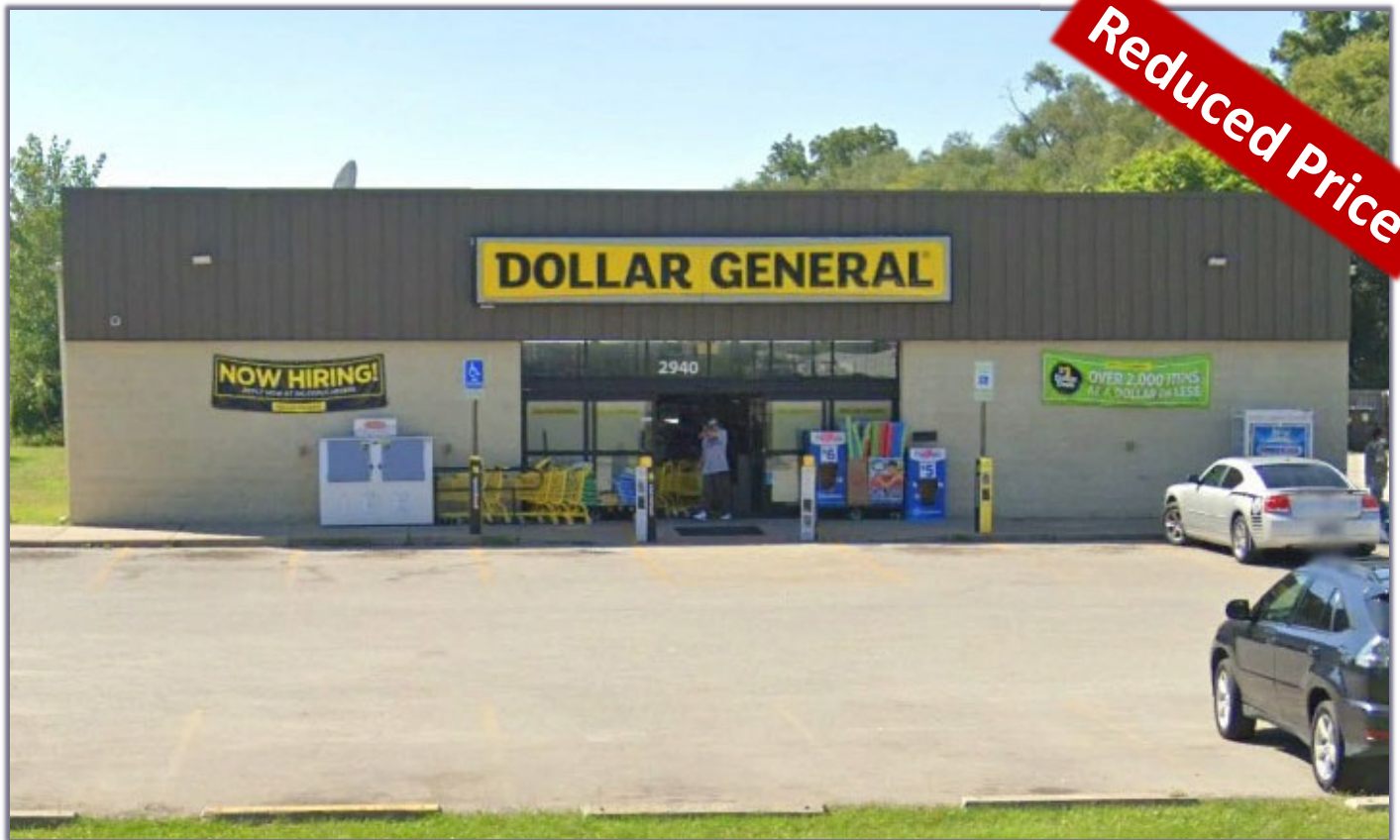


For Sale

Freestanding Building

2940 11th St.
Rock Island, IL 61201



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



CISSELL MUELLER
COMPANY, L.L.C.

