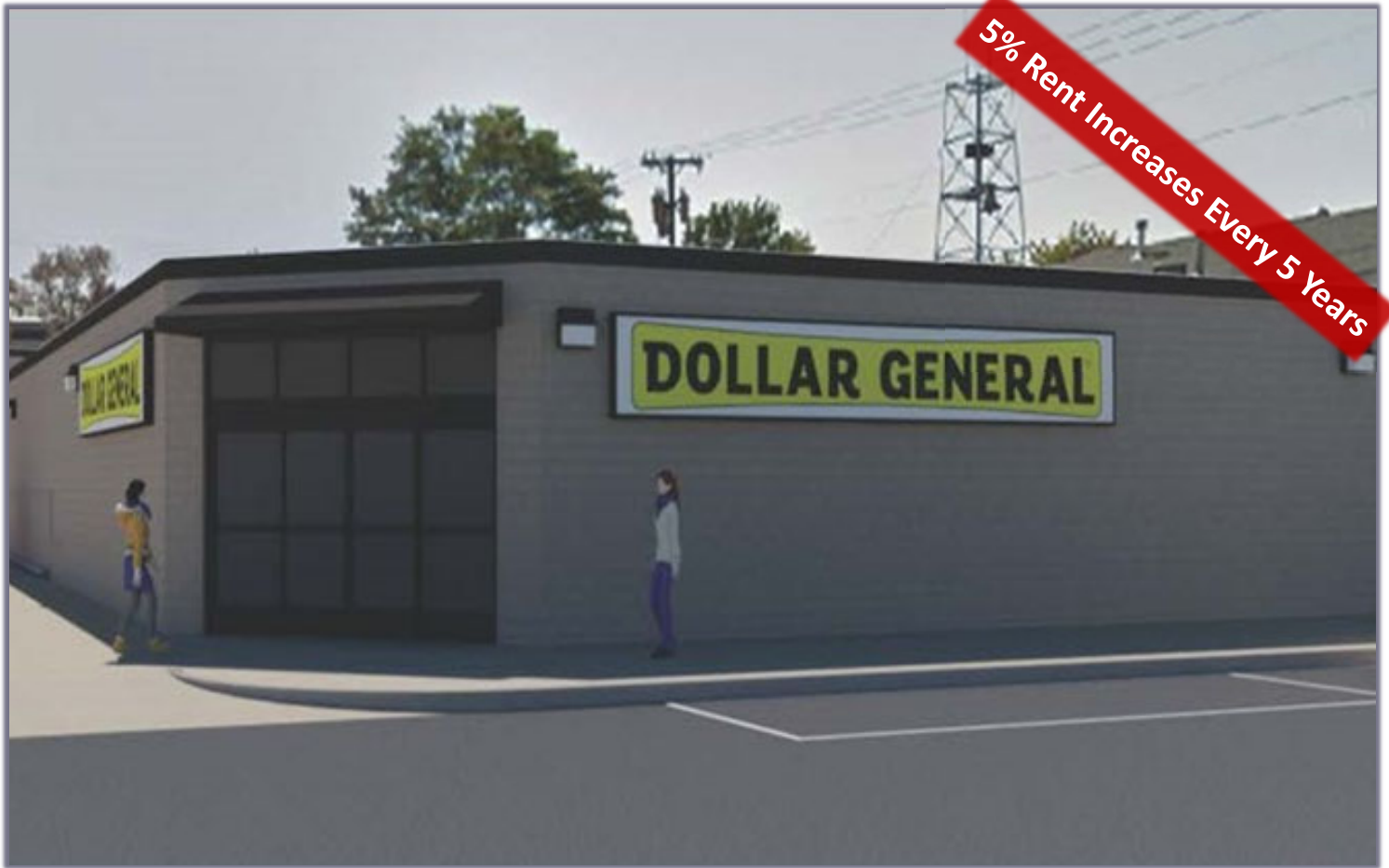


For Sale

Freestanding Building

601 E. Outerbelt Dr.
Clayton, IL 62324



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



CISSELL MUELLER
COMPANY, L.L.C.



\$1,606,455

PRICE

6.3%

CAP

15

YRS. REMAINING

Property Details:

Building Area: 10,640 SF

Site: 2 AC

Year Built: 2024

Guarantor: Dollar General Corporation

Price (PSF): \$150.98

Lease Overview:

Remaining Lease Term: 15 Year

Lease Type: Absolute NNN

Options: Three, (5) Year Options

Rent Commencement: Summer 2024

5% Rent Increases Every 5 Years:

Yrs. 1-5 Monthly Rent: \$8,433.89

Yrs. 6-10 Monthly Rent: \$8,855.58

Yrs. 11-15 Monthly Rent: \$9,298.36

Option 1 - \$9,763.33

Option 2 - \$9,763.33

Option 3 - \$10,764.02

NOI: \$ 101,206.68



KNAPHEIDE

Clayton, IL

Clayton is located in Adams County, Illinois. As of the 2020 census, the city of Clayton's population is 639 and approximately .89 miles. Adams County has a population of 65,737 and includes 871 square miles. Adams County has many employers, some of the largest employers are Titan International, Knapheide Manufacturing, Blue Cross Blue Shield, John Wood Community College, and Adams County Government. The major highways located within Adams County are I-172, IL-Route 57, IL-Route 61, IL-Route 94, IL-Route 96, IL-Route 104, IL-Route 336, US Route 24, and US Route 36. The public transit available in Adams County are Quincy Transit Lines, Quincy Station, and Burlington Trailways.

