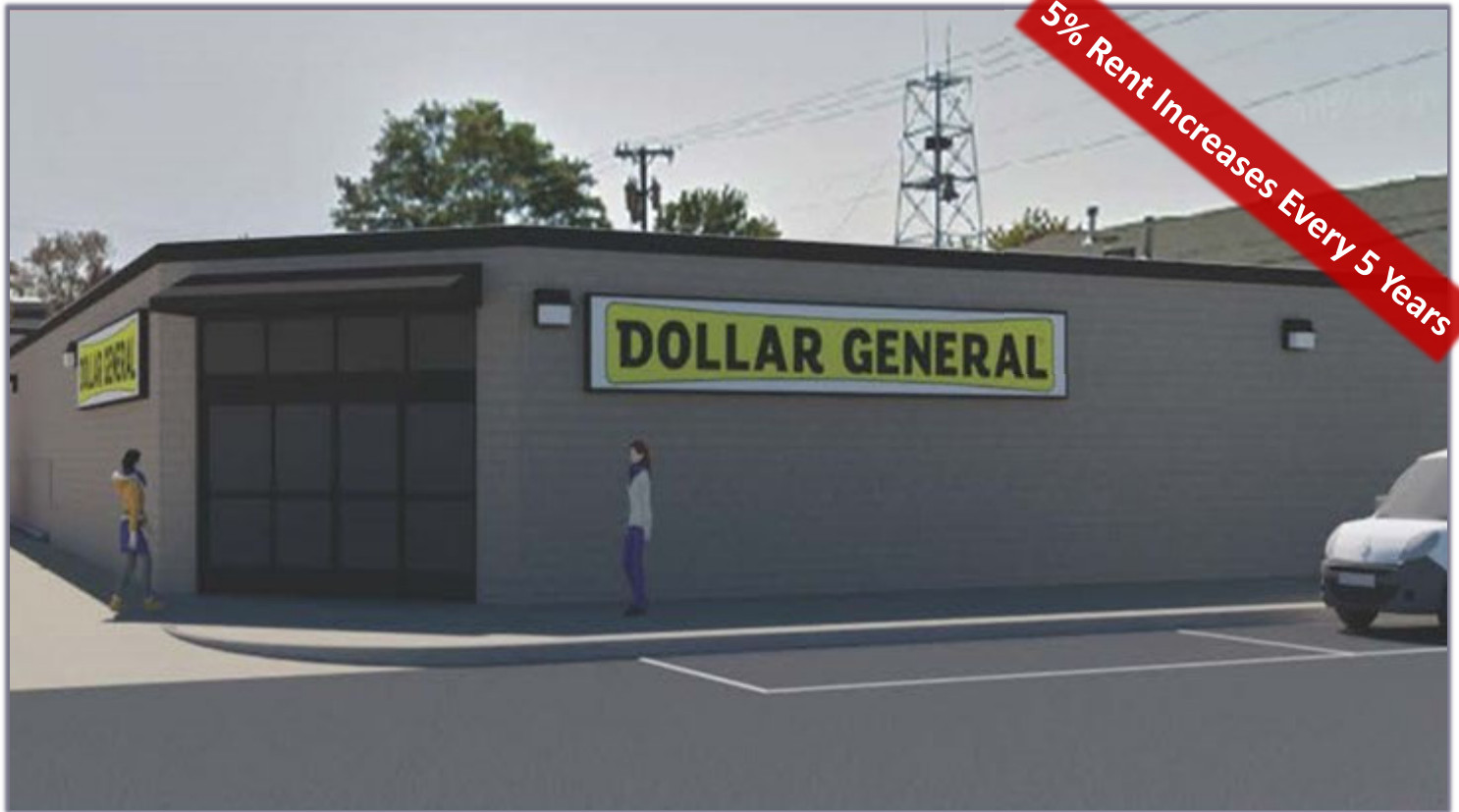


For Sale

Freestanding Building

1800 E. Main St.
Streator, IL 61364



Robert D. Cissell, CCIM
Phone: (636) 970-0330
bobcissell@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C.

Investment Summary



\$1,890,000

PRICE

6%

CAP

15

YRS. REMAINING

Property Details:

Building Area: 10,640 SF

Site: 2 AC

Year Built: 2023

Guarantor: Dollar General Corporation

Price (PSF): \$177.63

Lease Overview:

Remaining Lease Term: 15 Year

Lease Type: Absolute NNN

Options: Three, (5) Year Options

Rent Commencement: Under Construction

5% Rent Increases Every 5 Years:

Yrs. 1-5 Monthly Rent: \$9,455.93

Yrs. 6-10 Monthly Rent: \$9,928.73

Yrs. 11-15 Monthly Rent: \$10,425.16

NOI: \$113,400.00

Streator, IL

Streator is located in LaSalle and Livingston County, Illinois. LaSalle County has a population of 109,658 and Livingston County with a population of 35,815. Both counties includes 2,194 square miles. The major highways located in within both of these counties are Interstate 39, Interstate 80, Interstate 55, US Hwy, 66, US Hwy. 24, IL-Route 17, IL-Route 18, IL-Route 23, IL-Route 47, IL-Route 71, IL-Route 116, IL-Route 170, IL-Route 178, IL-Route 251, IL-Route 351, US Route 6, US Route 34, US Route 51, and US Route 52.

