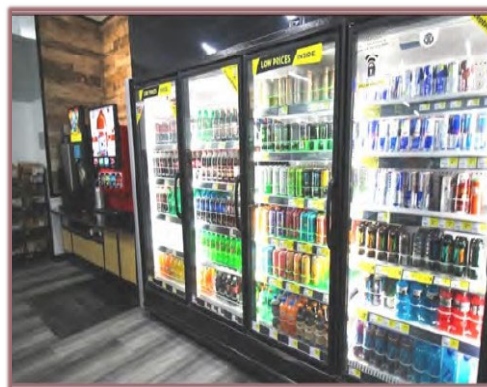


For Sale

Freestanding Building

301 W Lincoln Street
Ogden, IL 61859



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



CISSELL MUELLER
COMPANY, L.L.C

Investment Summary



\$2,026,866

PRICE

6.35%

CAP

15

**YEARS
REMAINING**

Property Details:

Building Area: 10,640 SF

Site: 1.11AC

Year Built: 2024

Guarantor: Dollar General Corporation

Price (PSF): \$190.49

Lease Overview:

Remaining Lease Term: 15 Year

Lease Type: Absolute NNN

Options: Five, (5) Year Options

Rent Commencement: Approx. Sept. 2024

5% Rent Increases Every 5 Years:

Yrs. 1-5 Monthly Rent: \$10,725.53

Yrs. 6-10 Monthly Rent: \$11,261.81

Yrs. 11-15 Monthly Rent: \$11,824.90

*Option 1 - \$12,416.15

*Option 2 - \$13,036.96

*Option 3 - \$13,688.81

*Option 4 - \$14,373.25

*Option 5 - \$15,091.91

NOI: \$128,706



Ogden, IL

Ogden is located in Champaign County Illinois, which is in East Central Illinois. Champaign County has an approximate population of 208,861 as of 2022, the 10th largest in Illinois. The major highways accessible to Champaign County are I-57, I-72, I-74, US Route 45, US Route 136, US Route 150, IL Route 10, IL Route 47, IL Route 49, IL Route 54, and IL Route 130. Ogden is located approximately 162 miles south of Chicago.

Champaign County is home to the University of Illinois, Parkland College, and two major regional hospitals (Carle Foundation Hospital and OSF Heart of Mary Medical Center), Champaign County is a leader in education, health care, government, high technology, light industry and agriculture. Champaign County comprises 1,008 square miles, the majority of which are involved in agriculture.

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.

