PLUMMER PLAZA - RETAIL STRIP CENTER

75 PLUMMER BLVD
CHATHAM, ILLINOIS



DOLLAR TREE, ST JOHN'S HOSPITAL & USPS ANCHORED | 100% OCCUPIED CENTER

VELOCITY**RETAIL**GROUP

PLUMMER PLAZA

RETAIL STRIP CENTER

Investment Opportunity



EXCLUSIVELY MARKETED BY

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PLUMMER PLAZA

INVESTMENT HIGHLIGHTS

Velocity Retail Group is pleased to present this opportunity to acquire Plummer Plaza, a 28,123-square-foot neighborhood retail center located in Chatham, Illinois. The property is currently 100% occupied by four tenants with a strong mix of national, government, regional and local tenants including Dollar Tree (BBB), USPS, St. John's Hospital and Scoop Du Jour. The three strong anchor tenants make up 79% of the tenancy with Dollar Tree occupying ±43% of the center, USPS occupying 21%, while St. John's Hospital occupyies 15%, and Scoop Du Jour occupies the balance of the space providing investors with immediate cash flow and a WALT of approximately 5.9 years. Dollar Tree and USPS are both one year into their initial (10) year lease terms and St. Johns Hospital has just signed a sixty-six month lease term. All existing leases have contractual rent increases, creating NOI growth and providing a hedge against inflation.

The property is located 21 miles south of the State's Capital, Springfield, IL within Chatham's retail corridor and offers strong retail synergy generated by nearby retailers including Ace Hardware, Walgreens, Casey's, Dollar General, County Market, Pizza Hut, and Pet Supplies Plus. The trade area is supported by more than 30,000 residents, 12,500 employees, and average household incomes exceeding $134,000 within a 5-mile radius.




ICE CREAM
COFFEE


DOLLAR TREE


DOLLAR TREE

PLUMMER PLAZA

INVESTMENT SUMMARY

Price	$4,265,000
Net Operating Income	$326,356
Cap Rate	7.65%
Occupancy	100%
Weighted Average Lease Term (WALT)	5.9 Years

PROPERTY SPECIFICATIONS

Rentable Area	28,123 SF
Land Area	3.15 Acres
Property Address	75 Plummer Boulevard Chatham Illinois 62629
Year Built	2011
Parcel Number	28-01.0-476-010
Ownership	Fee Simple (Land & Building Ownership)



PLUMMER PLAZA

INVESTMENT HIGHLIGHTS

100% Leased Retail Center | National and Institutional Anchors

- 28,123 SF neighborhood shopping center located at 75 Plummer Blvd in Chatham, Illinois, anchored by Dollar Tree, the United States Postal Service, and St. John's Hospital, a regional healthcare provider.
- The tenant mix combines national retail, government, and health care uses that generate consistent daily traffic and serve the surrounding Chatham community.

Prime Chatham Retail Corridor | Daily Needs Destination | Established Consumer Draw

- Strategically positioned along one of Chatham's primary retail corridors, surrounded by a strong mix of established retailers and daily needs destinations including Walgreens, Casey's, McDonald's, Ace Hardware, Dollar General, County Market, and more.
- The property benefits from consumer traffic generated by nearby grocery, pharmacy, convenience, restaurant, service, and neighborhood retail uses, reinforcing the corridor as an established shopping destination for area residents.

Established Residential Base | Schools and Community Amenities | Strong Demand Drivers

- Surrounded by established residential neighborhoods and multifamily communities that provide a built in customer base for the center's tenants.
- The property is located near Glenwood Elementary School, Glenwood High School, athletic facilities, churches, and other community destinations, generating recurring traffic from local residents, students, families, and employees.
- These surrounding demand drivers support consistent retail activity and long term leasing fundamentals.

Attractive Demographics | Strong 5 Mile Trade Area

- The surrounding 5 mile trade area includes more than 29,500 residents and approximately 12,300 employees, providing a substantial daytime and residential customer base.
- With an average household income of approximately $134,760, the trade area offers strong purchasing power and attractive demographics for neighborhood retail and service oriented tenants.



