

# FOR SALE FAMILY DOLLAR, CHICAGO, IL



4425-4441 S. Cottage Grove Avenue, Chicago, IL 60653

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# INVESTMENT SUMMARY

## SALE PRICE:

**\$2,575,000**

## BUILDING INFORMATION

Building Size	17,500 SF
Occupancy %	100.0%
Tenancy	Single

## LEASE SUMMARY

Tenant:	Family Dollar
Lease Type:	NN
Lease Term:	10 Years
NOI:	\$179,656
Cap Rate	7.0%
Taxes, Insurance:	Tenant Responsibility
Roof, Structure:	Landlord Responsibility
Commencement Date:	June 2003
Expiration Date:	January 2028
Term Remaining:	4.8 Years
Options:	2 (5) Year Options
Rent Increases:	10% in each Option
Tenant Website:	<a href="http://www.familydollar.com">www.familydollar.com</a>

## NOI

Year 1	\$169,674
Years 2 - 5	\$181,320



# PROPERTY DETAILS & HIGHLIGHTS

Building Name	Family Dollar, Chicago, Illinois
Property Type	Retail
Property Subtype	Street Retail
Building Size	17,500 SF
Lot Size	0.71 Acres
Number of Floors	1

Exclusive Realty is pleased to present this 17,500 square foot Family Dollar store located in Chicago, Illinois. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease is corporately guaranteed by Dollar Tree, Inc., which holds a credit rating of “BBB-” and this is classified as investment grade.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores.



- NN Lease/Minimal Landlord Responsibility
- 17,500 square feet on 0.71 Acres of Land
- Brand New Roof 2022
- Exercised 5 Year Lease Extension in January 2023
- High Sales Volume Store
- In close proximity to national retailers Walmart, Planet Fitness, Popeyes, O'Reilly Auto Parts, Walgreens and more
- Densely populated area with over 217,000 Residents within a 3 Mile Radius
- Average Household Income exceeds \$75,000 within a 5 Mile Radius



# LOCATION SUMMARY



Chicago

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## LOCATION DESCRIPTION

This Family Dollar is strategically positioned on S. Cottage Grove Avenue, which is located between two of the main retail corridors through Chicago. The densely populated area has over 217,000 Residents within a 3 Mile Radius ensuring the subject property to be lucrative. It is also in close proximity to national retailers such as Walmart, Planet Fitness, Popeyes, O'Reilly Auto Parts, Walgreens and more.

Chicago is the most populous city in the U.S. state of Illinois and third most populous in the United States after New York City and Los Angeles. It is the most populous city in the Midwest. Chicago is an international hub for finance, culture, commerce, industry, education, technology, telecommunications, and transportation. It is the site of the creation of the first standardized futures contracts, issued by the Chicago Board of Trade, which today is part of the largest and most diverse derivatives market in the World, generating 20% of all volume in commodities and financial futures alone.

Landmarks in the City include Millennium Park, Navy Pier, the Magnificent Mile, Art Institute of Chicago, Museum Campus, Willis (Sears) Tower, Grant Park, Museum of Science and Industry, and Lincoln Park Zoo.

Chicago's culture includes the visual arts, literature, film, theater, comedy, food, dance, and music.



# TENANT PROFILE



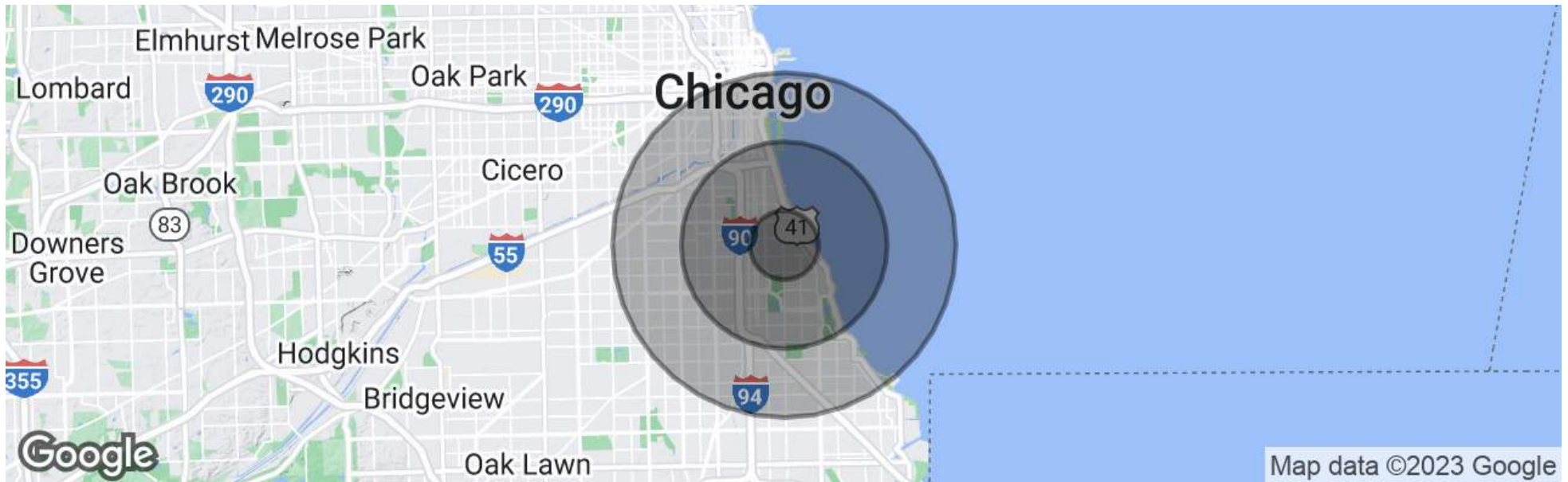
Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion.

