DOLLAR TREE

2707 E Sangamon Ave, Springfield, IL 62702

Retail
Investment Opportunity
Offering Memorandum

Positioned Within an Established Retail Corridor | Located in Illinois' State Capital and Largest Metro in Central Illinois

Representative Photo

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Exclusively Listed By

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DOLLAR TREE®

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Property Overview

DOLLAR TREE

$970,588 List Price	**±7.50 Years** Lease Term Remaining	**NN+** Lease Type
±11,000 SF GLA	**±0.93 AC** Lot Size	**2017** Year Renovated

Investment Highlights

Lease & Location Highlights

- 2017 retrofit for Dollar Tree
- Dollar Tree recently extended their lease early to a full 10-year term, proving their commitment to the location and market
- Corporately guaranteed lease
- Three, 5-Year renewal options all of which include a $.50/SF rent increase
- 5-Mile population of 86,134 residents and average household income of $82,841 annually
- Traffic counts exceed +43,000 at the intersection of Dirksen Pkwy & E Sangamon Rd
- Local retail tenants include Walmart, Lowes, McDonald's, ADLI, Wells Fargo, Aaron's, KFC, Wendy's, and many more

Tenant Highlights

- Dollar Tree, which acquired Family Dollar in 2015, is the second-largest discount retailer in the U.S., operating over 16,000 locations nationwide.
- Tenant outperformed during the COVID-19 pandemic, experiencing notable increases in same-store sales and profitability.
- Investment Grade Credit Tenant – S&P Rated BBB

Aerial Map

MENARDS
LOWE'S
Walmart Supercenter
AspenDental
Farm&Home SUPPLY
DQ
Steak n Shake
N
29
54
55
Abraham Lincoln Capital Airport
DOLLAR TREE
Subject Property
Memorial Health
Springfield Memorial Hospital
±300 Beds | ±3,500 Employees
4
HSHS St. John's Hospital
HSHS St. John's Hospital
±442 Beds | ±3,000 Employees
97
County Market
CVS pharmacy
Downtown Springfield
97
Pasfield Golf Course
Illini Golf Course
JCPenney
29
White Oaks Mall
sam's club
T.J.maxx
carter's
ULTA BEAUTY
KOHL'S
Michaels
DICK'S SPORTING GOODS
maurices
AMERICAN EAGLE OUTFITTERS
LOFT
Academy SPORTS+OUTDOORS
BEST BUY
OLD NAVY
Walmart Supercenter
TARGET
HOBBY LOBBY
ALDI
72
Walmart Supercenter

Aerial Map

Casey's
± 17,000 VPD
Veterans Pkwy
Deverux Heights
Mayden Ave
Twin Lakes
W Main St
Goodwill
ALDI
Aaron's
GNC LIVE WELL
DQ
Wendy's
Culver's
AT&T
Sherwin Williams
Walmart Supercenter
SUBWAY
MENARDS
Dirksen Pkwy ± 25,000 VPD
Illinois State Fairground
Schnucks
HC
Pizza Hut
Hair cuttery
Hardee's
SUBWAY
SALLY BEAUTY
PNC
DOLLAR TREE
Subject Property
LOWE'S
CHIPOTLE MEXICAN GRILL
HARLEY-DAVIDSON MOTOR CYCLES
CIRCLE K
Arby's
TACO BELL
BURGER KING
55
± 44,000 VPD
E Sangamon Ave ± 18,000 VPD
THORNTONS
Walgreens
Papa Murphy's TAKE 'N' BAKE PIZZA
Ruler FOODS
FitClub Fitness And Wellness For Life
Valvoline
McDonald's
SONIC
CIRCLE K
N

Site Plan

Financial Summary

DOLLAR TREE

$970,588
List Price

8.50%
Cap Rate

2017
Year Renovated

±43,000 VPD
E Sangamon Ave & Dirksen Pkwy

$82,500
NOI

Tenant Summary

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Landlords Responsibilities	Roof and Structure
Original Lease Term	10 Years
Rent Commencement Date	5/17/2017
Lease Expiration Date	1/31/2034
Term Remaining on Lease	±7.50 Years
Increases	$5,500 ($0.50/PSF) In Options
Options	Three, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Current	**$6,875.00**	**$82,500.00**	**8.50%**
Option 1	$7,333.33	$88,000.00	9.06%
Option 2	$7,791.67	$93,500.00	9.63%
Option 3	$8,250.00	$99,000.00	10.20%

