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Aaron's

1308 W. DEYOUNG ST. | MARION, IL

PRICE: \$1,210,000 | CAP: 7.50%

INVESTMENT OFFERING

NNN
Retail Investment Group

Aaron's

PRICE: **\$1,210,000**

CAP: **7.50%**

NOI: **\$90,750**

LOCATION: 1308 West Deyoung Street
Marion, Illinois

BUILDING SIZE: ±7,825 Square Feet

LAND SIZE: ±0.646 Acres

GUARANTOR: CL Murphy, LLC

LEASE TYPE: NNN

LEASE EXPIRATION: September 30th, 2030

YEAR BUILT: 2015

LESSEE: CL Murphy, LLC

OPTIONS: (2) 5-Year Options

INCREASES: 10% Every 5 Years

ROFR: None

EXECUTIVE SUMMARY



ALL PHOTOS TAKEN DEC. 2019

PROPERTY OVERVIEW



Retail Investment Group is pleased to be the sole listing agent for Aaron's in Marion, Illinois. The property has a NNN lease that will expire September 30, 2030. The property has (2) 5-year options and 10% increases every 5 years. The building is ±7,825 square feet and sits on ±0.646 acres of land. CL Murphy, LLC is the guarantor and lessee, which is responsible for 3 other retail locations. This location is known to have strong store sales and is located on a major thoroughfare. Other retailers nearby include: KFC, ALDI, Little Caesars, Pizza Hut, Wendy's, Kroger, Starbucks, Papa John's, Dollar General, Walgreens, Regions Bank and more. This bite size property deal gets high visibility along West Deyoung Street, which sees ±22,812 vehicles per day. Within 5 miles of the property there are ±23,698 people and ±10,008 households.

Investment Highlights

- (2) 5-Year Options Remaining
- Located on Busy Thoroughfare
- Strong Store Sales
- 10+ Years Remaining
- NNN Lease



ABOUT MARION

Nicknamed the “Hub of the Universe,” Marion, Illinois is located at the crossroads of Illinois Route 13 and Interstate 57 and is a point of access to major cities like Chicago, Nashville, and St. Louis. Located at the southern end of Illinois, Marion is ± 120 miles to St. Louis, ± 190 miles to Nashville and ± 315 miles to Chicago. Nearly 17,800 people call the city of Marion their home. The most common jobs in Marion are office and administrative, sales and food preparation and serving related occupations.

Tourists and locals alike visit the Crab Orchard National Wildlife Refuge and the Mandala Gardens when seeking the beauty of the outdoors. The refuge is one of the largest Great Lakes refuges at 43,890 acres. Marion is the perfect place for outdoor activities like hiking, camping, fishing and hunting. The Williamson County Fairground has been providing classic fair fun and food for people in the area for 163 years. Marion is also home to the Southern Illinois Miners who play at the Rent One Park built in 2007. This stadium has also recently become the location for the Ohio Valley Conference Baseball Championship. The nearest colleges to the city of Marion include: John A. Logan College (± 9 miles away with $\pm 4,424$ students), Southern Illinois University Carbondale (± 16 miles away with $\pm 14,554$ students) and Southeastern Illinois College (± 27 miles away with $\pm 5,000$ students).

Distance To...

St. Louis

119.6 Miles

Cincinnati

297.5 Miles

Louisville

198.9 Miles

Lexington

275.9 Miles



Nashville

192.7 Miles

Knoxville

368.9 Miles



Aaron's

Aaron's, Inc. operates as a specialty retailer of furniture, consumer electronics, computers, appliances, and household accessories in the United States and Canada. The company engages in the lease ownership and retail sale of various products, such as televisions, computers, tablets, mobile phones, living room, dining room and bedroom furniture, mattresses, washers, dryers, and refrigerators. It offers products of various brands, such as Samsung, Frigidaire, Hewlett-Packard, LG, Whirlpool, Simmons, Philips, JVC, Sharp, and Magnavox. Aaron's services are available to approximately 40-50% of the U.S. population who make less than \$50,000 annual household income through multiple channels.



