



FAMILY DOLLAR (DARK)

1099 NORTH COLE STREET, BUSHNELL, IL 61422

ACTUAL BUILDING PHOTO

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INVESTMENT SUMMARY

List Price:	\$1,147,674
Current NOI:	\$123,375.00
Initial Cap Rate:	10.75%
Land Acreage:	+/- 1.0
Year Built	2023
Building Size:	10,500 SF
Price PSF:	\$109.30
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	10.75%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,500 SF. freestanding Family Dollar located in Bushnell, Illinois. Family Dollar is dark but still paying rent per the Lease. The property offers a Double Net (NN) Lease, leaving minimal landlord responsibilities. The lease contains 4 (5 year) options to renew, each with a \$0.50 PSF rental rate increase. The lease is corporately guaranteed. The store has completed construction in June 2023. This building is highly visible as it is strategically positioned on the corner of Cole Street and Smith Street which sees 2,686 cars per day. It sits across the street from a new Dollar General Market store on the main thoroughfare through the city. The ten mile population from the site is 7,090 while the three mile average household income is \$55,315 per year, making this location ideal for a new tenant. The Subject offering represents an ideal opportunity for a 1031 exchange buyer. This investment will offer a new owner continued success due to the desirable location, newer construction, with tons of potential!. List price reflects a 10.75% cap rate based on NOI of \$123,375.



PRICE \$1,147,674



CAP RATE 10.75%



LEASE TYPE Double Net (NN)



TERM REMAINING 7 Years

INVESTMENT HIGHLIGHTS

- Family Dollar is Dark but Still Paying Rent
- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- 2023 BTS Construction
- Four (5 Year) Options | \$0.50 PSF Rental Rate Increase
- Corner Location | Concrete Parking Lot
- Across From Brand New Dollar General Market | On Main Thoroughfare
- Corporate Guaranty
- 2,686 Cars Per Day at Cole Street and Smith Street
- 3 Mile Average Household Income \$55,315
- 10 Mile Population 7,090

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$123,375.00	\$11.75
Gross Income	\$123,375.00	\$11.75
EXPENSE		PER SF
Reserve	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$123,375.00	\$11.75

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.0 Acre
Building Size:	10,500 SF
Traffic Count:	2,686
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Family Dollar (Dark)
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$123,375.00
Rent PSF:	\$11.75
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	6/29/2023
Lease Expiration Date:	6/30/2033
Lease Term Remaining:	7 Years
Rent Bumps:	\$0.50 PSF at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar Tree
Lease Guarantor Strength:	BBB-
Tenant Website:	DollarTree.com



GROSS SALES:
\$13 BILLION



STORE COUNT:
7,250+



GUARANTOR:
CORPORATE

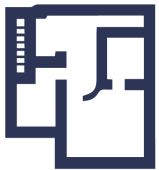


S&P:
BBB-

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Family Dollar (Dark)	10,500	6/29/2023	6/30/2033	\$123,375	100.0	\$11.75
			Option 1	\$128,625		\$12.25
			Option 2	\$133,875		\$12.75
			Option 3	\$139,125		\$13.25
			Option 4	\$144,375		\$13.75
Totals/Averages	10,500			\$123,375		\$11.75



TOTAL SF
10,500



TOTAL ANNUAL RENT
\$123,375.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$11.75