Tenant Overview

Year Founded
1986

Headquarters
Chesapeake, VA

Lease Guarantor
Corporate

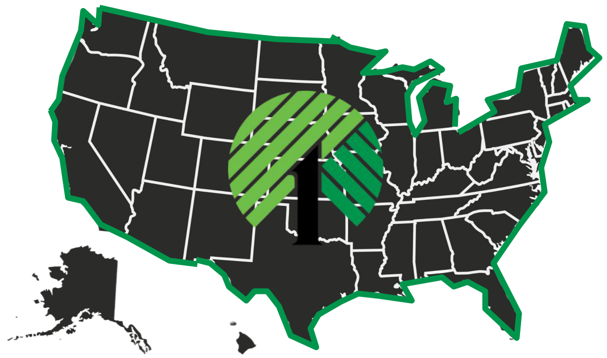
Employees
±150,000

Locations
16,000+

Annual Revenue
$17.58 Billion

DOLLAR TREE®

16,000+ Stores Across 48 States



Tenant Overview

Dollar Tree, Inc. is a leading operator of discount variety stores in North America, recognized for its value-oriented pricing model and broad assortment of consumables, seasonal goods, and household essentials. The company has built a strong brand identity around affordability and convenience, catering to a wide demographic of cost-conscious consumers. With a resilient business model that performs well across economic cycles, Dollar Tree remains a highly relevant and defensive retail tenant within the net lease sector.

Why Invest in Dollar Tree?

- **Investment-Grade Credit & Financial Stability -** Dollar Tree maintains solid investment-grade credit ratings of BBB (S&P) and Baa2 (Moody's), reflecting strong cash flow generation, prudent capital allocation, and a disciplined balance sheet—key attributes for risk-conscious net lease investors.
- **Defensive, Recession-Resistant Business Model -** The company's core value proposition—offering low-cost everyday essentials—positions it to perform well across all economic cycles. During periods of economic uncertainty or inflation, demand for discount retail typically strengthens, supporting consistent store traffic and revenue stability.
- **National Scale & Market Penetration -** With more than 16,000 locations under the Dollar Tree and Family Dollar banners, the company benefits from significant geographic diversification, brand recognition, and operational scale. This extensive footprint enhances revenue predictability and long-term tenant reliability.
- **Ongoing Growth & Strategic Initiatives -** Dollar Tree continues to invest in multi-price point expansion, store renovations, and supply chain optimization. These initiatives are designed to improve margins, enhance customer experience, and drive sustained growth, reinforcing the company's long-term viability as a retail tenant.

Market Overview

2707 E Sangamon Ave Springfield, IL 62702

DOLLAR TREE

Distance to Nearby Cities

Decatur, IL	±36 Miles
Bloomington, IL	±61 Miles
Peoria, IL	±68 Miles

Springfield, IL

Market Demographics (5-Mile)

86,134
Total Population

$82,841
Average Household Income

39,239
# of Households

5%
Retail Vacancy

Local Market Overview

Springfield's retail market remains supported by stable local demand generated by state government employment, healthcare systems, and regional consumer spending. National retailers continue to prioritize well-located grocery-anchored shopping centers, quick-service restaurants, medical retail, and service-oriented tenants, while older big-box properties continue to undergo repositioning or adaptive reuse.

Unlike many high-growth Sun Belt markets, Springfield experiences relatively limited new retail construction, helping maintain balanced supply and occupancy. Existing centers along Veterans Parkway, Dirksen Parkway, and Wabash Avenue continue to capture the strongest leasing activity due to established traffic patterns and surrounding residential density.

Although rental rates remain below national averages, the lower occupancy costs can provide attractive opportunities for expanding retailers and investors seeking stable cash flow. Limited new inventory, combined with steady consumer demand, should continue supporting stable occupancy and gradual rent growth over the near term.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	35,109	86,134	157,416
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	15,724	39,239	70,906
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$66,868	$82,841	$106,522

Springfield Economy

$14.9B+
GDP

+4.4%
Annual GDP Growth

12,000 Jobs
Regional Retail Trade Employment

Economic Drivers

Springfield serves as the governmental and economic center of central Illinois, with a diverse economy anchored by state government, healthcare, education, financial services, and professional business sectors. As the capital of Illinois, the city benefits from the stability of thousands of public-sector jobs that provide a consistent employment base and support local consumer spending. Major healthcare systems, including Springfield Clinic, HSHS St. John's Hospital, and Memorial Health, further strengthen the regional economy by serving patients from across central Illinois while generating significant employment in medical, research, and administrative professions. The presence of institutions such as the University of Illinois Springfield and Lincoln Land Community College contributes to workforce development and helps attract educated professionals to the area.

Combined with a relatively affordable cost of living, steady population base, and diversified employment sectors, Springfield offers a stable economic environment that supports long-term commercial investment and sustained retail demand.

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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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