OFFERED EXCLUSIVELY BY

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Property Photo - Image may not reflect current signage

Family Dollar

505 IL-49 | Casey, IL 62420

Long-Term Net Lease with Escalations
Strong Access & Visibility | Concrete Parking Lot

Price: **$1,100,000**

Cap Rate: **9.13%**

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.**