

Family Dollar Plaza

610 -614 N. 89TH STREET BELLEVILLE, IL



OFFERING MEMORANDUM



PRESENTED BY:

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BELLEVILLE, IL

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FAMILY DOLLAR PLAZA

PROPERTY INFORMATION

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INFORMATION OVERVIEW

DESCRIPTION

HIGHLIGHTS



SALE PRICE:	\$675,000
NOI 01/01/2024:	\$18,726
PROJECTED NOI:	\$55,326
LOT SIZE:	1.79 Acres
BUILDING SIZE:	10,294 SF
YEAR BUILT:	1996

PROPERTY OVERVIEW

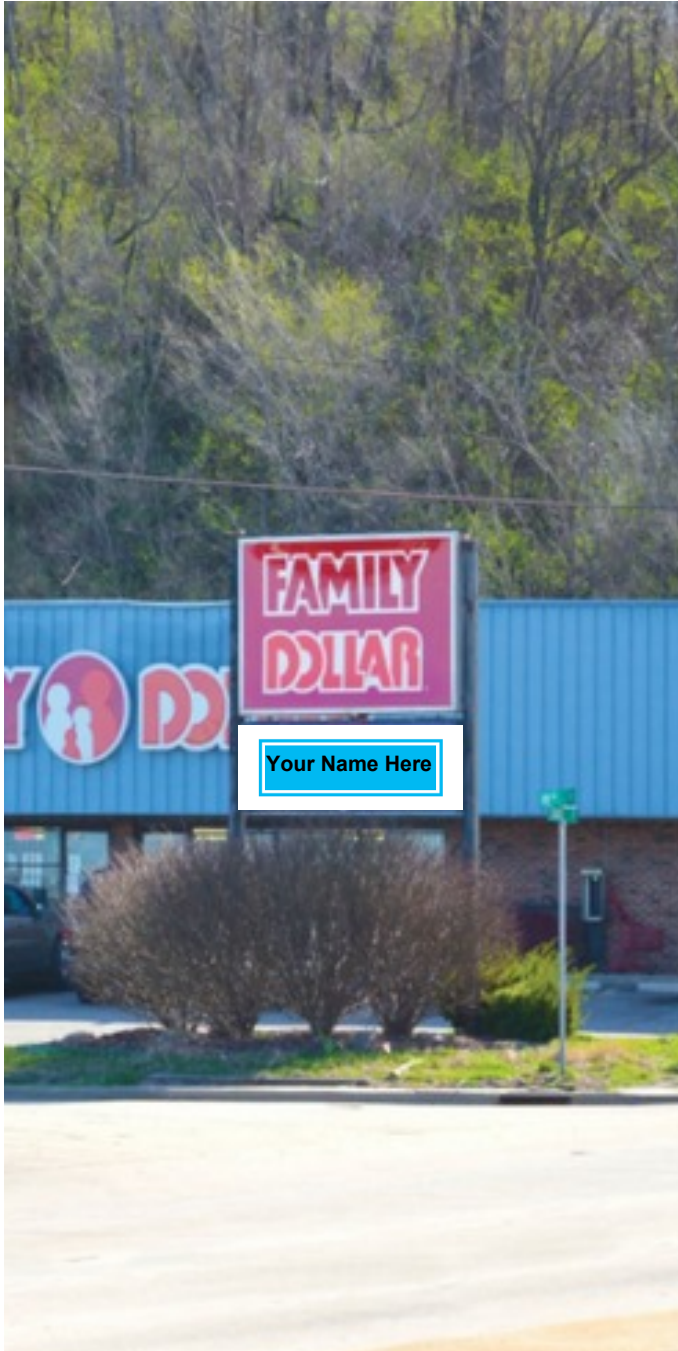
SRE is pleased to offer this Family Dollar Center. FD recently exercised an option of 5 years. The property is situated on a signalized intersection with monument signage and excellent visibility. This is a value-add investment.

PROPERTY FEATURES

- Family Dollar's HVAC units were replaced 2017 and 2020
- Parking lot patched in 2024
- Vacant Space - 2022 remodel interior with 2 restrooms
- FD remodeled store interior on its own in 2014
- No like-kind competition within three (3) miles



Property Description



LOCATION OVERVIEW

Belleville, IL is the county seat of St. Clair County and the most populated city in the Metro-East region of the St. Louis Metropolitan Area and in Southern Illinois. The population was 42,034 according to 2015 Census Bureau estimates.