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network..

TENANT OVERVIEW		TENANT HIGHLIGHTS
Company:	Family Dollar/Dollar Tree	Investment Grade Credit Rating "BBB"
Founded:	1986	Family Dollar recently Acquired by Dollar Tree for \$9.5 Billion
Total Revenue:	\$28.33 Billion	Operates in 44 States
Net Worth:	\$8.5 Billion	Over 8,000 Locations
Headquarters:	Chesapeake, Virginia	60,000 Employees
Website:	www.familydollar.com	\$22.24 Billion in Company Revenue
		Ranked #137 on Fortune 500 for 2022

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	42,721	196,618	581,422
Average Age	37.6	36.5	35.8
Average Age (Male)	35.5	34.5	34.2
Average Age (Female)	38.8	38.3	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	23,232	102,445	285,030
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$63,320	\$59,606	\$63,356
Average House Value	\$284,940	\$241,621	\$228,993

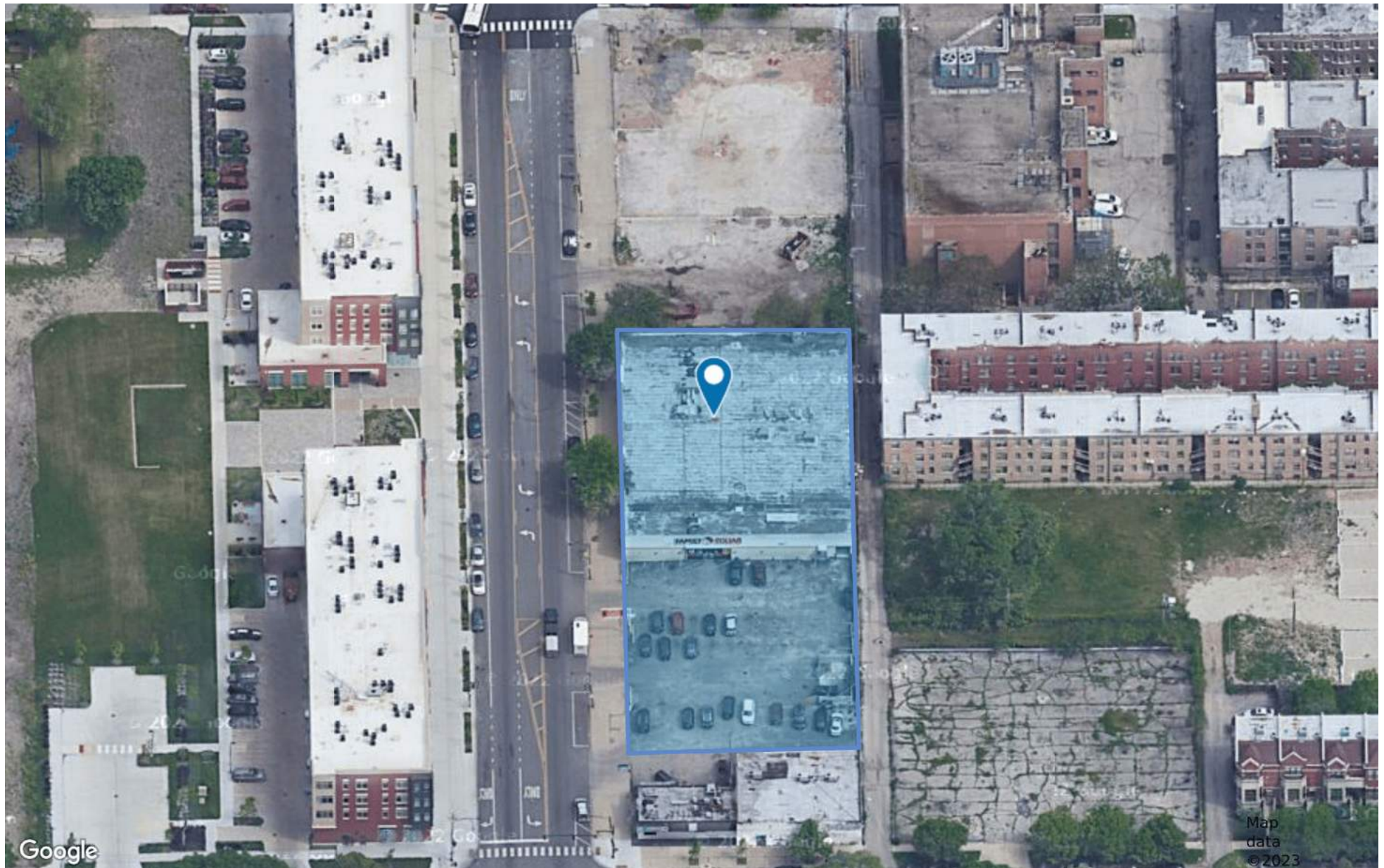
\* Demographic data derived from 2020 ACS - US Census



