FAMILY DOLLAR

1315 N Water St | **Decatur, IL 62526**

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

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PROPERTY OVERVIEW

Family Dollar
1315 N Water St Decatur, IL 62526

INVESTMENT HIGHLIGHTS

Property Highlights

STRONG CREDIT | 6-YEAR FAMILY DOLLAR HISTORY
Lease guaranteed by Walgreens, providing strong corporate credit. The property has been continuously operating as a Family Dollar since 2019, demonstrating stable occupancy and a proven site for the tenant.

ATTRACTIVE GOING-IN YIELD
Offered at a 9.87% cap rate with an asking price of $3.1 million, delivering compelling cash flow relative to comparable net-leased opportunities.

NEAR-TERM LEASE WITH OPTIONALITY
Approximately 4.4 years of remaining term, offering in-place income today with future flexibility for repositioning, redevelopment, or re-tenanting.

HIGH-TRAFFIC RETAIL CORRIDOR
Situated along a primary retail artery with 35,200 vehicles per day, delivering strong visibility and consistent consumer exposure. Store foot traffic ranks in the top half of the chain's national portfolio, demonstrating solid unit-level performance.

SOLID POPULATION BASE
Over 11,400 residents within one mile and nearly 94,000 within five miles. The trade area has grown 3.9% over the past five years, supporting long-term retail demand.


SE
Downtown Decatur
Hotshots
SPORTS BAR AND GRILL
THE GIN MILL
THE RIVER COFFEE COMPANY
JIMMY JOHN'S
EMPOWERMENT
OPPORTUNITY CENTER
CIRCLE K
U-HAUL
RE-BATH
KRISPY KRUNCHY CHICKEN
Millikin University
±1,700 Students
±1.6 Miles Away
E Grand Ave ± 10,300 VPD
FAMILY DOLLAR
Subject Property
N Water St ± 12,100 VPD
N Main St ± 12,800 VPD
Safelite AutoGlass

1315 N Water St
Decatur, IL 62526

±14,490 SF
GLA

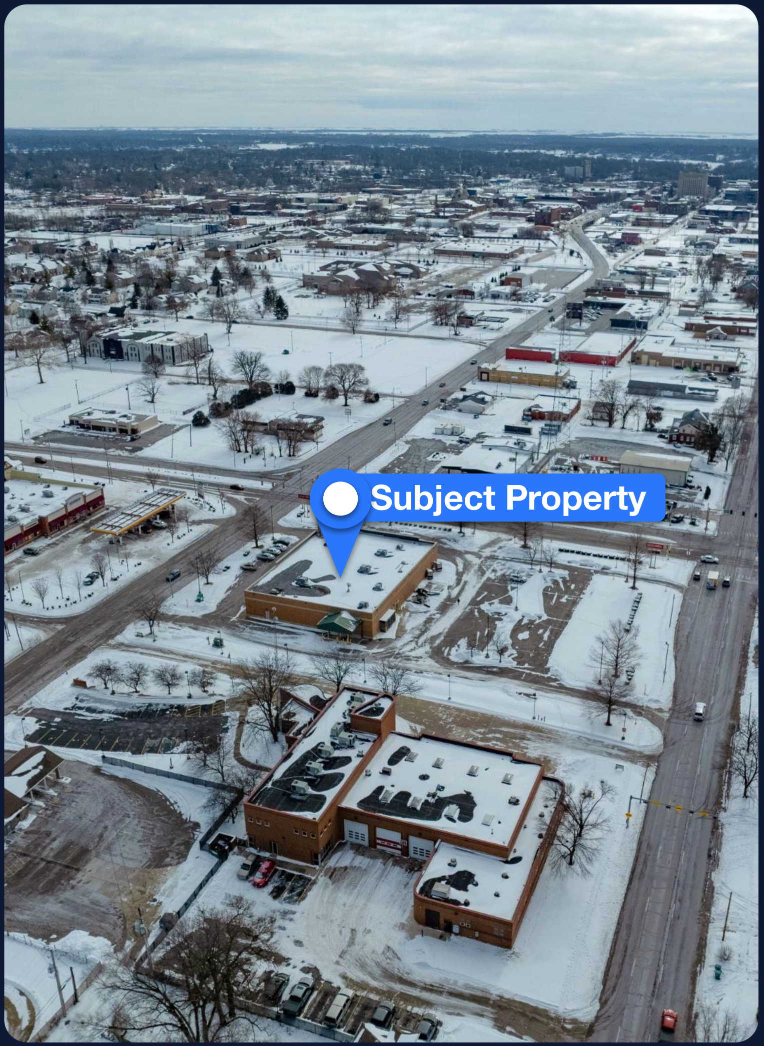
2005
Year Built

±35,200
Vehicles Per Day
(N Water St, E Grand Ave & N Main St)