PLUMMER PLAZA

RENT ROLL

TENANT NAME	SUITE	SQ FT	PRO RATA SHARE	LEASE TERM	LEASE TYPE	CURRENT ANNUAL BASE RENT	ANNUAL RENT PSF	INCREASE EVERY	INCREASE DATE	INCREASE PSF/YR	INCREASE ANNUAL RENT	INCREASE RENT $/SF/YR	RENEWAL OPTIONS
Dollar Tree	73	11,978	43%	Aug 25 - Aug 35	NNN	$107,802	$9.00	5 Years	Aug.-30	$0.50	$113,791	$9.50	4 (5-Year) $0.50/SF Increases for each Option Term
		1. A 3% communlative cap on controllable CAMs. The cap is not being hit yet. 2. In lieu of management fee, Tenant pays a 10% fee on CAMs. 3. Tenant has right to terminate in 60th month if sales fo not exceed $1.7M in the 49th to 60th month											
St John's Hospital	77-81	4,224	15%	Oct 26 - Mar 32	NNN	$66,105	$15.65	1 Year	April-27 April-28 April-29 April-30 April-31	$0.30 $0.30 $0.30 $0.30 $0.30	$66,105 $67,373 $68,640 $69,907 $71,174	$15.65 $15.95 $16.25 $16.55 $16.85	2 (3)-Yr At Market
		1. First 6 months of base rent is abated.											
USPS	95	6,014	21%	Aug 25 - Jul 35	Mod. Gross	$105,245	$17.50	5 Years	Nov-30	$0.30	$114,266	$19.00	2 (5-Year) $125,692 Mos. 124-183 $138,261 Mos. 184-243
		1. A Mod. Gross lease and Tenant only reimburses Landlord for its pro rata share of property taxes.											
Scoop Du Jour	95	5,850	21%	Dec 23 - Sept 31	NNN	$80,438	$13.75	1 Year	March-27 March-28 March-29	$0.50	$83,363 $86,288 $89,213	$14.25 $14.75 $15.25	10% Increases for each Option Term
		1. A 15% admin fee on all operating expenses											
TOTALS		**28,123**	**100%**	**WALT 5.9**			**$12.79**						

PLUMMER PLAZA

INCOME VALUATION

NNN EXPENSES		PSF
CAM	$84,369	$3.00
Taxes	$67,151	$2.30
Insurance	$28,123	$1.00
Management/Admin	$14,062	$0.50
Total	**$193,705**	$6.89

CASH FLOW SUMMARY	
Total Gross Rent	$359,591
Reimbursements	NNN
USPS Slippage of CAM, Ins., Mgmt. ($4.50 PSF)	$27,063
Effective Gross Income	**$332,528**
Less NNNs	NNN
Net Operating Income	**$332,528**

PRICING	
Asking Price	$3,470,000
Net Operating Income	$332,528
Cap Rate	7.65%
Occupancy	100%



PROPERTY OVERVIEW



LOCATION

Chatham, Illinois
Approximately 21 miles from Springfield, IL
93 miles from St. Louis, IL



PARKING

There are approximately 136 parking spaces on the owned parcel.
The parking ratio is approximately 4.8 stalls per 1,000 SF of leasable area.



