

98 Elm Street, Eldon, IA 52554

306 North U Ave., Villisca, IA 50864

633 S. Main Street, Atwood, IL 61913

2562 East Rt. 36, Newman, IL 61942

432 N. Shawandasee St., Tonica, IL 61370

6705 Melton Rd., Portage, IN 46368

7 West US Hwy 6, Valparaiso, IN 46385

15275 New Halls Ferry Road, Florissant, MO 63031

Dollar General Investment Opportunities



New prototype Dollar General building.

- **Eldon:**
Building Size: 9,026 s.f.
Status: Under Construction-
Scheduled turnover February 2019
Asking: \$1,213,098.00
Cap Rate: 6.7%
- **Villisca:**
Building Size: 9,002 s.f.
Status: Under Construction-
Scheduled turnover July 2019
Asking: \$1,296,630.40
Cap Rate: 6.7%
- **Atwood:**
Building Size: 9,100 s.f.
Status: Under Construction-
Scheduled turnover May 2019
Asking: \$1,288,427.40
Cap Rate: 6.7%
- **Newman:**
Building Size: 9,100 s.f.
Status: Open for business
Asking: \$1,221,921.00
Cap Rate: 6.7%
Located in an "Opportunity Zone"
- **Tonica:**
Building Size: 9,100 s.f.
Status: Under Construction-
Scheduled turnover May 2019
Asking: \$1,273,262.60
Cap Rate: 6.7%
- **Portage:**
Building Size: 9,100 s.f.
Status: Under Construction-
Scheduled turnover April 2019
Asking: \$1,414,397.00
Cap Rate: 6.7%
- **Valparaiso:**
Building Size: 9,100 s.f.
Status: Under Construction-
Scheduled turnover May 2019
Asking: \$1,449,621.40
Cap Rate: 6.7%
- **Florissant:**
Building Size: 7,489 s.f.
Status: Under Construction-
Scheduled turnover February 2019
Asking: \$1,529,856.00
Cap Rate: 6.25%

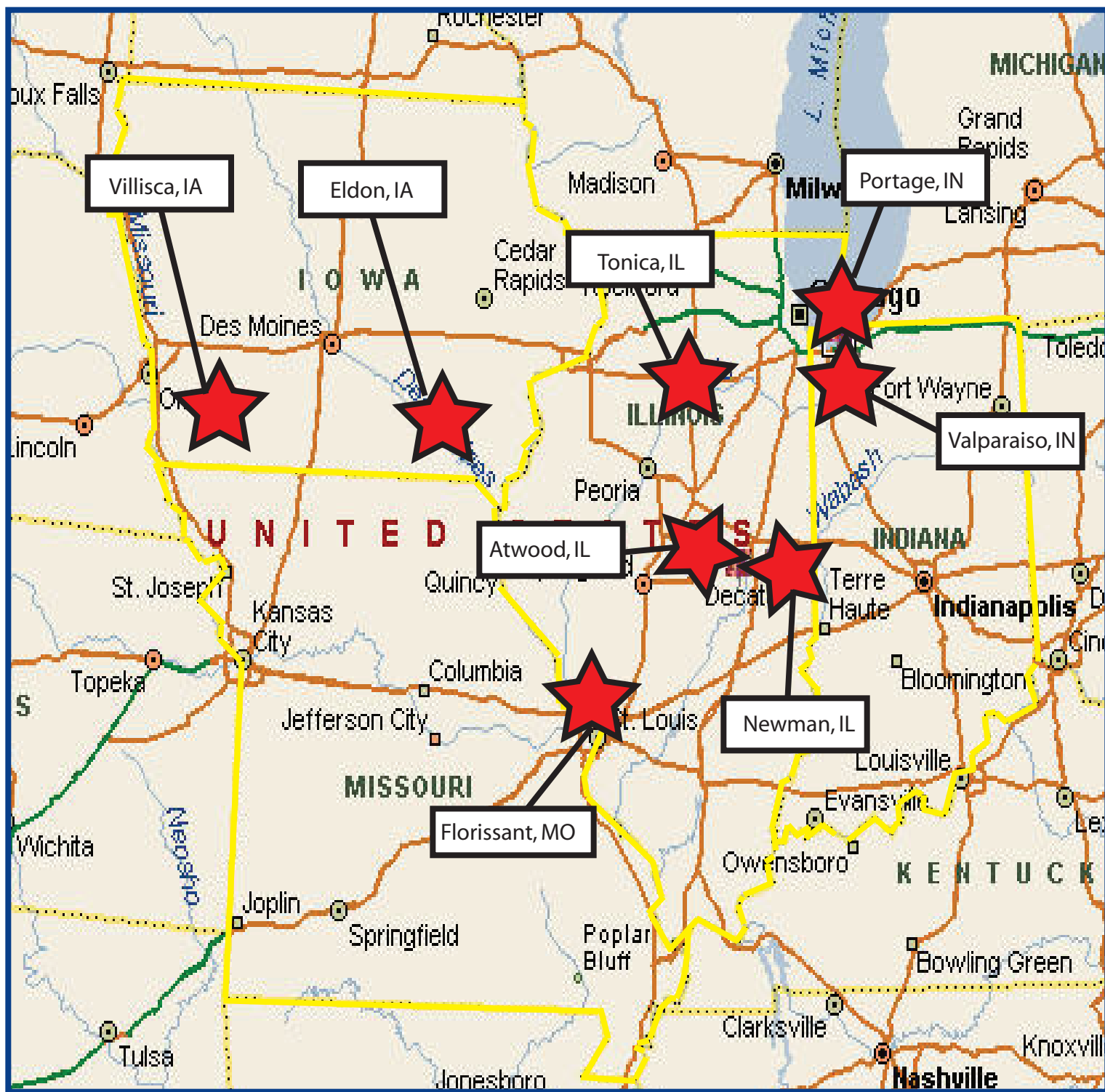


CISSELL MUELLER
COMPANY, LLC

COMMERCIAL REAL ESTATE BROKERAGE ■ COMMERCIAL DEVELOPMENT ■ DESIGN BUILD GENERAL CONTRACTORS

5530 SALT RIVER ROAD
ST. PETERS, MISSOURI, 63376
PHONE: 636.970.0330
FAX: 636.970.2116
www.CissellMueller.com

- Long term credit tenant
- No Landlord responsibilities
- New NNN 15 year leases with three-5 year options
- Owner/Broker



For more information contact Bob Cissell at bobcissell@cissellmueller.com



CISSELL MUELLER
COMPANY, LLC

COMMERCIAL REAL ESTATE BROKERAGE ■ COMMERCIAL DEVELOPMENT ■ DESIGN BUILD GENERAL CONTRACTORS

5530 SALT RIVER ROAD
ST. PETERS, MISSOURI, 63376
PHONE: 636.970.0330
FAX: 636.970.2116
www.CissellMueller.com