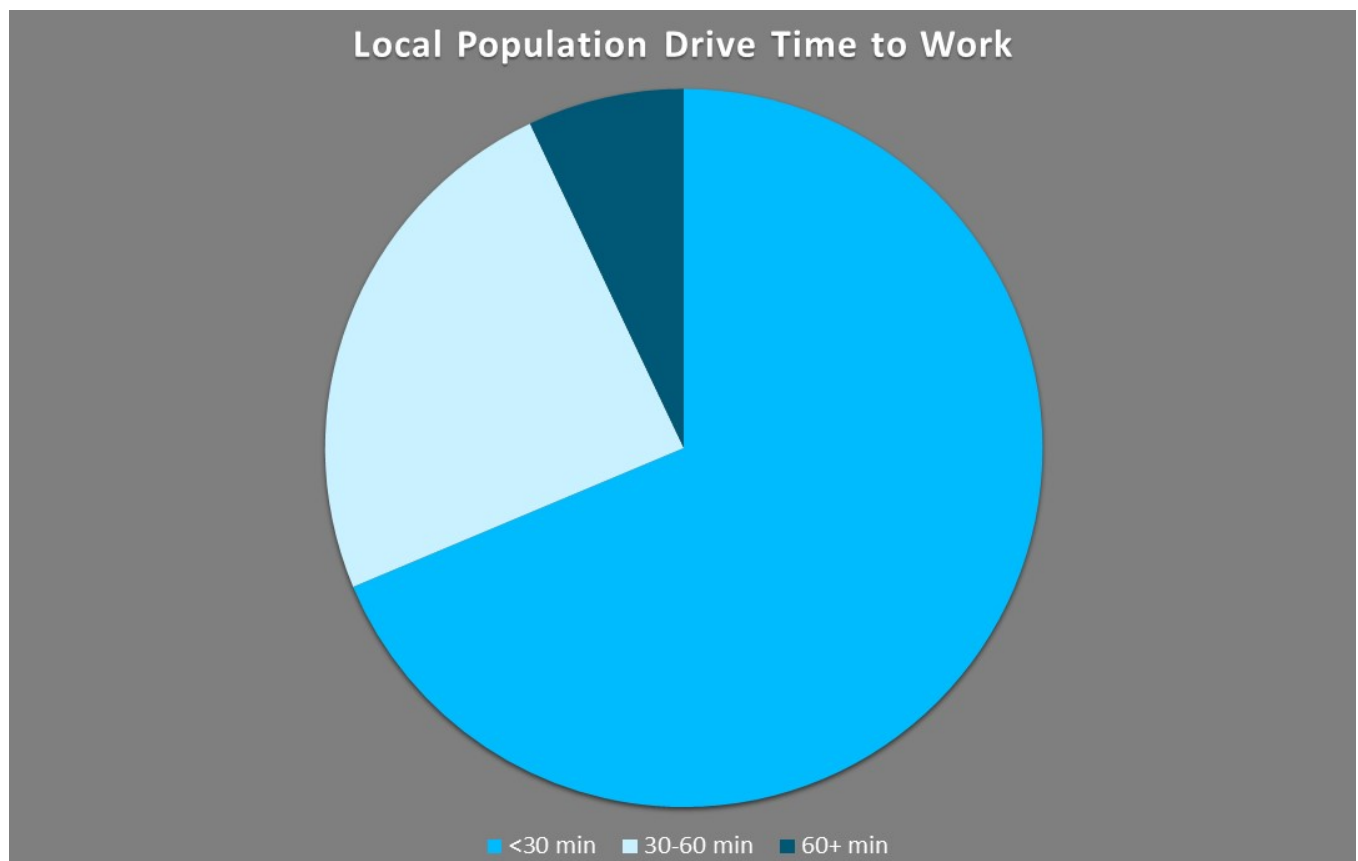
As of the 2020 census, Streator's population is 12,500 and approximately 81 miles south-west of Chicago. Three of Streator's largest employers are Federal Signal Corporation, Miller Brewing Company, and St. Mary's Hospital.