Investment Summary



\$1,225,000

PRICE

7%

CAP

7+

YRS. REMAINING

Property Details:

Building Area: 9,026 SF

Site: 1.35 AC

Year Built: 2014

Guarantor: Dollar General Corporation

Price (PSF): \$152.09

Lease Overview:

Remaining Lease Term: 7+ Year

Lease Type: Absolute NNN

Options: Three, (5) Year Options

Rent Commencement: 06/28/14

Monthly Rent: \$7,145.83

Annually: \$85,750.00

Rock Island, IL

The City of Rock Island is a full-service community located on the Mississippi River, approximately 175 miles west of Chicago. Rock Island is a major city in what is known as the Quad Cities, a region with a population approaching 400,000 that encompasses Rock Island, Moline, and East Moline, Illinois, and Davenport and Bettendorf, Iowa. According to the 2010 census, Rock Island's population is 39,018.

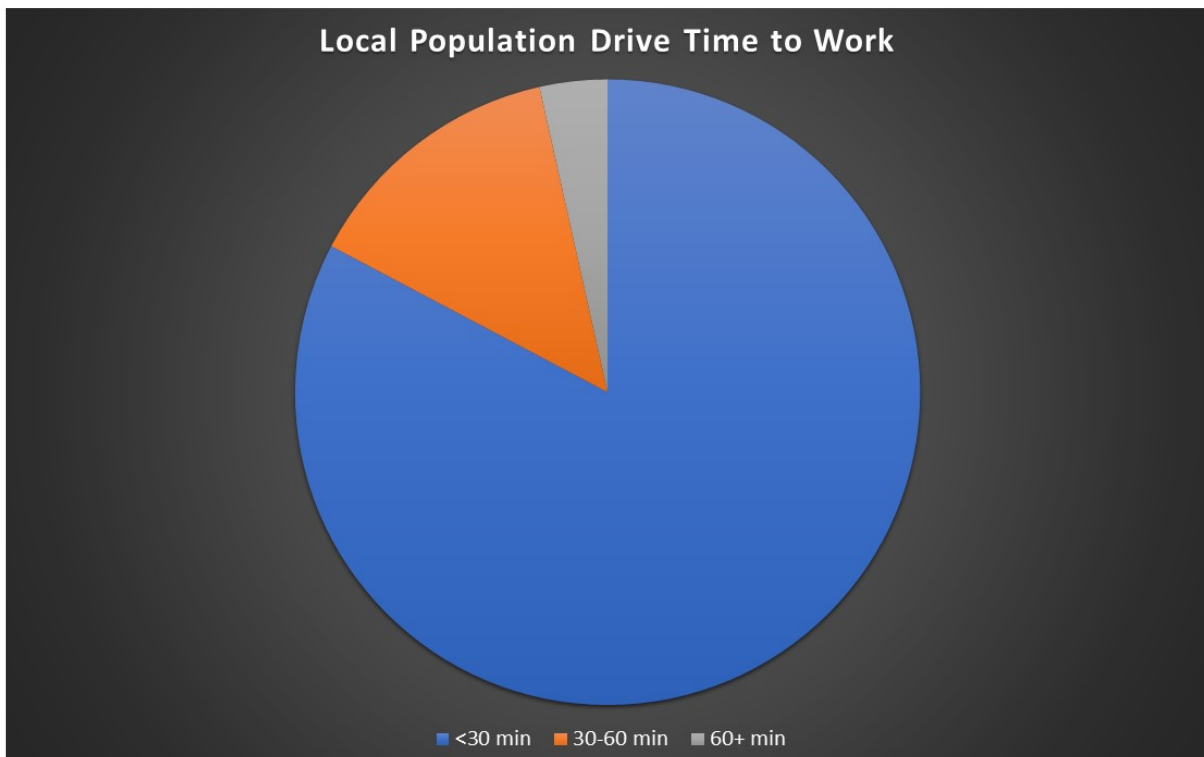
The first football game in what was to become the National Football League was played at Rock Island's Douglas Field in September, 1920. It was hosted by the Rock Island Independents (1907-1926), who were a charter NFL franchise in 1920.