Absolute NNN
Lease Type

$306,000
NOI

PROPERTY PHOTOS



FINANCIAL OVERVIEW

FINANCIAL SUMMARY

$3,100,000 List Price	**9.87%** Cap Rate	**$214** Price Per SF	**±2.43 AC** Lot Size

Property Details

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Walgreens Co.
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	25 Years
Rent Commencement Date	7/1/2005
Lease Expiration Date	6/30/2030
Term Remaining on Lease	±4.4 Years

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF
Current	**$25,500**	**$306,000**	**$21.11**

TENANT OVERVIEW

Year Founded
1959

Headquarters
Chesapeake, VA

Ownership Status
Private

Employees
60,000+

Locations
8,000+

Credit Rating
Formerly BBB

Annual Revenue
$10.5 Billion

Tenant Overview

Family Dollar is a national discount retail chain with over 8,000 locations across 49 states, offering affordable household goods, groceries, and everyday essentials. Founded in 1959 and headquartered in Chesapeake, Virginia, the company has long focused on serving value-conscious consumers in urban and rural markets. In 2025, Family Dollar was divested from Dollar Tree and is now privately owned by a consortium of investment firms, positioning it for renewed operational focus and strategic growth. Under experienced leadership, the brand is emphasizing digital integration, local market relevance, and store-level performance.

Why Invest in Family Dollar?

- Established National Presence with Recession-Resilient Model: With over 8,000 stores across 49 states, Family Dollar serves essential consumer needs in underserved and value-conscious communities—creating stable, necessity-driven foot traffic even during economic downturns.
- Renewed Strategic Focus Under Private Ownership: Following its 2025 divestiture from Dollar Tree, Family Dollar is now led by seasoned retail executives and backed by institutional capital, enabling agile decision-making, localized merchandising, and operational revitalization.
- High Demand in Secondary and Tertiary Markets: The brand's store base is concentrated in non-core markets with limited retail competition, enhancing tenant stickiness and lowering the risk of vacancy in properties where replacement tenants are scarce.
- E-commerce Integration and Delivery Partnerships: Family Dollar's partnership with Uber Eats for scheduled and on-demand delivery from 5,000+ stores demonstrates its adaptability and commitment to expanding customer access through digital channels.

MARKET OVERVIEW

Family Dollar
1315 N Water St Decatur, IL 62526

DECATUR, IL

68,700
Total Population

$46,500–$51,000
Median HH Income

30,900
# of Households

69.8%
Homeownership Rate

28,969
Employed Population

21.3–21.6%
% Bachelor's Degree

39.4–39.9
Median Age

$92,000
Median Property Value

Local Market Overview

Decatur, Illinois, is a central Illinois regional hub with a population of roughly ±**68,700 people**, making it one of the larger mid-sized cities in the state with a relatively stable population base over recent years.

The city's demographic profile skews toward an older median age near **40 years**, reflective of a mature resident base and consistent with broader regional trends. Decatur's economic profile centers on steady, modest household incomes with a median household income around ±**$46,500–$51,000**, below national and state averages, indicative of affordable living costs but also constrained local wage growth.

Per capita income and poverty figures further underscore economic challenges in parts of the community. Continued investment in education and workforce participation remains a key focus to support future labor market stabilization and growth.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	51,862	75,370	93,862
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	22,565	32,858	40,324
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$68,092	$81,588	$89,699

Local Market Overview

Decatur serves as a long-established industrial and logistics center in central Illinois, benefiting from its strategic position along major rail corridors and proximity to Interstate 72. The city's development pattern reflects its legacy as a manufacturing-driven economy, with large employment campuses, established residential neighborhoods, and a defined commercial core.

Housing affordability remains a notable characteristic of the local market, supporting stable occupancy across residential product types and reinforcing Decatur's role as a cost-effective alternative within the broader region. Public and private reinvestment efforts have increasingly focused on downtown revitalization, infrastructure upgrades, and neighborhood stabilization initiatives aimed at strengthening long-term livability and economic resilience.

Economic Drivers

Decatur's economy is anchored by large-scale manufacturing, food processing, and agribusiness operations that leverage the region's agricultural output and transportation connectivity. Global and national firms maintain significant production and processing facilities in the city, providing a consistent employment base and supporting ancillary logistics, warehousing, and service-sector demand.

Healthcare and education also play meaningful roles in the local economy, supplying stable, non-cyclical employment and reinforcing workforce retention. While employment growth trends are measured, the city's diversified industrial mix and infrastructure assets continue to position Decatur as a durable regional employment center within central Illinois.

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