Due to its proximity to Scott Air Force Base, the population receives a boost from military and federal civilian personnel, defense contractors, and military retirees. Belleville is home to several universities such as Lindenwood University, named in 2016 U.S. News & World Report's best regional universities in the Midwest.

The City of Belleville has undergone many new developments, signaling growth and stable economy. Illinois State Police will move its District 11 headquarters from Collinsville to East St. Louis just 10 minutes away. The \$55 Million project is set to be completed by 2026.

The Family Dollar store is located in a dense residential neighborhood at a nine-way intersection one block South of Save-A-Lot, DMV East St. Louis, USPS, and Regions Bank just to name a few.

Complete Highlights

PROPERTY HIGHLIGHTS

- Family Dollar's HVAC units were replaced 2017 and 2020
- Vacant suite had the interior built out with an additional restroom in 2022
- FD remodeled store interior on its own in 2014
- No like-kind competition within three (3) miles
- The subject property is a ±10,300 SF strip center located in Belleville, the most-populated city in Southern Illinois
- Located at the "Gateway to Belleville", the site shows great real estate fundamentals and a long relationship with a great credit tenant
- Belleville is located within Greater St. Louis which is home to over 2.8 million people
- Corporate guarantee lease from Family Dollar who is an investment grade tenant (BBB) and has occupied this location for over 25 years
- Anchored by Family Dollar who is owned and operated by Dollar Tree, Inc, a Publicly Traded Company (NASDAQ: DLTR)
- Family Dollar has Four, 5-year options with 4% rent increases
- Strategically located at a major intersection connecting East St. Louis and Belleville
- A \$55 million Illinois State Police head quarters is moving 10 minutes away and will further improve public safety in the community.
- Family Dollar is currently in the process of obtaining a liquor license which will boost future sales



FAMILY DOLLAR PLAZA

LOCATION INFORMATION

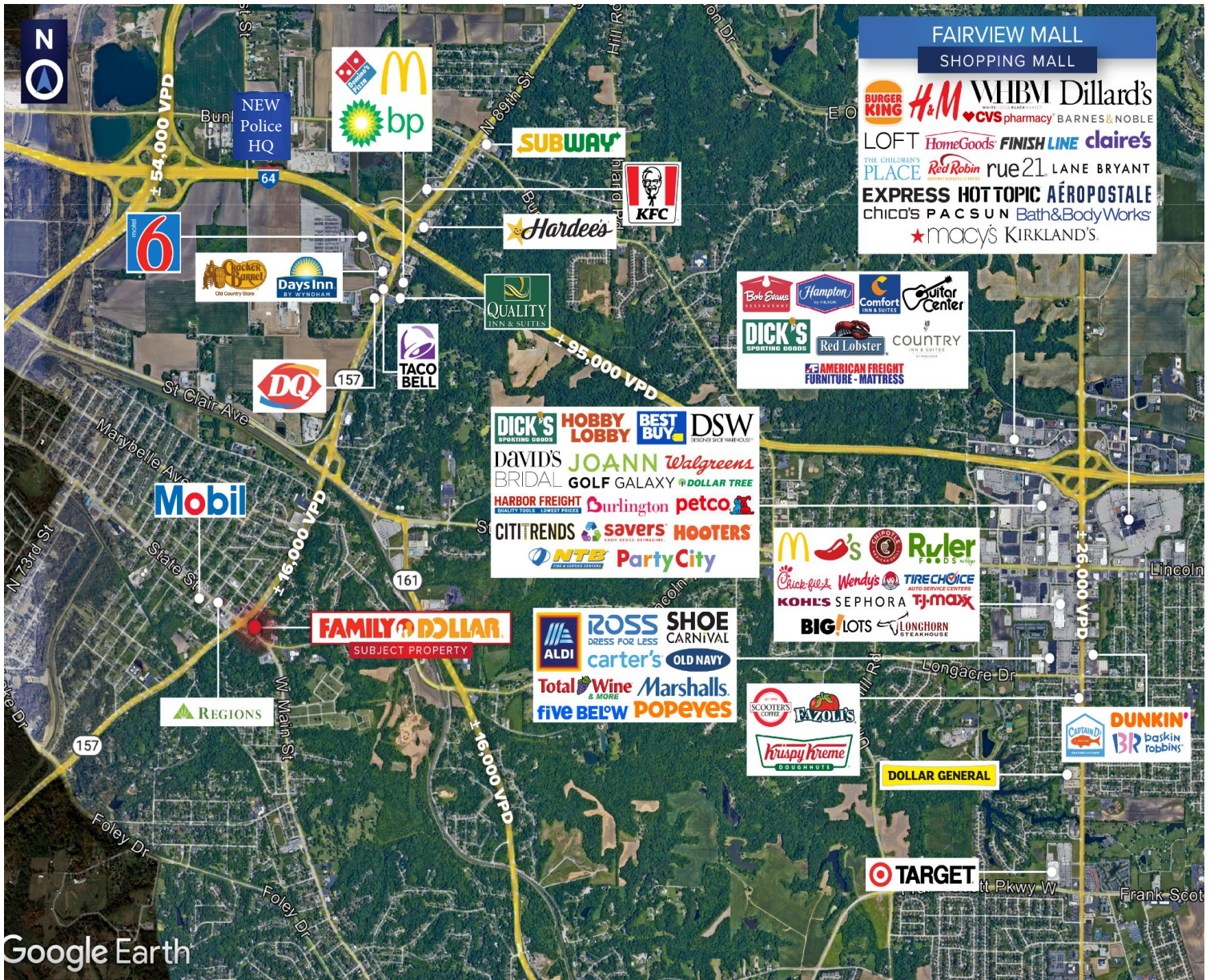
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REGIONAL MAP

