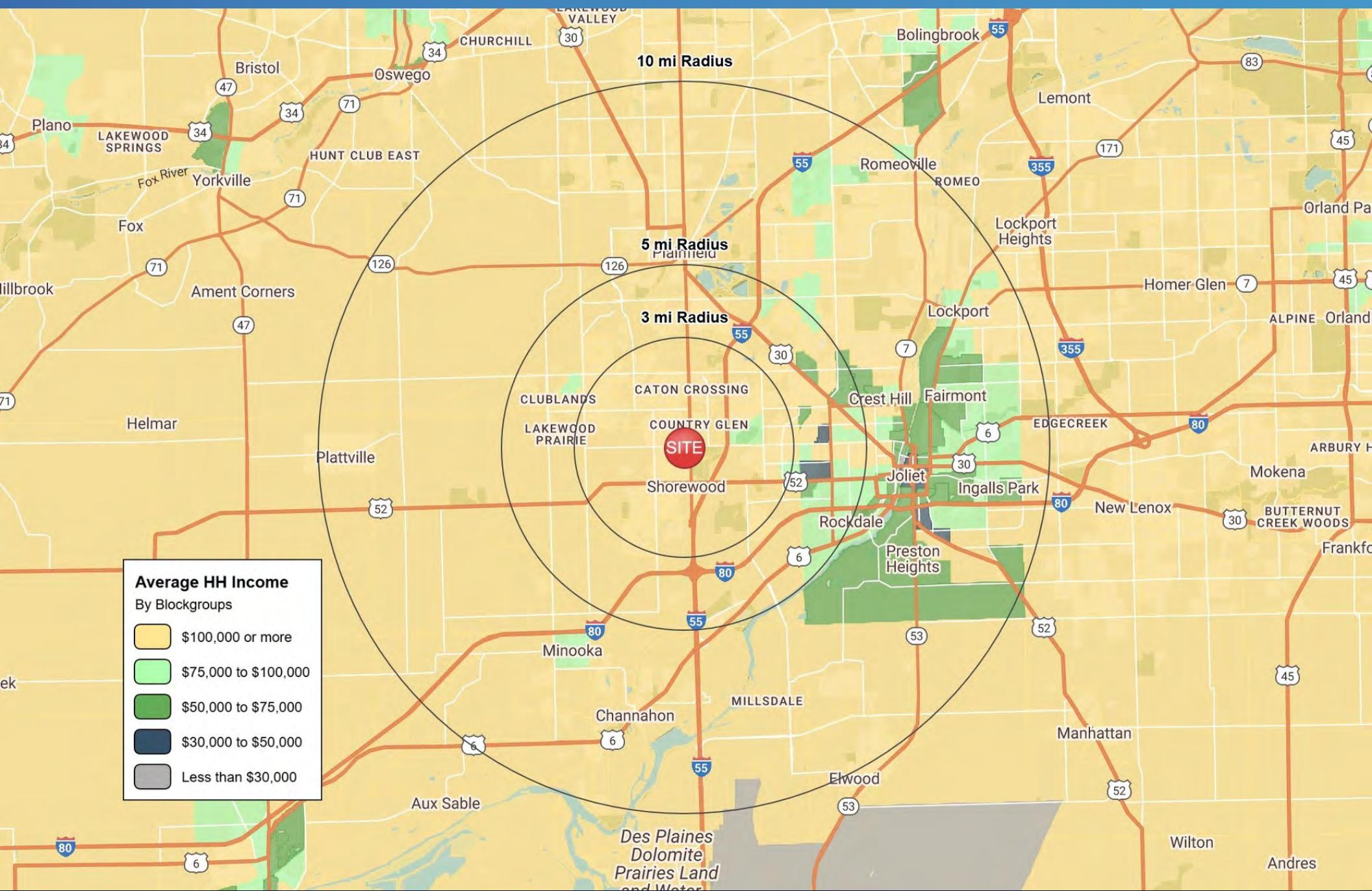


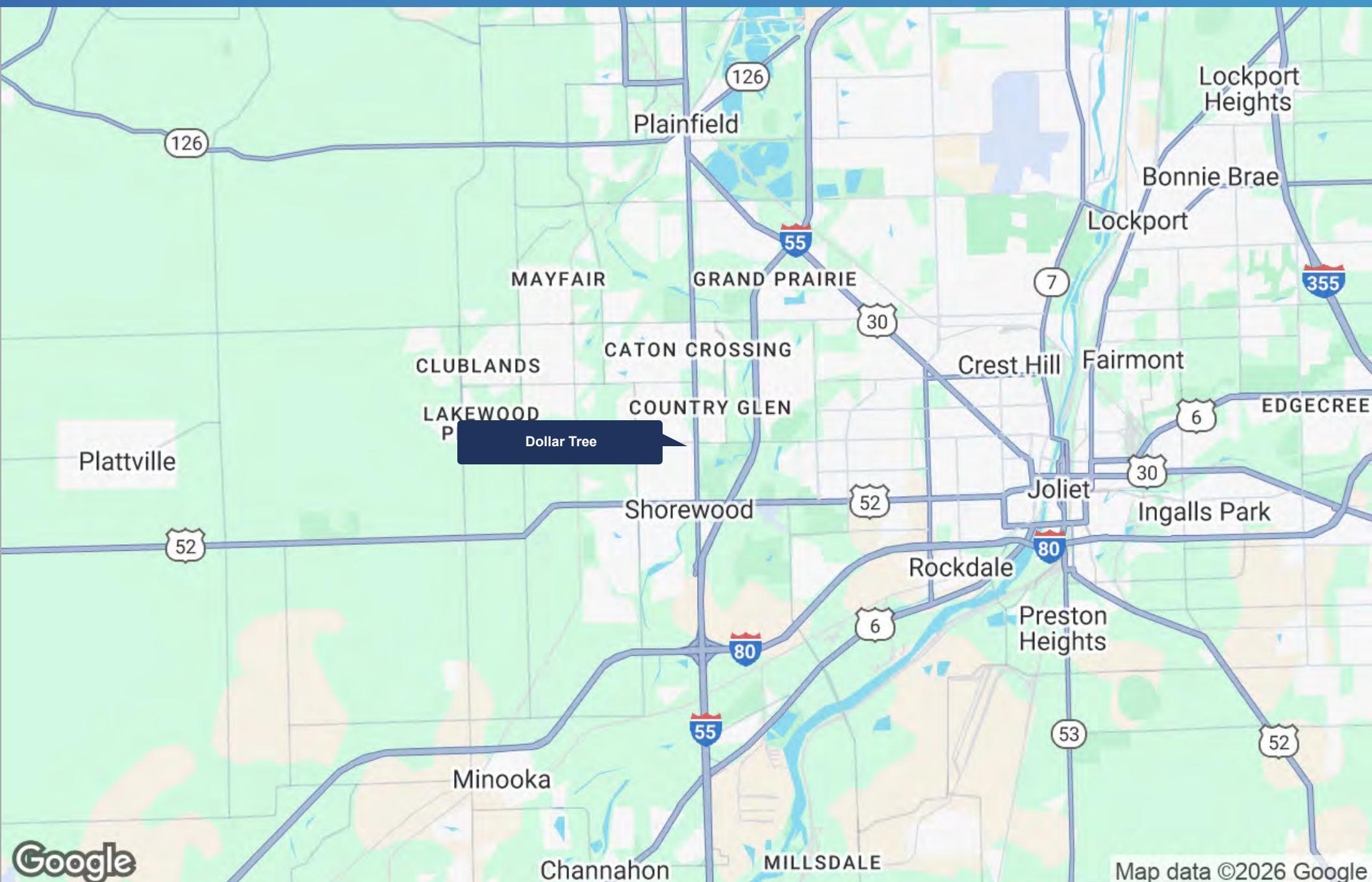
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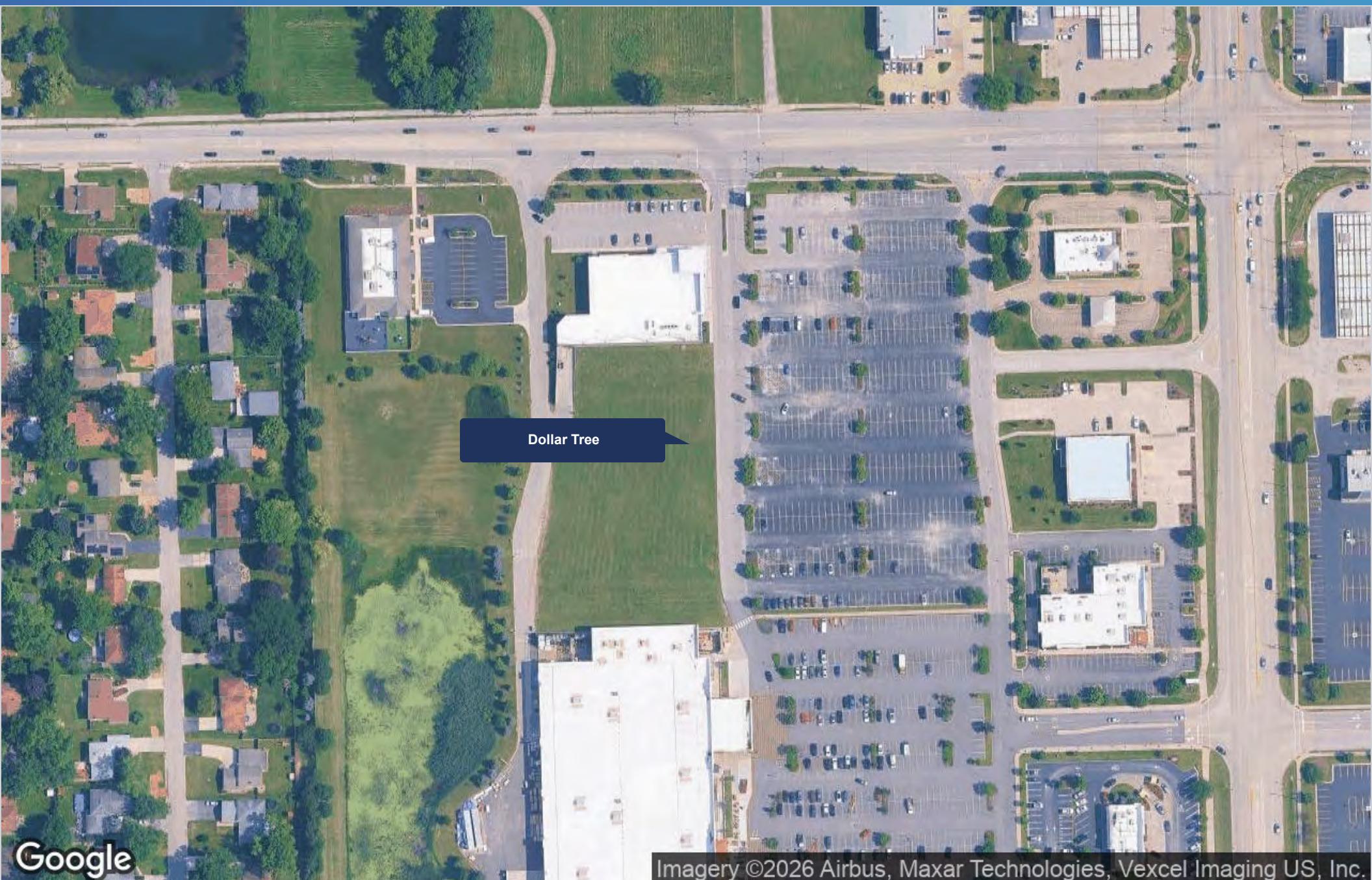














Shorewood, Illinois, is a suburban village located in Will County, about 40 miles southwest of Chicago. Originally a small resort town along the DuPage River, Shorewood has evolved into a thriving residential community with a mix of suburban charm and modern conveniences. The village is known for its well-planned neighborhoods, excellent schools, and an abundance of parks and recreational areas, making it an attractive destination for families and professionals. With easy access to major highways like I-55 and I-80, residents enjoy a balance of peaceful living with proximity to the greater Chicagoland area.

In addition to its residential appeal, Shorewood offers a variety of shopping, dining, and entertainment options. The village has seen steady growth in commercial development, with local businesses and national retailers catering to the needs of the community. Parks such as Hammel Woods and Shorewood Park provide outdoor activities, including hiking, fishing, and kayaking along the river. Community events, such as the annual Crossroads Festival, foster a strong sense of local pride and engagement. With its mix of small-town feel and modern amenities, Shorewood continues to be a desirable place to live and work in the region.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	68,458	151,579	373,158
Total Population 2029	68,401	152,686	375,635
Median Age	39.2	38.8	38.1
# Of Persons Per HH	2.9	2.8	2.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	23,321	53,055	126,956
Average HH Income	\$119,332	\$108,116	\$106,576
Median House Value	\$259,577	\$247,966	\$246,835
Consumer Spending	\$895.9M	\$1.9B	\$4.5B





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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