NUMBER OF TENANTS
1



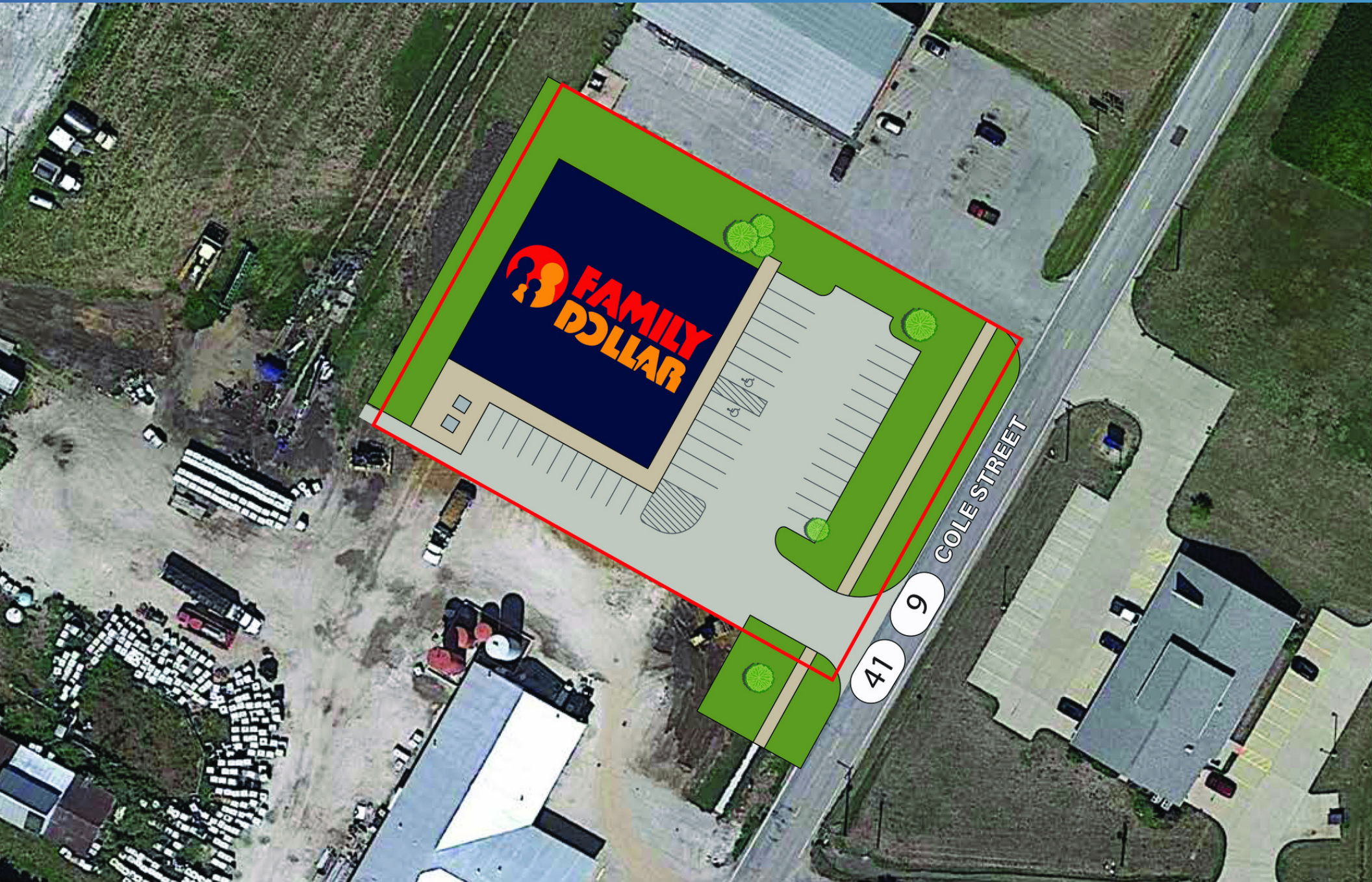
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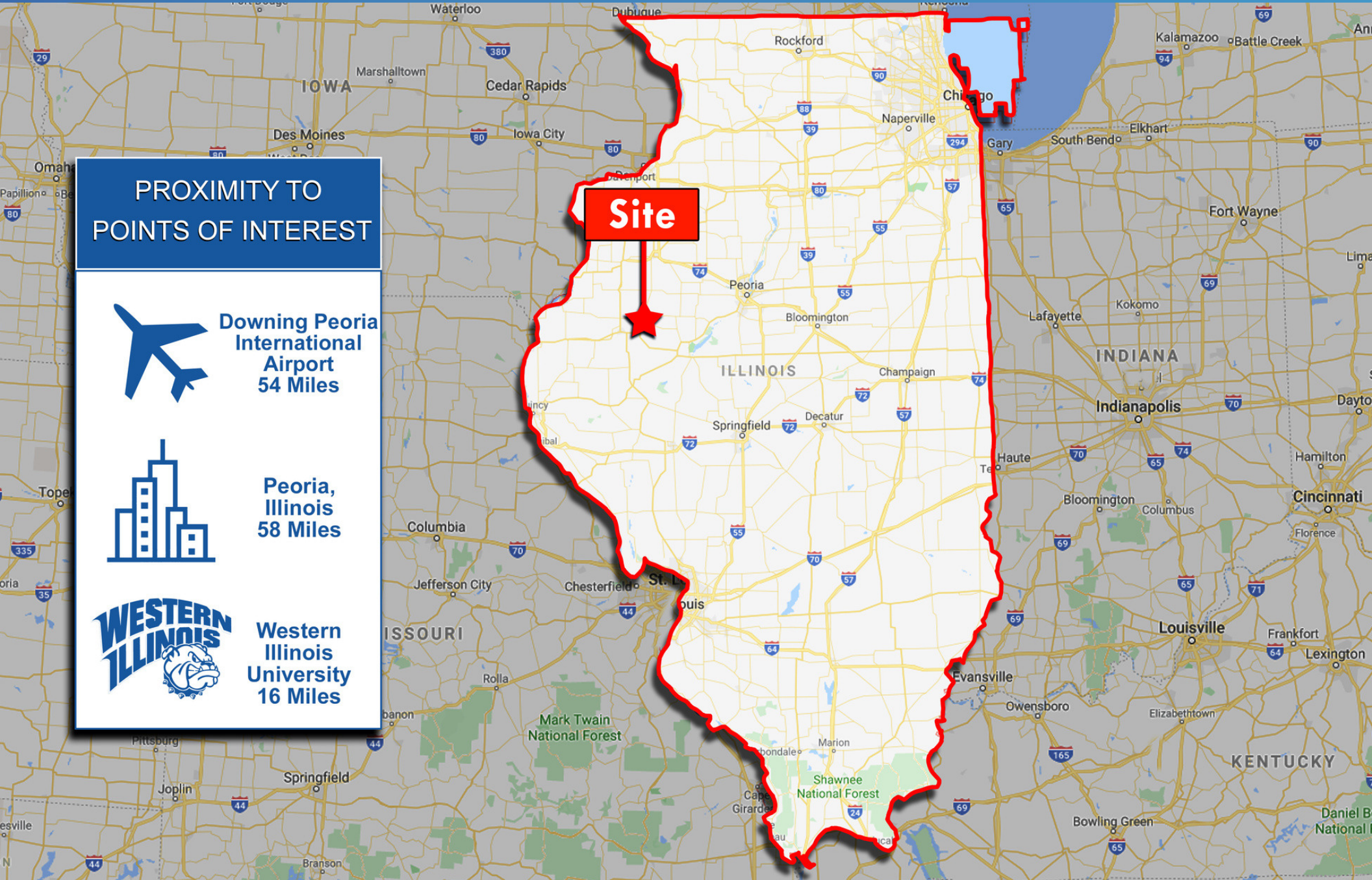
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PROXIMITY TO POINTS OF INTEREST