LOCATION MAPS

AERIAL MAP

Regional Map



FAIRVIEW MALL
SHOPPING MALL

BURGER KING H&M WHBM Dillard's
CVS pharmacy BARNES & NOBLE
LOFT HomeGoods FINISH LINE claire's
THE CHILDREN'S PLACE Red Robin rue21 LANE BRYANT
EXPRESS HOT TOPIC AÉROPOSTALE
chico's PAC SUN Bath&BodyWorks
macy's KIRKLAND'S

DICK'S SPORTING GOODS HOBBY LOBBY BEST BUY DSW
DAVID'S BRIDAL JOANN Walgreens
GOLF GALAXY DOLLAR TREE
HARBOR FREIGHT Burlington petco
CITITRENDS savers HOOTERS
NTE Party City

McDonald's Chick-fil-A Wendy's TIRE CHOICE
KOHLS SEPHORA TJ-MAXX
BIG LOTS LONGBORN STEAKHOUSE

ROSS SHOE CARNIVAL
DRESS FOR LESS OLD NAVY
carter's Total Wine Marshalls
five BEL'W POPEYES

SCOOTERS COFFEE FAZOL'S
Krispy Kreme

DOLLAR GENERAL

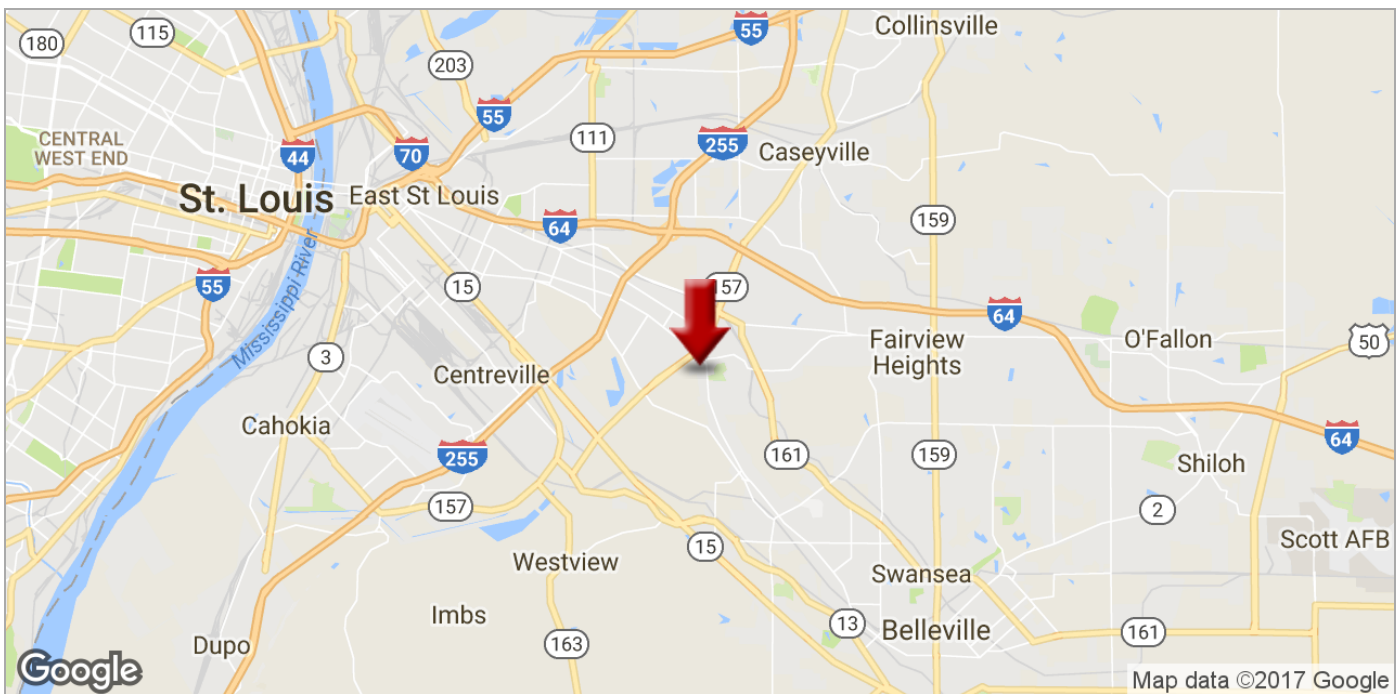
TARGET

CAPTAIN D's DUNKIN' BR baskin robbins

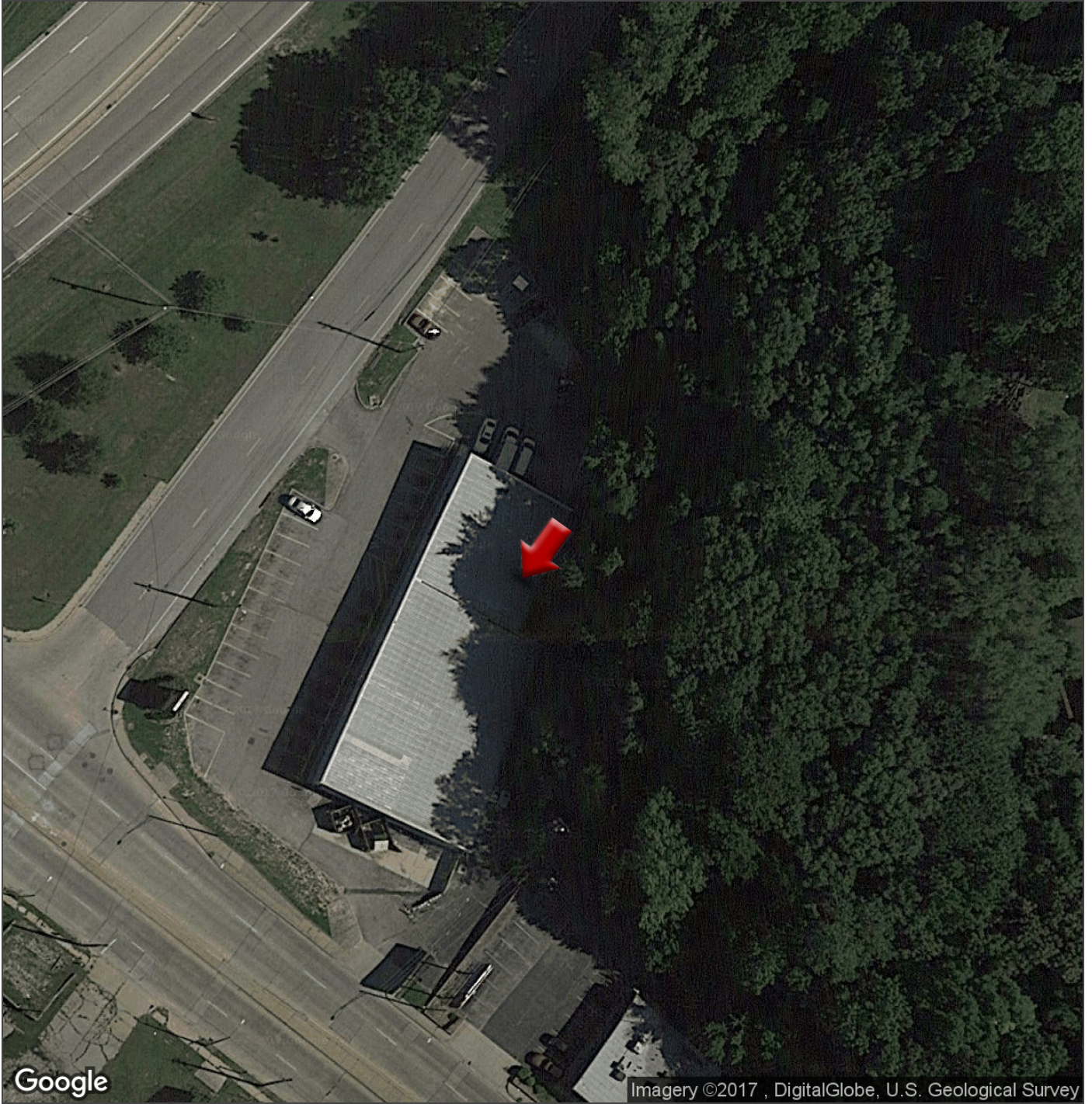
Google Earth