ACCESS

Plummer Boulevard: 1 Access Point
Koufax Drive: 1 Access Point



PARCEL

Parcel Number: 28-01.0-476-010 Acres: 3.15
Square Feet: 137,214



TRAFFIC COUNTS

Plummer Boulevard: 5,700 VPD
N. Main Street/State Highway 4: 22,300 VPD



CONSTRUCTION

Year Built: 2011
Zoning: B2 - Business, General

PROXIMITY AREA

PLUMMER PLAZA




DOLLAR TREE

TRADE AREA

PLUMMER PLAZA



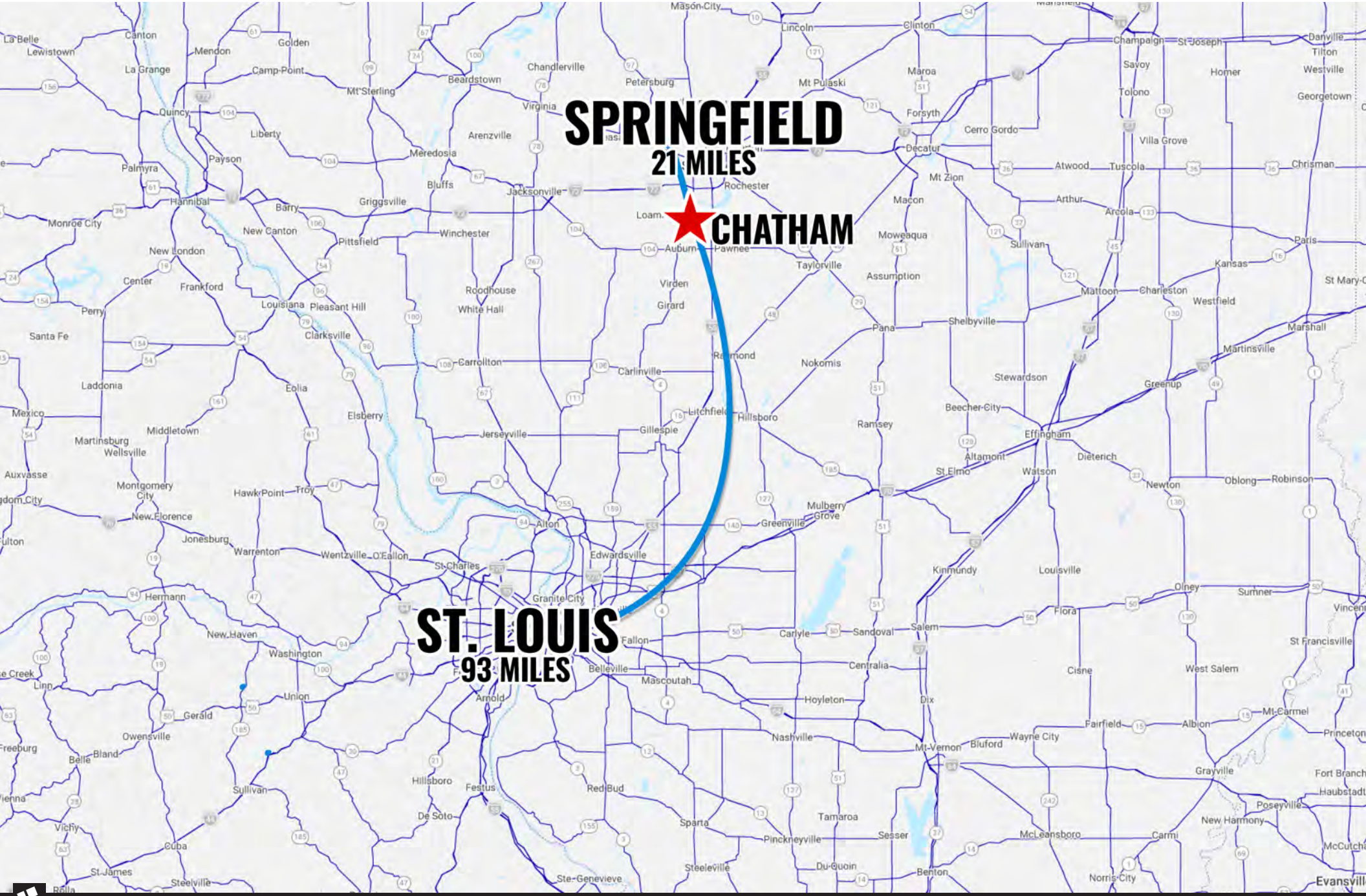
SITE PLAN

PLUMMER PLAZA



LOCATION MAP

PLUMMER PLAZA



REGIONAL AREA

CHATHAM, ILLINOIS

Chatham is a growing suburban village located in Sangamon County, Illinois, approximately 10 miles south of Springfield, the state capital. Known for its family-friendly neighborhoods, strong community atmosphere, and high quality of life, Chatham has experienced steady residential growth while maintaining its small-town character. Its proximity to Springfield provides residents with convenient access to employment, healthcare, and cultural amenities. Chatham has a 2026 population of 14,620.

Chatham's economy is supported by healthcare, education, retail, professional services, construction, and government-related employment. Many residents commute to Springfield, where major employers include state government agencies, healthcare systems, educational institutions, and corporate offices. Local commercial development continues to expand along key corridors, with shopping centers, restaurants, and service businesses supporting the village's growing population.

Chatham offers a variety of parks, walking trails, and recreational facilities that support an active lifestyle. Community events, seasonal festivals, and local sports programs contribute to the village's strong sense of community. Residents enjoy easy access to Springfield attractions, including museums, historic sites, performing arts venues, and recreational destinations such as Lake Springfield and regional parks.

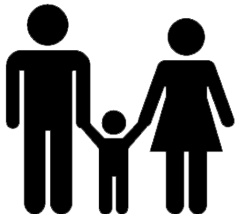
Chatham is served by the highly regarded Ball-Chatham School District, known for strong academic performance, athletics, and extracurricular programs. The district includes several elementary schools, Glenwood Middle School, and Glenwood High School. Higher education opportunities are available nearby through institutions such as University of Illinois Springfield (UIS), Lincoln Land Community College, and Southern Illinois University School of Medicine. The nearest major airport is Abraham Lincoln Capital Airport.