Dollar General

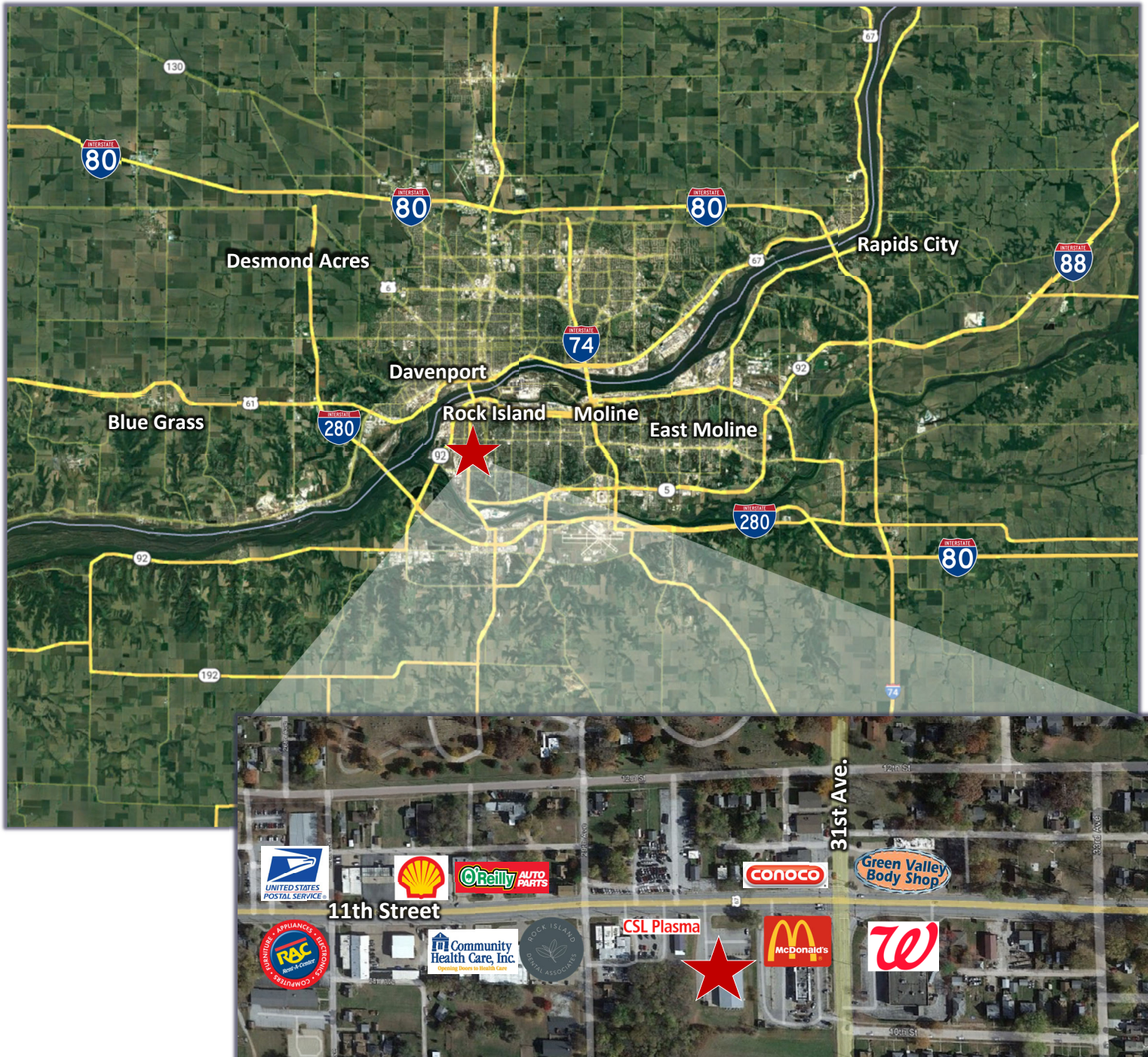
Founded in 1939, Dollar General Corporation (NYSE:DG) is proud to serve as America's neighborhood general store. The company strives to provide access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. 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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