Location Maps



Aerial Map



FAMILY DOLLAR PLAZA

FINANCIAL ANALYSIS

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RENT ROLL

RETAILER MAP

Rent Roll

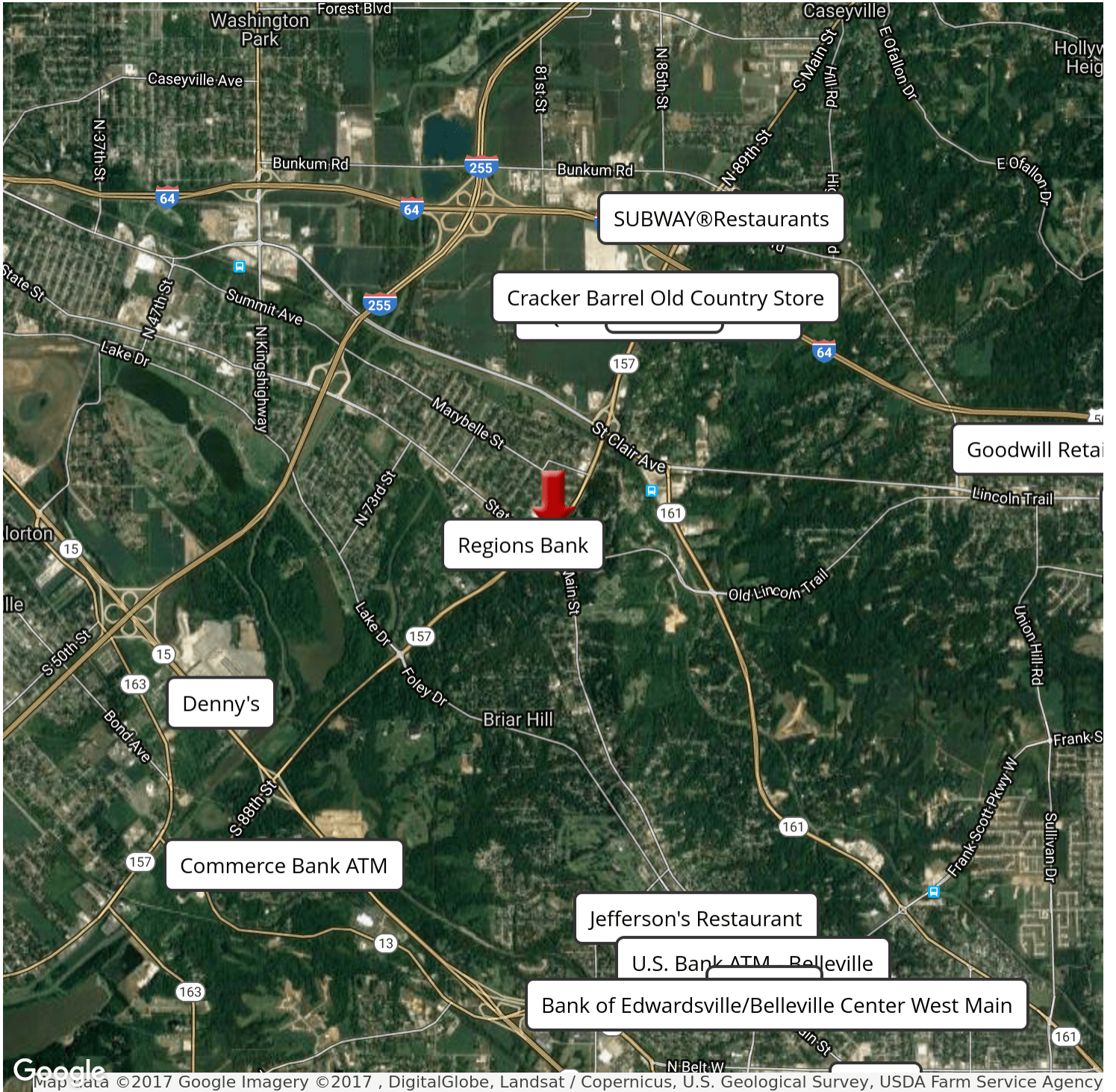
ACTUAL RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	CAM	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
FD	610	7,000	1-1-2011	12-31-2028		\$46,000	67.96	\$6.86
TOTALS/AVERAGES		7,000				\$46,000		\$6.86