Downing Peoria International Airport
54 Miles



Peoria, Illinois
58 Miles



Western Illinois University
16 Miles

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Smith St - 208 VPD
Cole St - 2,478 VPD

Site





POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	3,056	3,526	6,622
Median Age	44.9	45.1	45.8
# Of Persons Per HH	2.2	2.2	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,314	1,498	2,809
Average HH Income	\$62,137	\$63,235	\$67,329
Median House Value	\$65,637	\$67,118	\$77,446
Consumer Spending	\$34.1 M	\$39.6 M	\$78.7 M

Bushnell is a small city located in the western part of Illinois, in the United States. It is situated in McDonough County, about 45 miles south of Galesburg and 50 miles north of Quincy. The city covers an area of about 2.5 square miles and has a population of around 3,000 people.

The landscape of Bushnell is characterized by rolling hills and vast farmlands. The city is surrounded by fields of corn and soybeans, giving it a rural and peaceful atmosphere. The Spoon River, a tributary of the Illinois River, flows to the west of Bushnell and provides scenic views and recreational opportunities.

Downtown Bushnell features a variety of local shops, restaurants, and historic buildings. The Bushnell Prairie City School District serves the city and has a high school, middle school, and elementary school.

Overall, Bushnell is a charming and welcoming community that offers a relaxed lifestyle amidst the beauty of rural Illinois.





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,750+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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