Revenue (2016): \$3.21 Billion

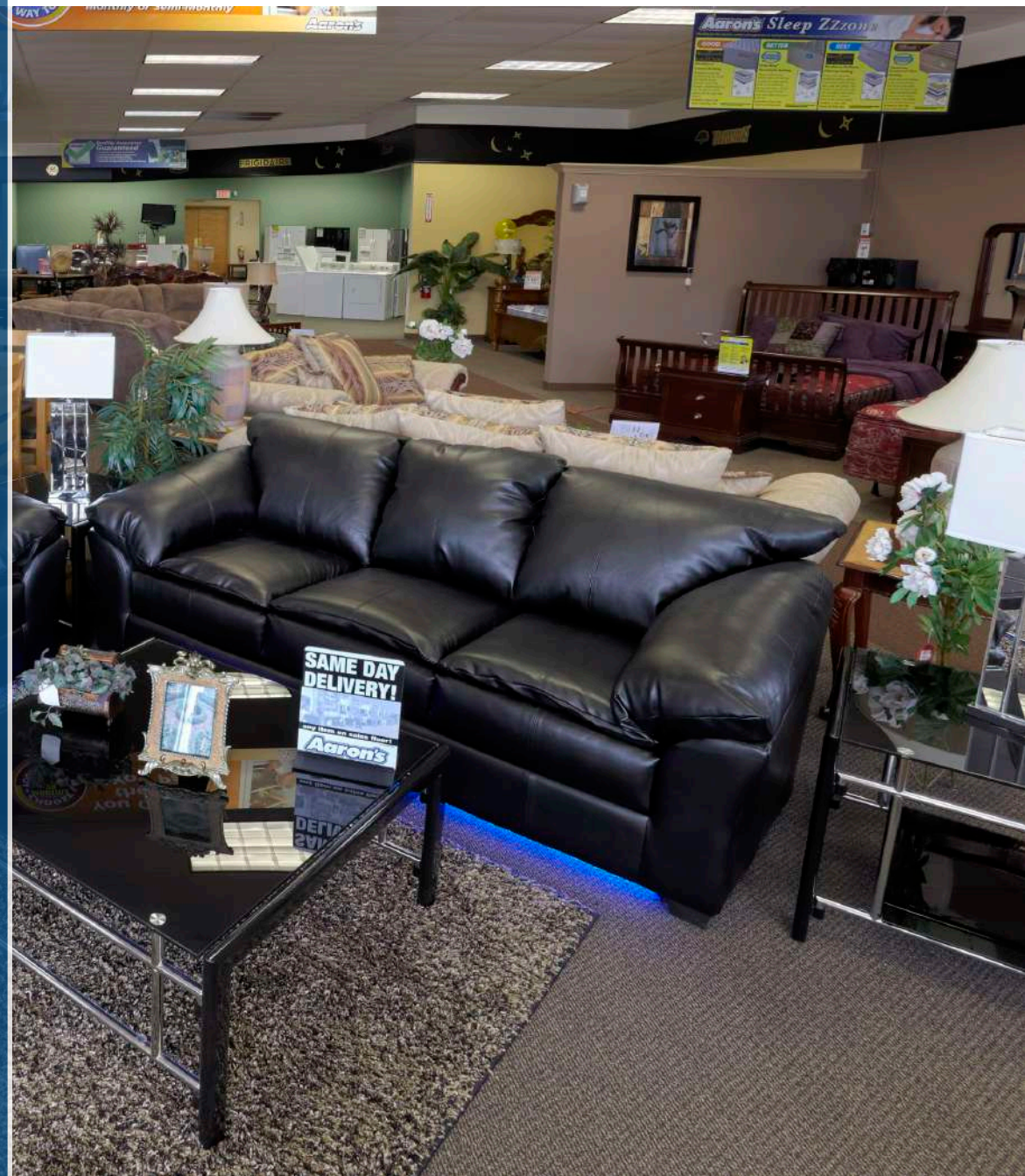


Stock Symbol: (AAN)



