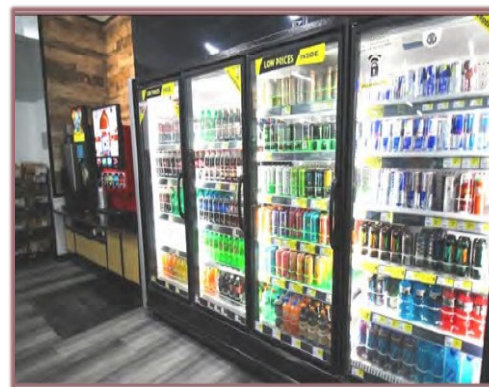


For Sale

Freestanding Building

IL. Route 89 & IL. Route 17
Varna, IL 61832



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



CISSELL MUELLER
COMPANY, L.L.C.

Investment Summary



\$1,614,746

PRICE

6.45%

CAP

15

YRS. REMAINING

Property Details:

Building Area: 10,640 SF

Site: 2 AC

Year Built: 2024

Guarantor: Dollar General Corporation

Price (PSF): \$151.76

Lease Overview:

Remaining Lease Term: 15 Year

Lease Type: Absolute NNN

Options: Four, (5) Year Options

Rent Commencement: Approx. April 2024

5% Rent Increases Every 5 Years:

Yrs. 1-5 Monthly Rent: \$8,679.26

Yrs. 6-10 Monthly Rent: \$9,113.20

Yrs. 11-15 Monthly Rent: \$9,568.88

*Option 1 - Yrs. 16-20: \$10,047.33

*Option 2 - Yrs. 21-25: \$10,549.69

*Option 3 - Yrs. 26-30: \$11,077.18

*Option 4 - Yrs. 31-35: \$11,631.04

NOI: \$104,151.12

Varna, IL

Varna is located in Marshall County Illinois, which is in the Peoria Metro Area. Marshall County has an approximate population of 11,742 as of 2020, with the city of Varna consisting of approximately 428 individuals. Marshall County includes approximately 399 square miles. The major highways accessible to Marshall County are Interstate 39, US Highway 51, IL-Route 17, IL-Route 18, IL-Route 26, IL-Route 29, IL-Route 40, IL-Route 89, IL-Route 117, and IL-Route 251. Varna is located approximately 135 miles south of Chicago.

The city of Varna has several parks offering a variety of outdoor activities like biking, boating, fishing, and hiking. There is also the annual Varna Fair that features family-friendly entertainment and events such as carnival rides, food vendors, petting zoos, and more. Peoria Metro is a business, industrial, and agricultural center known as the headquarters for Caterpillar, Inc. and the heavy-equipment industry. It is also home to the United States Agricultural Research Laboratory.

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.