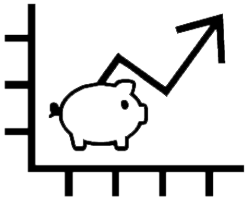
PLUMMER PLAZA

AREA DEMOGRAPHICS



2026 POPULATION

1 MILE: 7,250
3 MILES: 16,882
5 MILES: 29,588



AVERAGE HOUSEHOLD INCOME

1 MILE: $125,834
3 MILES: $152,652
5 MILES: $149,404



2026 TOTAL HOUSEHOLDS

1 MILE: 3,022
3 MILES: 6,676
5 MILES: 12,404



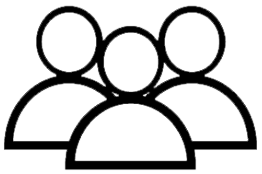
TOTAL BUSINESSES

1 MILE: 145
3 MILES: 232
5 MILES: 728



MEDIAN HOME VALUE

1 MILE: $234,770
3 MILES: $279,821
5 MILES: $283,757



NUMBER OF EMPLOYEES

1 MILE: 947
3 MILES: 1,442
5 MILES: 7,507

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TENANT SUMMARY



dollartree.com
Company Type: Public (NASDAQ: DLTR)
Locations: 9,200+

DOLLAR TREE

Dollar Tree, Inc. (NASDAQ: DLTR), headquartered in Chesapeake, VA, is one of North America's largest and most loved value retailers, known for delivering great value, convenience, and a "thrill-of-the-hunt" discovery shopping experience. With a team of approximately 150,000 associates, Dollar Tree operates more than 9,200 stores and 18 distribution centers across 48 contiguous states and seven Canadian provinces under the brands Dollar Tree and Dollar Tree Canada. The company is committed to being a responsible steward of its business – supporting its people, serving its communities, and creating lasting value.



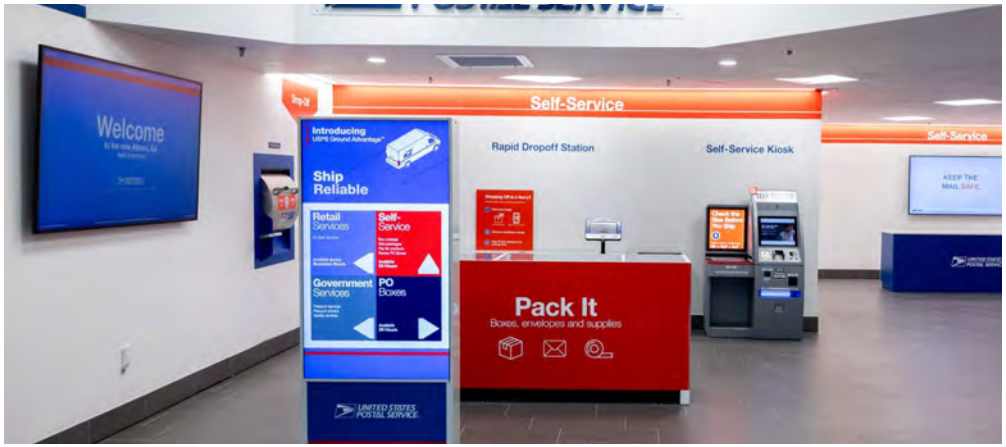
shs.org/st-johns
Company Type: Private, Nonprofit Catholic Health System
Locations: 13 hospitals plus an integrated physician network across Illinois and Wisconsin

HSHS St. John's Hospital

HSHS St. John's Hospital, located in Springfield, Illinois, is the flagship hospital of Hospital Sisters Health System and has served central and southern Illinois since 1875. The 442 bed regional medical center provides a comprehensive range of specialized health care services and is home to Prairie Heart Institute, HSHS St. John's Children's Hospital, the Women and Infants Center, Neurosciences Center, Cancer Center, orthopedic services and other advanced medical programs. St. John's is also designated as a Level I Trauma Center and its children's hospital includes the region's only Level III neonatal intensive care unit. As part of HSHS, St. John's is supported by a nonprofit Catholic health system operating hospitals and physician networks throughout Illinois and Wisconsin.

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TENANT SUMMARY



usps.com
Company Type: Independent Government Agency
Locations: 31,369+

UNITED STATES POSTAL SERVICE®

The United States Postal Service is an independent federal establishment, mandated to be self-financing and to serve every American community through the affordable, reliable and secure delivery of mail and packages to more than 170 million addresses six and often seven days a week. Overseen by a bipartisan Board of Governors, the Postal Service is celebrating its 250th year of service to customers amidst a network modernization plan aimed at restoring long-term financial sustainability, improving service, and maintaining the organization as one of America's most valued and trusted brands.



scoopdujour.net
Company Type: Private
Locations: 1

SCOOP DU JOUR

In 2015, Scoop Du Jour was founded by Shannon McAuley and Fran Abbott. Scoop Du Jour provides ice cream, coffee, donuts, cakes and pastries to the Chatham, IL area.

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