

# For Sale

Freestanding Building

1100 N. Main  
Liberty, IL 62347

5% Rent Increases Every 5 Years



ACTUAL BUILDING



**Robert D. Cissell, CCIM**

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**CISSELL MUELLER**  
COMPANY, L.L.C.

# Investment Summary



\$1,791,922

PRICE

6.45%

CAP

15

YRS. REMAINING

## Property Details:

Building Area: 10,640 SF

Site: 1.17 AC

Year Built: 2024

Guarantor: Dollar General Corporation

Price (PSF): \$168.41



**KNAPHEIDE**

## Lease Overview:

Remaining Lease Term: 15 Year

Lease Type: Absolute NNN

Options: Four, (5) Year Options

Rent Commencement: Spring 2024

**5% Rent Increases Every 5 Years:**

Yrs. 1-5 Monthly Rent: \$9,631.58

Yrs. 6-10 Monthly Rent: \$10,113.17

Yrs. 11-15 Monthly Rent: \$10,618.83

Option 1 - \$11,149.77

Option 2 - \$11,707.26

Option 3 - \$12,292.62

Option 4 - \$12,907.25

NOI: \$ 115,578.96

## Liberty, IL

Liberty is located in Adams County, Illinois. As of the 2020 census, the city of Liberty's population is 543 and approximately .39 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.