1,864 Stores in 48 States

ABOUT THE TENANT



AERIAL MAP



Town Square



Police Department



Aaron's

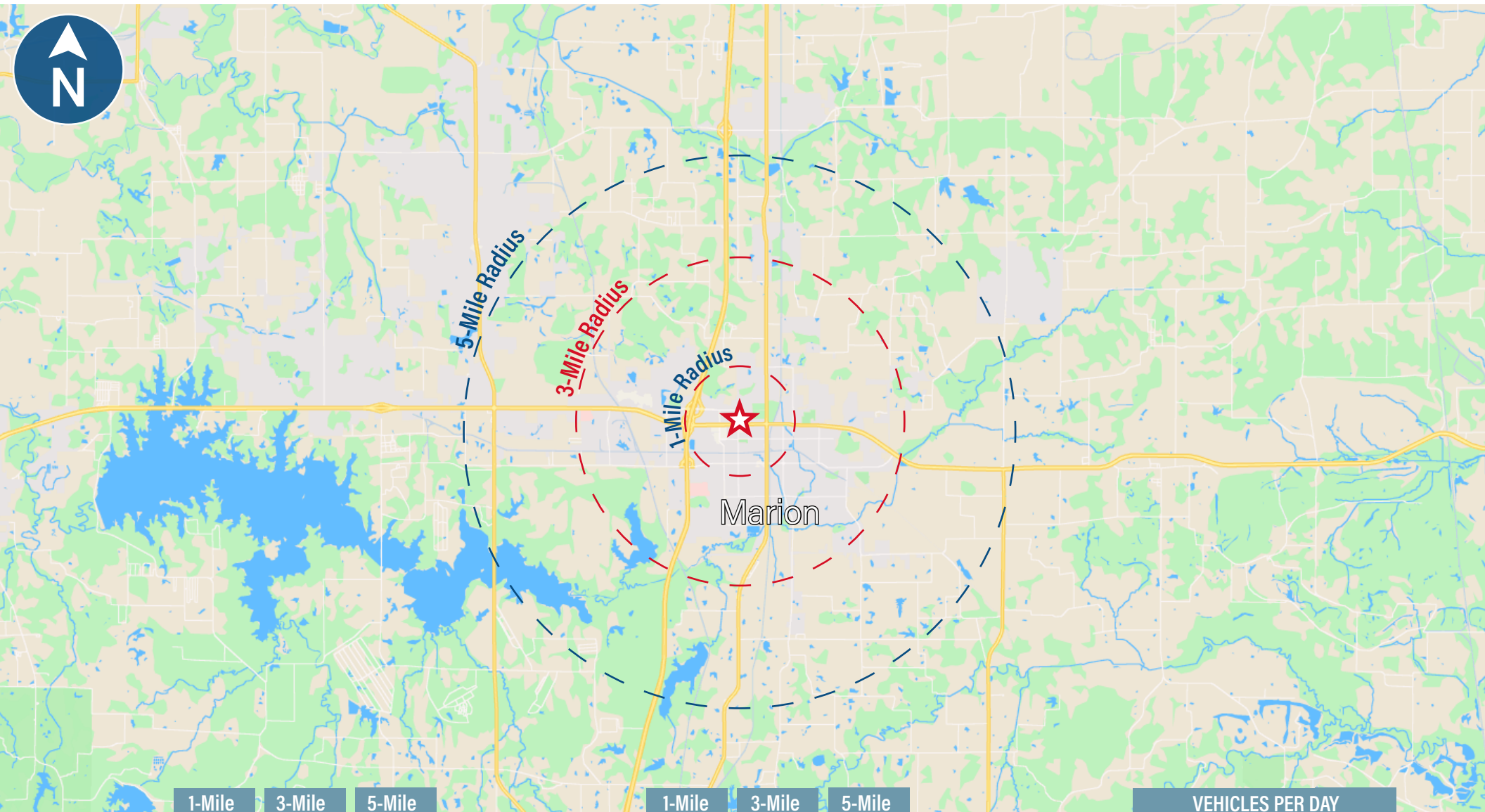


ADDITIONAL PHOTOS



ALL PHOTOS TAKEN DEC. 2019

2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	4,803	18,576	23,083	2010 Households	2,244	8,010	9,792	Route 13 / W Deyoung St	±22,812 VPD
2019 Population	5,468	19,231	23,698	2019 Households	2,482	8,239	10,008	N Court St	±9,875 VPD
2024 Population	5,575	19,289	23,732	2024 Households	2,520	8,260	10,021	Interstate 57	±27,949 VPD

Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial

and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment

Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.

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