# RETAILER MAP

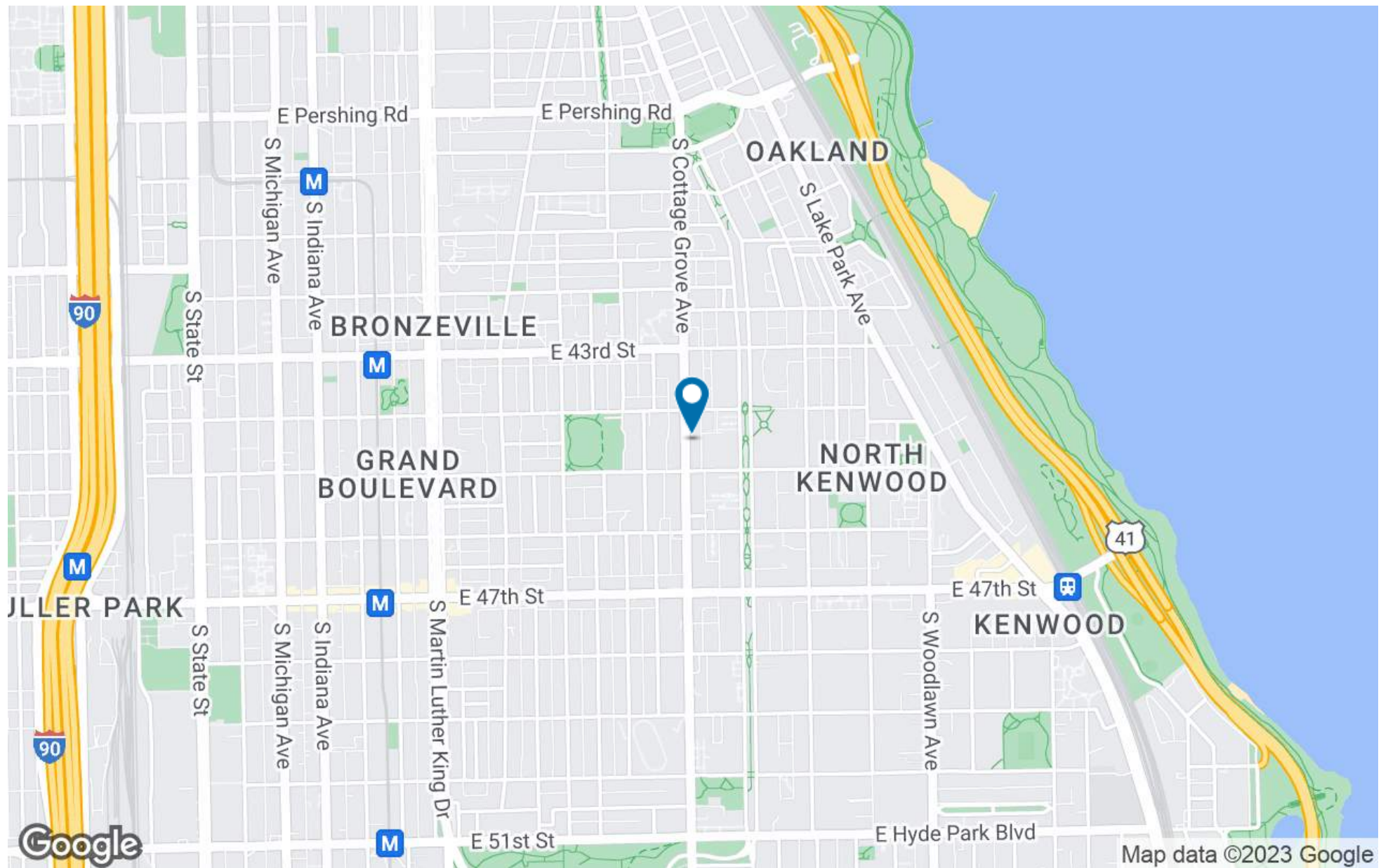


# AERIAL MAP



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# PARCEL AND TRAFFIC COUNTS



# MEET THE TEAM



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