



1608 Georgetown Rd  
Tilton, IL 61833

Retail  
Investment Opportunity  
Offering Memorandum



MATTHEWS™

## Exclusively Listed By



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# Property Overview

**Family Dollar**

1608 Georgetown Rd Tilton, IL 61833



# Investment Highlights

## Property Highlights

- Offered at \$829,240, representing a 10.00% capitalization rate
- $\pm 2.50$  years remaining on the current lease term, with five (5) additional five-year renewal options; includes a significant 18% rent increase at the first option and 10% escalations at each subsequent renewal
- Family Dollar has operated at this location since 2013 and has exercised an option to extend, reflecting long-term operational success and commitment to the site
- Lease guaranteed by Family Dollar Corporation (corporate guarantee)
- $\pm 10,380$  SF building situated on a  $\pm 1.53$ -acre parcel with  $\pm 53$  parking spaces, offering strong customer accessibility; includes a loading dock with a dock-high roll-up door
- Originally constructed in 1979 and fully renovated in 2013 for Family Dollar; the property has been well maintained
- NN+ lease structure with minimal landlord obligations limited to roof, structure, and lot replacement
- Strong real estate fundamentals with current rent at \$8.19/SF and pricing at \$79.89/SF—offering an attractive basis relative to replacement cost
- Dense trade area with over 42,000 residents within a 5-mile radius and an average household income exceeding \$58,000
- Regional draw with over 175,000 residents within a 30-mile radius; limited competition in nearby towns positions Tilton as a key retail hub for surrounding rural communities



**1608 Georgetown Rd**  
Tilton, IL 61833

**±10,380 SF**

GLA

**1979/2013**

Year Built/Renovated

**±24,000**

Vehicles Per Day

**NN+**

Lease Type

**\$79.89**

Price Per SF



# Property Overview

## Physical Description

Address	1608 Georgetown Rd
City	Tilton
State	IL
Zip Code	61833
Property Type	Retail
Land Use	Misc. Commercial
Parcel Number	23-20-100-006
Year Built/Renovated	1979/2013
Building Size	±10,380 SF
Lot Size	±1.53 AC
Parking Spaces	±53
RPSF Building	\$8.19
PPSF Building	\$79.89
PPSF Land	\$12.44



## Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	15,746	38,980	57,120
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	6,600	16,128	23,558
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$66,545	\$69,946	\$63,148

# Financial Overview

**Family Dollar**

1608 Georgetown Rd Tilton, IL 61833



# Financial Overview

**\$829,240**

List Price

**10.00%**

Cap Rate

**±10,380 SF**

GLA

**±1.53 AC**

Lot Size



## Lease Overview

Tenant Trade Name	Family Dollar
Type Of Ownership	Fee Simple
Lease Type	NN+
Lease Guarantor	Corporate
Original Lease Term	10 Years
Term Remaining	±2.50 Years
Rent	\$85,000
Rent Commencement	2/1/2013
Lease Expiration	9/30/2028
Options	Four, 5-Year Options
Increases	18% In Option 1 & 10% Thereafter
Landlord Responsibilities	Roof, Structure, & Lot Replacement

# Financial Overview

## Lease & Return

Start	End	Term	Annual Rent	Increases	RPSF
9/1/2021	9/30/2028	Primary	\$85,000	-	\$8.19
10/1/2028	9/30/2033	1	\$100,382	18.10%	\$9.67
10/1/2033	9/30/2038	2	\$110,420	10.00%	\$10.64
10/1/2038	9/30/2043	3	\$121,462	10.00%	\$11.70
10/1/2043	9/30/2048	4	\$133,608	10.00%	\$12.87
10/1/2048	9/30/2053	5	\$146,969	10.00%	\$14.16
	<b>Averages</b>	-	<b>\$116,307</b>	<b>11.62%</b>	<b>\$11.20</b>

## Pro-Forma Operating Statement

Item	PSF	Annual \$
<b>Income</b>		
Rent	\$8.19	\$85,000
<b>Projected Expenses</b>		
Roof Reserve	\$0.15	\$1,557
Lot Reserve	\$0.05	\$519
General Reserves	\$0.20	\$2,076
<b>Total Pro-Forma OpEx/SF</b>	<b>\$7.99</b>	<b>\$82,924</b>
<b>Net Operating Income (NOI)</b>	<b>\$0.15</b>	<b>\$1,557</b>

