

For Sale

- 10,640 Sq. Ft. Retrofit
- 10 Year NNN Lease
- 3-5 Year Options
- Initial Lease Ends In 2032
- Lease commencement date 9/20/2022

Dollar General

Carrollton, IL (former Kroger)



- 6.0% = \$1,477,524.00
- Monthly Rent \$7,387.62
- Owner Broker

Reduced to
6.75% =
\$1,313,355.00

For more information:

Contact: Danny Wapelhorst - Dannyw@Cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C.

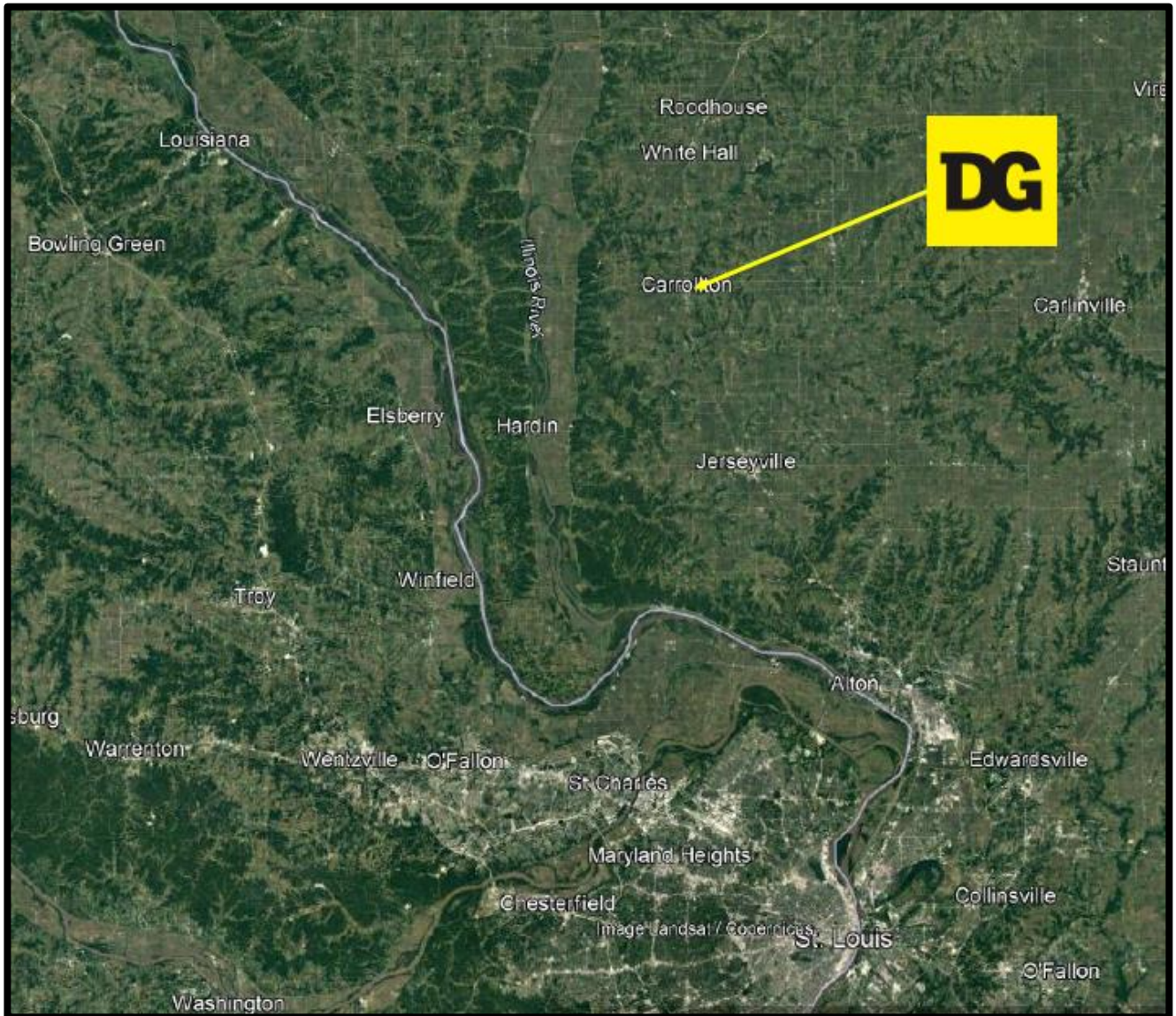
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5530 SALT RIVER ROAD, ST PETERS, MO 63376 | 636 9700330

COMMERCIAL REAL
ESTATE BROKERAGE

COMMERCIAL DEVELOPMENT

INVESTMENTS

Aerial of Site



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