PROJECTED RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	CAM	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
FD	610	7,000	1-1-2011	12-31-2028		\$46,000	67.96	\$6.86
Vacant	614	3,294			\$14,736	\$23,880	32.04	\$7.25
PROJECTED TOTAL		10,294			\$14,736	\$69,880		

Retailer Map



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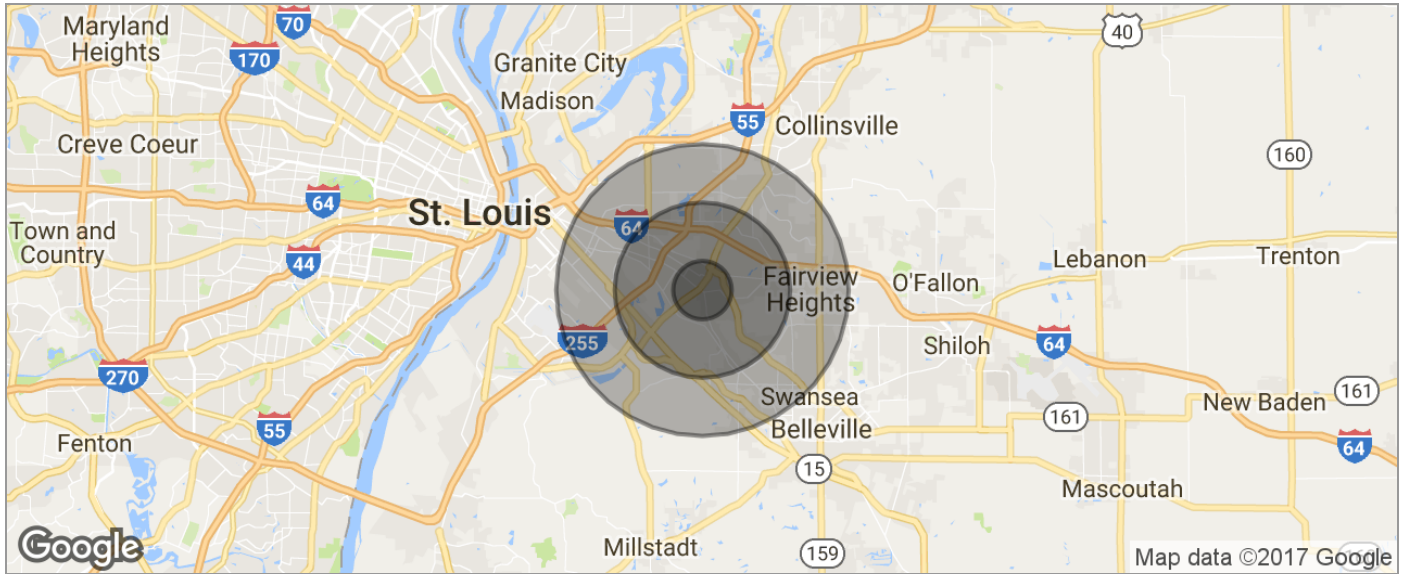
FAMILY DOLLAR PLAZA

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,799	30,425	88,982
MEDIAN AGE	35.2	38.9	37.9
MEDIAN AGE (MALE)	32.4	36.8	35.7
MEDIAN AGE (FEMALE)	40.7	41.4	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,199	12,401	35,791
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$49,052	\$59,258	\$52,654
AVERAGE HOUSE VALUE	\$186,435	\$164,112	\$148,778
RACE	1 MILE	3 MILES	5 MILES
% WHITE	20.4%	49.8%	48.9%
% BLACK	77.5%	46.8%	47.2%
% ASIAN	0.1%	0.4%	0.6%
% HAWAIIAN	0.0%	0.3%	0.1%
% INDIAN	0.0%	0.1%	0.3%
% OTHER	1.3%	0.9%	1.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.9%	2.5%	2.8%

* Demographic data derived from 2010 US Census