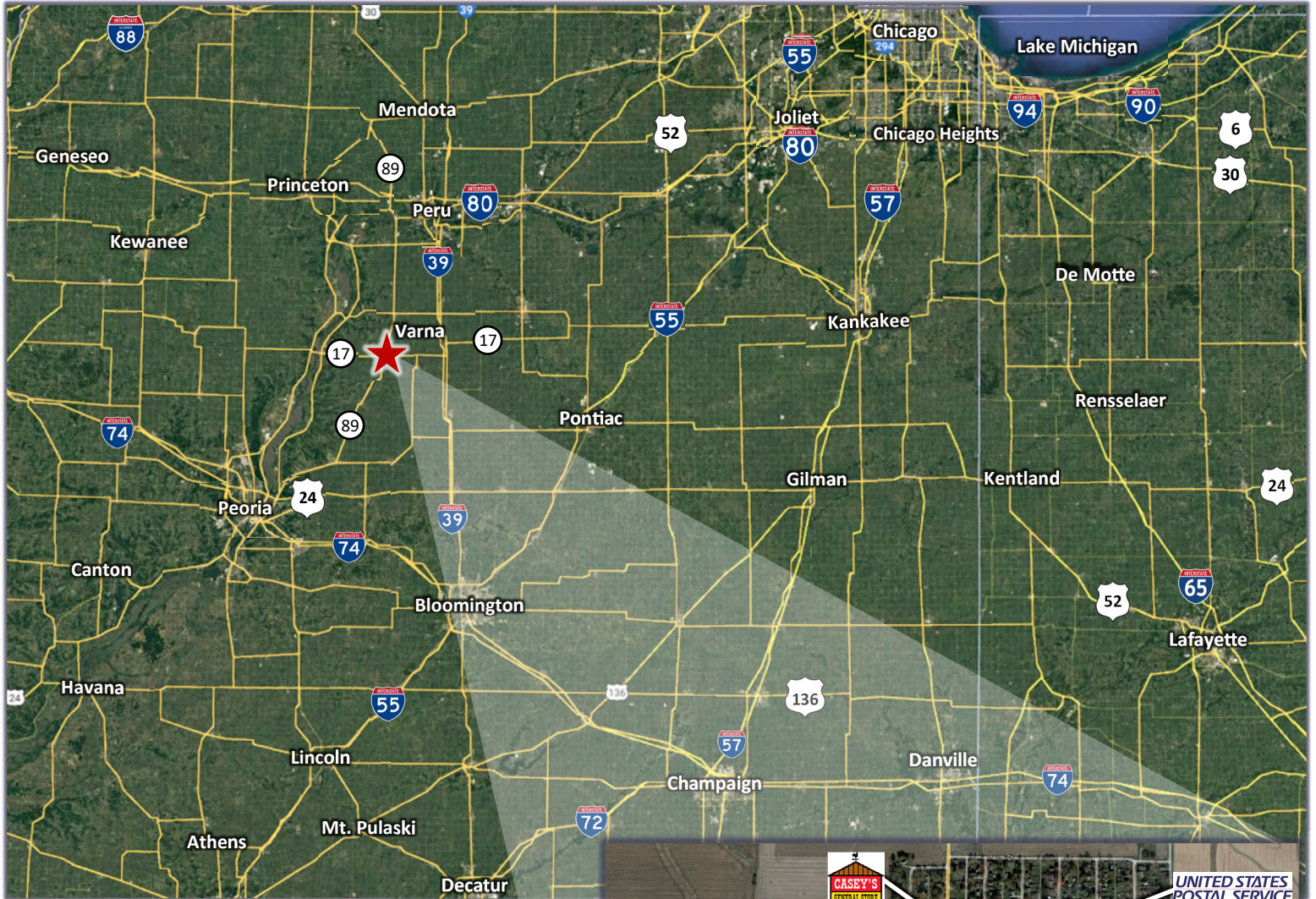
Daily Traffic Counts

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Pine St	Adams St N	1,641	2022	0.04 mi
Pine St	Main St N	1,506	2022	0.13 mi
Pine St	North St S	1,635	2022	0.16 mi
2160 E Rd	Pine St NE	1,610	2022	0.26 mi
State Rte 89	Co Rd 800 N N	1,641	2022	0.30 mi
Co Rd 800 N	State Hwy89 E	316	2022	0.42 mi
Adams St	North St S	151	2022	0.49 mi
Co Rd 900 N	800 N Rd E	104	2022	0.53 mi
Varna Rd E	700 North Rd S	341	2022	0.63 mi
700 North Rd	Co Rd 2150 E E	2,356	2022	0.65 mi

Demographics

Population	3 mile	5 mile	10 mile	Households	3 mile	5 mile	Population Travel to Work	5mi 2023 Population
2023 Population	682	1,973	11,959	Avg. Household Income	\$71,275	\$75,042	<30 Min	320
Median Age	45.9	50.4	44.9	Total Specified Consumer Spending	\$8.3M	\$25.5M	30-60 Min	391
2023 Households	269	796	4,828				60+ Min	46

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