# Tenant Summary

Year Founded  
1959

Headquarters  
Matthews, NC

Ownership Status  
Public

Employees  
60,000+

Locations  
8,000+

Credit Rating  
S&P: BB+ | Moody's: Ba1

Annual Revenue  
\$31 Billion



## Tenant Overview

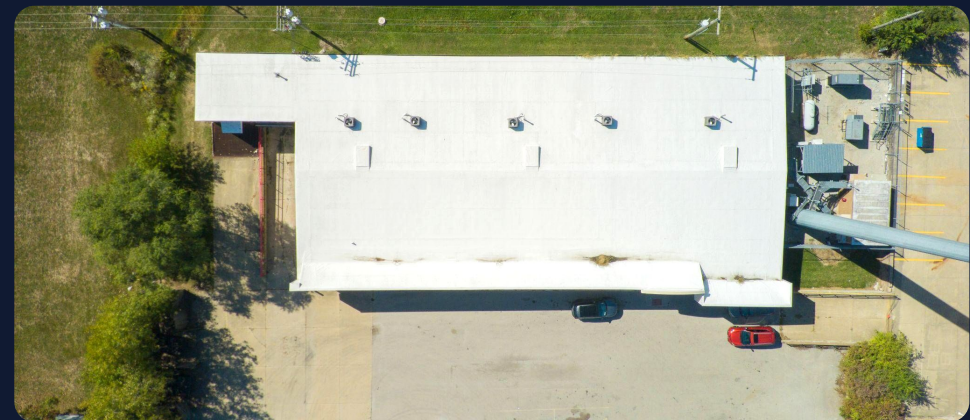
Family Dollar, a subsidiary of Dollar Tree, Inc., is a leading operator of neighborhood discount stores offering everyday essentials, household goods, groceries, apparel, and seasonal products at affordable prices.

Headquartered in Matthews, North Carolina, Family Dollar operates more than 8,000+ stores across the United States, strategically located in urban and rural communities to provide convenient access to low-cost merchandise.

## Why Invest in Family Dollar?

- **Financial Stability:** Part of Dollar Tree, Inc., a Fortune 200 company with combined annual revenue over \$31 billion, delivering consistent growth and cash flow.
- **Extensive National Footprint:** One of the largest small-box discount retailers in the U.S., with strong presence in underserved markets where affordable shopping options are in high demand.
- **Credit Profile:** Backed by Dollar Tree's improving credit outlook and investment in operational efficiencies, with strong liquidity and stable financing capacity.
- **Growth Opportunities:** Active investment in store renovations, merchandise mix optimization, and distribution network improvements to drive long-term growth.
- **Market Position:** Recognized as a value-focused retail leader, Family Dollar provides essential products to cost-conscious consumers, reinforcing its position as a critical neighborhood shopping destination.

# Property Photos





Village Mall

County Market  
 HIBBETT SPORTS  
 slumberland FURNITURE  
 ROSS DRESS FOR LESS  
 Bath & Body Works  
 PET SUPPLIES PLUS  
 SHOE sensation

