



1512 N CONVENT ST  
BOURBONNAIS, IL

**OFFERED  
FOR SALE**

**\$2,035,000 | 7.50% CAP**





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Dollar Tree in Bourbonnais, IL. The Premises is leased to a Dollar Tree for a ten year initial term. The Asset is well positioned in a dense commerical node just 50 miles south of Chicago, IL.



**10-YR  
LEASE**



**IN MAIN  
RETAIL NODE**



**NEARBY  
ECONOMIC  
DRIVERS**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-10	\$152,661
1st Extension	11-15	\$157,602
2nd Extension	16-20	\$162,542
3rd Extension	21-25	\$167,483
4th Extension	26-30	\$172,423

<b>NOI</b>	<b>\$152,661</b>
<b>CAP</b>	<b>7.50%</b>
<b>PRICE</b>	<b>\$2,035,000</b>

## ASSET SNAPSHOT

Tenant Name	Dollar Tree
Address	1512 N. Convent St, Bourbonnais, IL
Building Size (GLA)	9,881 SF
Land Size	1.27 Acres
Year Built/Renovated	2024
Signator/Guarantor	Dollar Tree Stores, Inc (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof, Structure, & Parking Lot
Rent Commencement Date	2/1/2025
Lease Expiration Date	1/31/2035
Remaining Term	10 Years
Current Annual Rent	\$152,661

## ACTUAL PROPERTY



**62,832** PEOPLE  
IN 5 MILE RADIUS



**\$123,292** AHHI  
IN 1 MILE RADIUS



**15,300** VPD  
ON N CONVENT ST





### ATTRACTIVE LEASE FUNDAMENTALS

Corporate Guarantee from Credit Rated Tenant | Four (4) - five (5) year options | Minimal LL responsibilities



### GUARANTEE FROM CREDIT WORTHY TENANT

Lease signed with Dollar Tree, Inc | Market Capitalization of ~\$28B | S&P Credit Rating of BBB



### HEALTHY LOCAL ECONOMY

According to the Milken Institute, Bourbonnais, IL is ranked number four of all small metros for the cost of doing business in the U.S. | Over the past 3 years industries have invested more than \$1.5Billion in new development and expansion projects in the area | Bourbonnais, IL is home to seven fortune 500 companies



### LOCATED IN DENSE COMMERCIAL NODE

More than 4.7M SF of retail space within a 3-mile radius of the site | More than 1.9M SF of industrial space within a 3-mile radius | Over 2,200 units of multifamily within that same 3-Mile radius



### NEW CONSTRUCTION

New build-to-suit Dollar Tree | Warranties will be assigned to the new owner



### NEARBY ECONOMIC DRIVERS

Just north of the site is 450K Sf Industrial Plant home to Tube City IMS - which employs more than 5,000 people | Just south of the site is another Industrial plant home to CSL Behring which is a 2 Million SF building with a 1.8Million SF expansion plan | Located just 2 miles from the site is Olivet Nazareth University which has more than 3,500 students and employs over 1,400 people













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& Spine Center

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 **DOLLAR TREE**



## Bourbonnais, IL

Bourbonnais, Illinois, is a village located in Kankakee County, approximately 60 miles south of Chicago. It is part of the Kankakee-Bourbonnais-Bradley metropolitan area and is home to a growing suburban community with a blend of residential, commercial, and educational amenities. Bourbonnais is known for housing Olivet Nazarene University, a prominent private Christian university that contributes to the village's cultural and academic environment. The village offers various parks, recreational facilities, and community events, making it an attractive place for families. With a mix of small-town charm and proximity to larger urban areas, Bourbonnais continues to develop while maintaining its historical and community-oriented appeal.

BOURBONNAIS

CHICAGO  
49 MILES  
1:00 DRIVE

1

INDIANAPOLIS  
130 MILES  
2:30 DRIVE

ST LOUIS  
215 MILES  
3:45 DRIVE

LOUISVILLE  
230 MILES  
4:10 DRIVE

1 MILES

7,341  
PEOPLE  
\$123,292  
AHHI  
3,411  
TOTAL  
EMPLOYEES

3 MILES

36,742  
PEOPLE  
\$107,574  
AHHI  
20,602  
TOTAL  
EMPLOYEES

5 MILES

62,832  
PEOPLE  
\$96,296  
AHHI  
37,627  
TOTAL  
EMPLOYEES

## TENANT SUMMARY

Dollar Tree and Family Dollar are both operated by Dollar Tree, inc. The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise including candy and food, health and personal care, as well as everyday consumables, such as household paper and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, soft lines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise. As of January 23, 2023, this segment operated 8,647 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and 2 distribution centers in Canada. The company was founded in 1986 and is based in Chesapeake, Virginia.

### DOLLAR TREE QUICK FACTS

<b>Founded:</b>	1986
<b>Ownership:</b>	Public (NYSE: DLTR)
<b># of Locations:</b>	16,000+
<b>Headquarters:</b>	Chesapeake, VA
<b>Guaranty:</b>	Corporate



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\$2,035,000 | 7.50% CAP

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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