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.

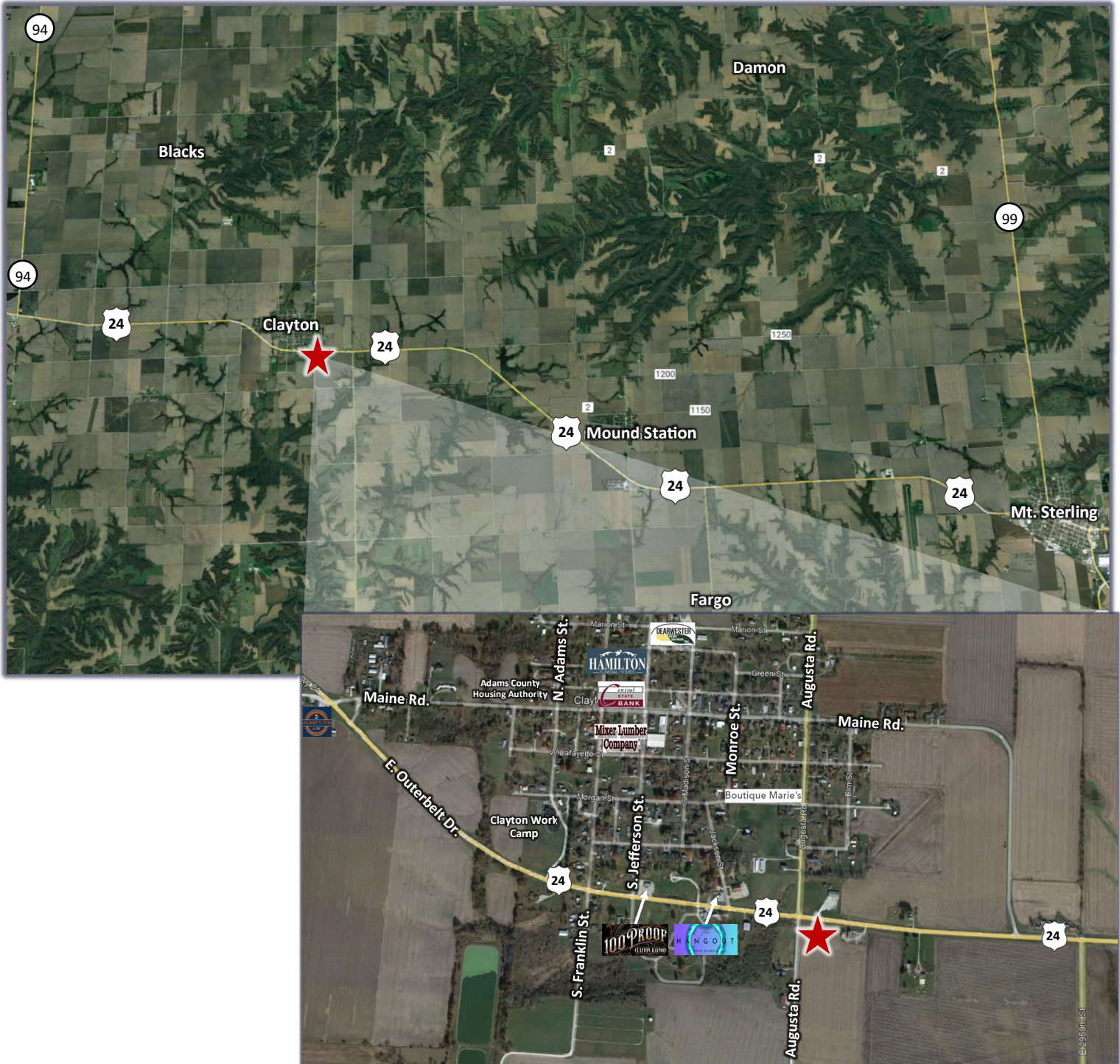
The lease is guaranteed by Dollar General Corporation, a leading retailer. As of May 5, 2023, the company is operating over 19,294 stores across 47 states and in Mexico. Dollar General Corporation is a National Investment-Grade BBB Rated Tenant by S&P.

Daily Traffic Counts

Collection Street	Cross Street	Traffic Volume	Count Year
E Outerbelt Dr	S Jackson St W	2,272	2022
E Outerbelt Dr	S Augusta Rd W	2,542	2022
S Augusta Rd	E Morgan St N	281	2018
W Outerbelt Dr	S Franklin St W	2,185	2022
County Road 2903 E	S Augusta Rd N	80	2018
S Augusta Rd	E Main St N	487	2018
West Outerbelt Drive	W Outer Belt Dr SE	1,500	2019
W Outerbelt Dr	W Outer Belt Dr SE	1,602	2022

Income	2 mile	5 mile
Avg. Household Income	\$53,243	\$64,615
Median Household Income	\$46,250	\$55,865
< \$25,000	86	107
\$25,000 - \$50,000	65	128
\$50,000 - \$75,000	63	110
\$75,000 - \$100,000	37	73
\$100,000 - \$125,000	17	62
\$125,000 - \$150,000	13	40

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