Danville Country Club  
 Golf Course

Harrison Park  
 Golf Course

Danville High School  
 ±1,214 Students



± 25,200 VPD

OSF HEALTHCARE  
 Sacred Heart  
 Medical Center

Danville, IL

± 13,500 VPD

Danville Area  
 Community College  
 ±3,128 Students

SPORT  
 REDI MIX LLC

± 24,100 VPD

South View Upper Elementary  
 ±623 Students

**FAMILY DOLLAR**  
 Subject Property



Tilton, IL

GFT Logistics  
 Lebanon Seaboard  
 Corporation  
 R+L CARRIERS



Westville Junior High School  
 ±177 Students

Oakwood Grade School  
 ±931 Students

Westville High School  
 ±345 Students

Judith Giacoma School  
 ±671 Students

CVS pharmacy  
 SUBWAY



± 24,000 VPD

Dyna Chem



63

63

136

150

74

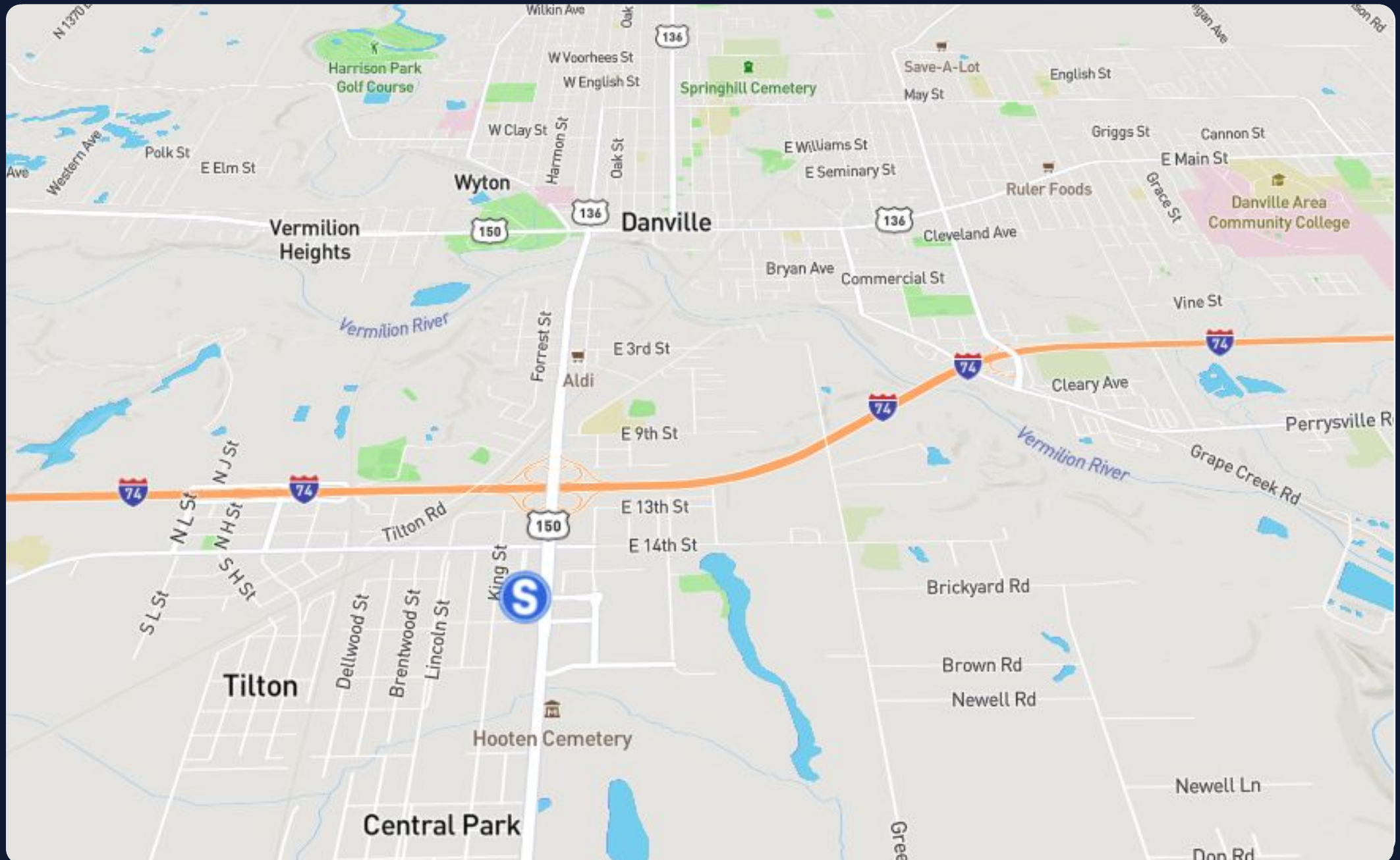
74

63

# Market Overview

**Family Dollar**

1608 Georgetown Rd Tilton, IL 61833



# Tilton, IL

## Market Demographics



**2,537**  
Total Population

**\$53,246**  
Median HH Income

**1,239**  
# of Households

**71.1 %**  
Homeownership Rate

**1,195**  
Employed Population

**12.6 %**  
% Bachelor's Degree

**49.7**  
Median Age

**\$71,700**  
Median Property Value

### Local Market Overview

Tilton's economy is supported by a mix of manufacturing, healthcare, construction, and retail trade. Health services and light industrial employers provide stable job opportunities within the broader Vermilion County region. Though population growth has been flat to slightly negative, housing remains highly affordable, and homeownership rates exceed 70%, indicating residential stability. Local incentives, such as low property taxes and land availability along Illinois Route 1, continue to attract developers and small businesses.

Positioned just south of Danville, Tilton benefits from regional connectivity via I-74 and IL-1, facilitating freight and commuter movement across east-central Illinois. The village's proximity to educational institutions like Danville Area Community College supports workforce development and technical training alignment. Tilton's modest scale and favorable cost structure make it well-positioned for value-based multifamily investment, especially targeting workforce housing or age-targeted communities aligned with the area's older median demographic.

### Economic Drivers

Tilton's economy is anchored by core sectors including healthcare, manufacturing, and consumer services. Its location near I-74 and IL Route 1 ensures logistical access to regional labor and supply networks. Tilton serves as part of the Danville–Vermilion County economic region, leveraging shared infrastructure, employment bases, and educational institutions. The local labor pool is supported by career training programs and technical partnerships through Danville Area Community College, aligning with employer needs in healthcare, industrial services, and skilled trades. The village has transitioned from its historical rail and mining roots into a steady, service-oriented local economy.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1608 Georgetown Rd, Tilton, IL, 61833** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™, has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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