Dollar General

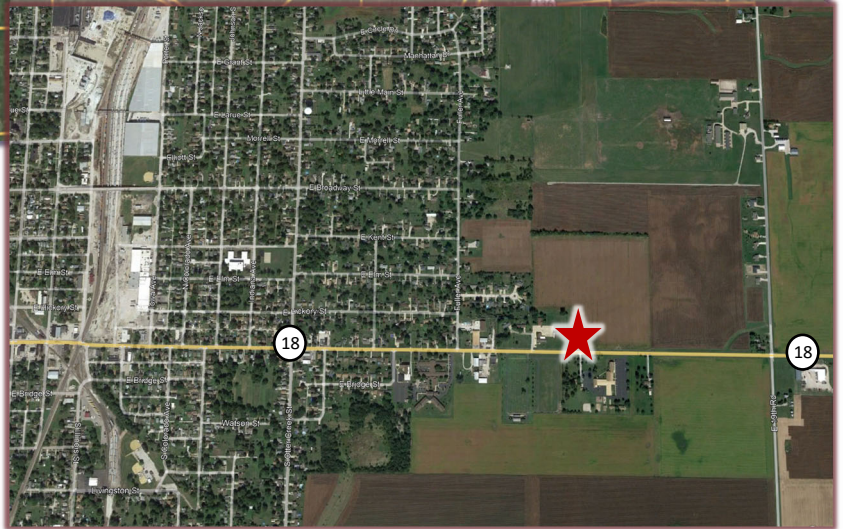
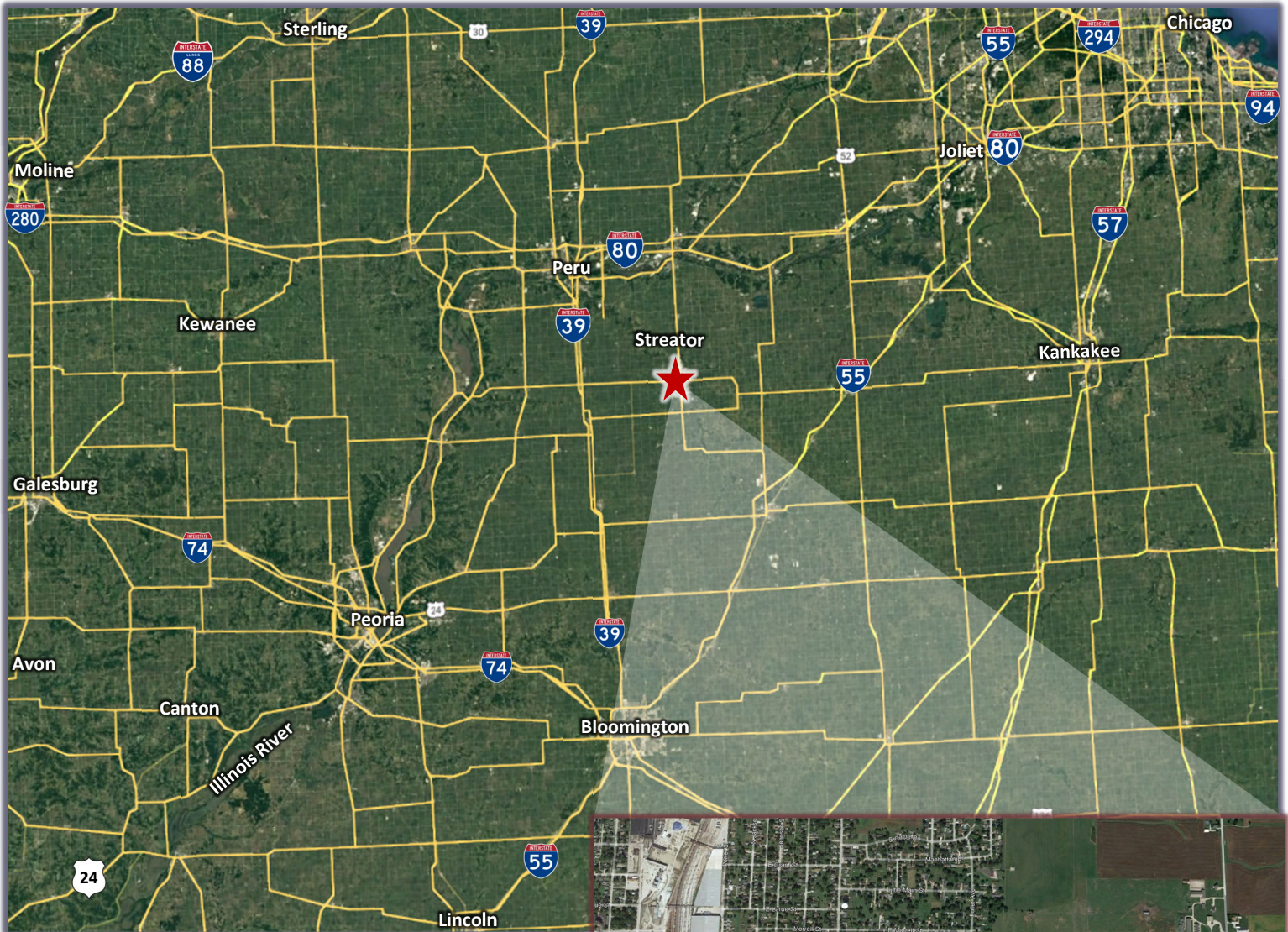
Founded in 1939, Dollar General Corporation (NYSE:DG) is proud to serve as America's neighborhood general store. The company strives to provide access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. Dollar General provides everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, Pepsi-Co/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

The lease is guaranteed by Dollar General Corporation, a leading retailer. As of May 5, 2023, the company is operating over 19,294 stores across 47 states and in Mexico. Dollar General Corporation is a National Investment-Grade BBB Rated Tenant by S&P.

Demographics



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