Daily Traffic Counts

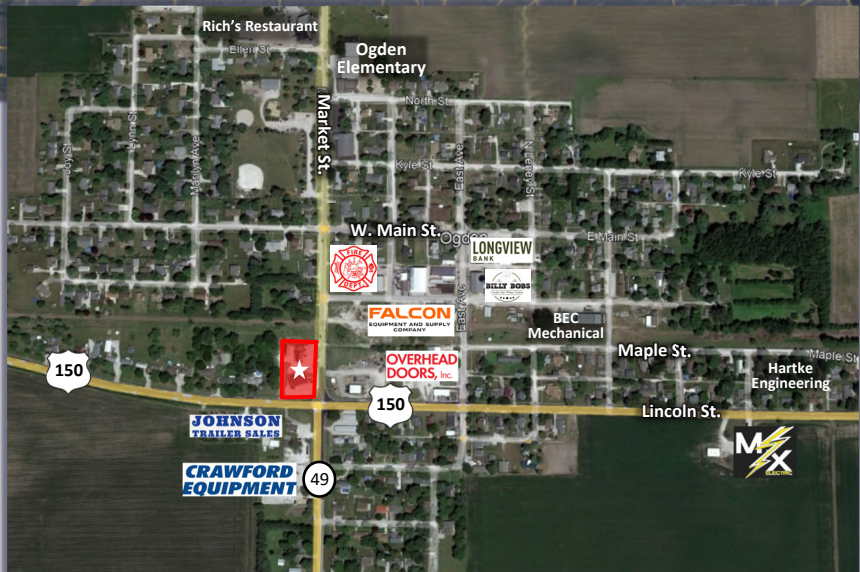
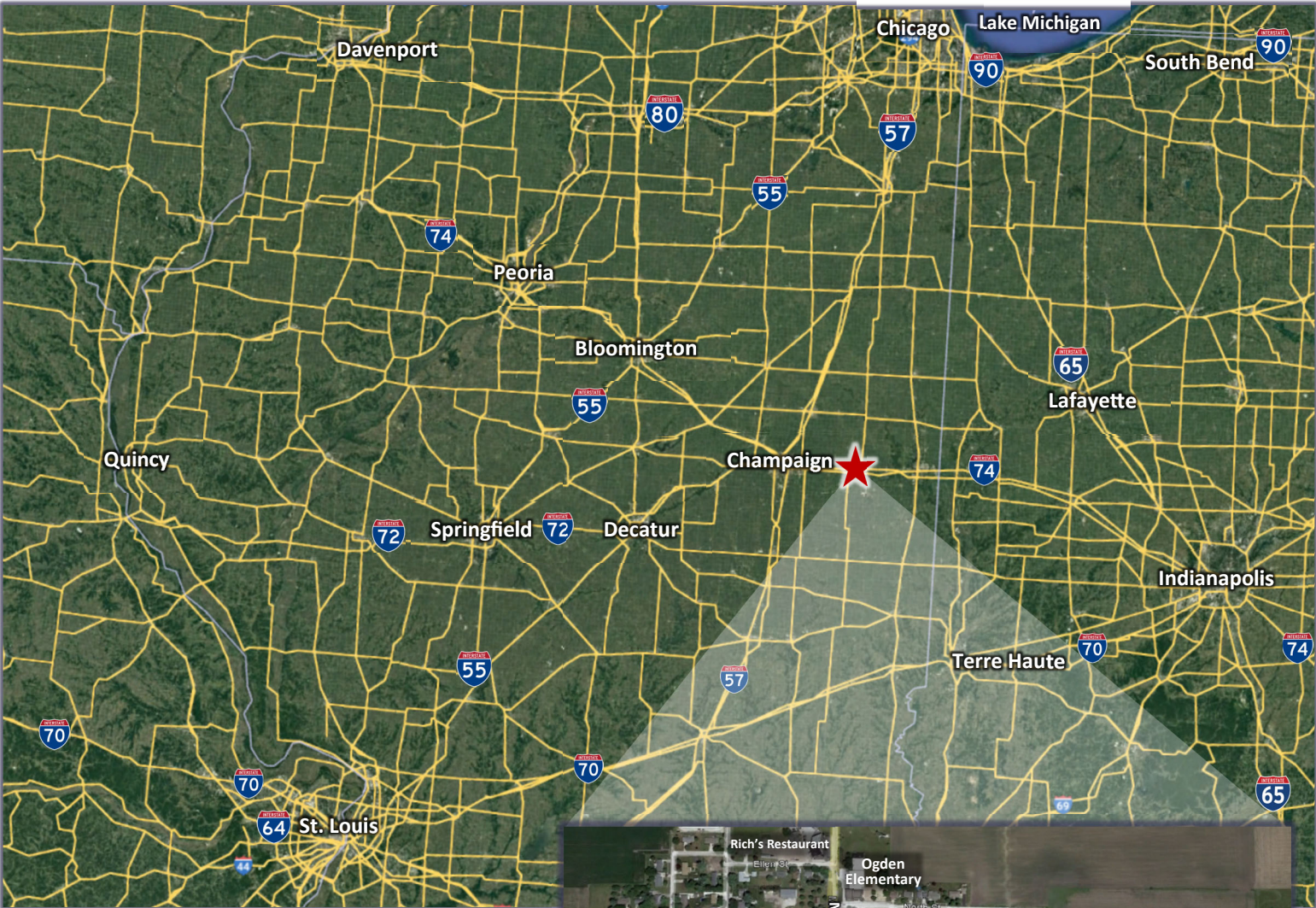
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Ellen	Marilyn Ave W	305	2022
Market Street	Ellen S	3,581	2020
Market St	Ellen S	2,525	2022
Market St	North St N	3,973	2022
Marilyn Ave	Ellen S	87	2022
Not Available	Not Available No	1,396	2020
Kyle St	Market St W	261	2022
Main St	Marilyn Ave W	435	2022
East Ave	Kyle St N	152	2022
S Market St	Market St N	3,757	2022

Demographics

Population	3 mile	5 mile	10 mile	Households	3 mile	5 mile	Population Travel to Work	5mi 2023 Population
2023 Population	995	7,530	15,665	Avg. Household Income	\$84,790	\$94,366	<30 Min	2,643
Median Age	38.7	37	39.5	Total Specified Consumer Spending	\$12.6M	\$90.8M	30-60 Min	815
2023 Households	376	2,533	5,335				60+ Min	92

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