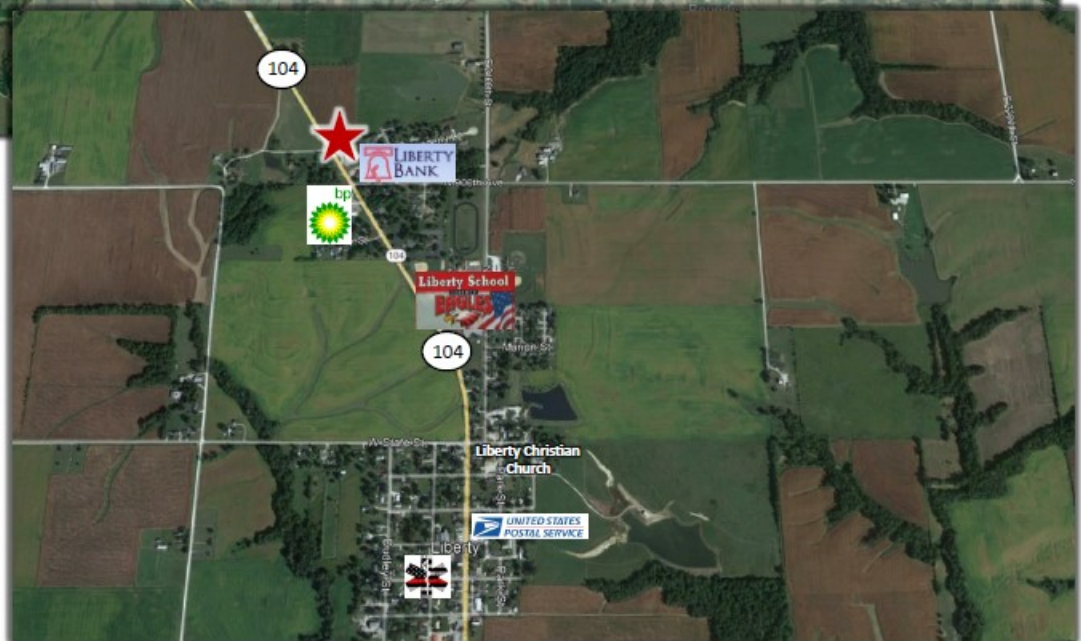
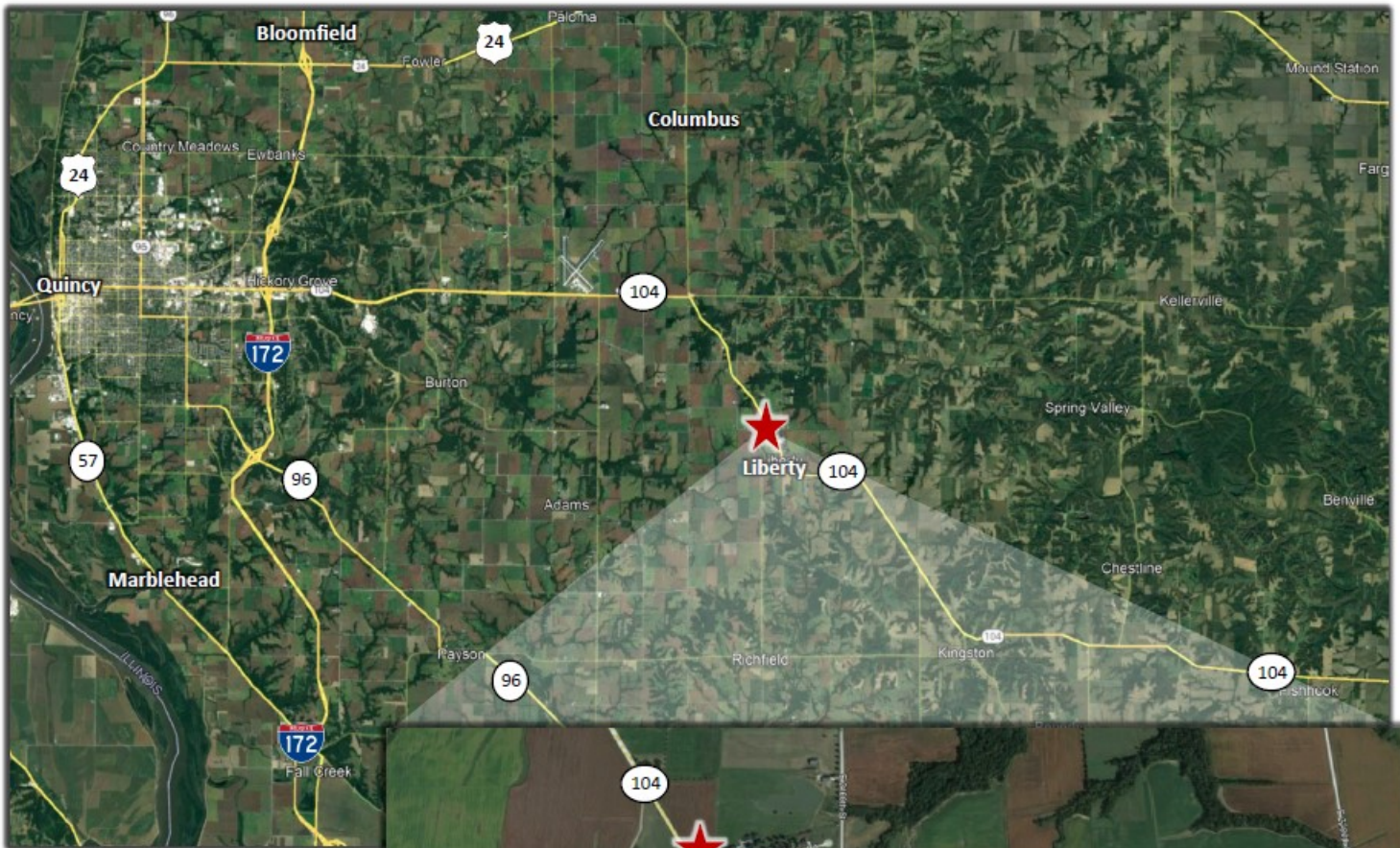
The lease is guaranteed by Dollar General Corporation, a leading retailer. As of May 5, 2023, the company is operating over 19,294 stores across 47 states and in Mexico. Dollar General Corporation is a National Investment-Grade BBB Rated Tenant by S&P.

### Daily Traffic Counts

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
N Main St	W Lierly St SE	1,182	2022	0.10 mi
N Main St	Tyler Dr NW	1,936	2022	0.14 mi
County Road 2053 E	County Road 900 N N	218	2018	0.25 mi
N Main St	Liberty St NW	1,936	2022	0.44 mi
E 2100th St	Timber Ridge Dr N	134	2018	0.48 mi
W State St	Dudley St E	304	2018	0.57 mi
S Main St	Chicago St S	1,893	2022	0.65 mi
County Road 900 N	E 2000th St W	207	2018	0.71 mi
County Road 2053 E	W State St N	151	2018	0.78 mi
S Main St	Hannibal St N	1,850	2022	0.80 mi

Income	2 mile	5 mile
Avg. Household Income	\$67,790	\$75,102
Median Household Income	\$57,777	\$67,037
< \$25,000	34	61
\$25,000 - \$50,000	100	157
\$50,000 - \$75,000	87	147
\$75,000 - \$100,000	46	129
\$100,000 - \$125,000	54	75
\$125,000 - \$150,000	7	39

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Liberty Illinois is located 78 miles west of Springfield Illinois, 97 miles northwest of Saint Louis Missouri, and 18 miles east of Quincy Illinois.

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