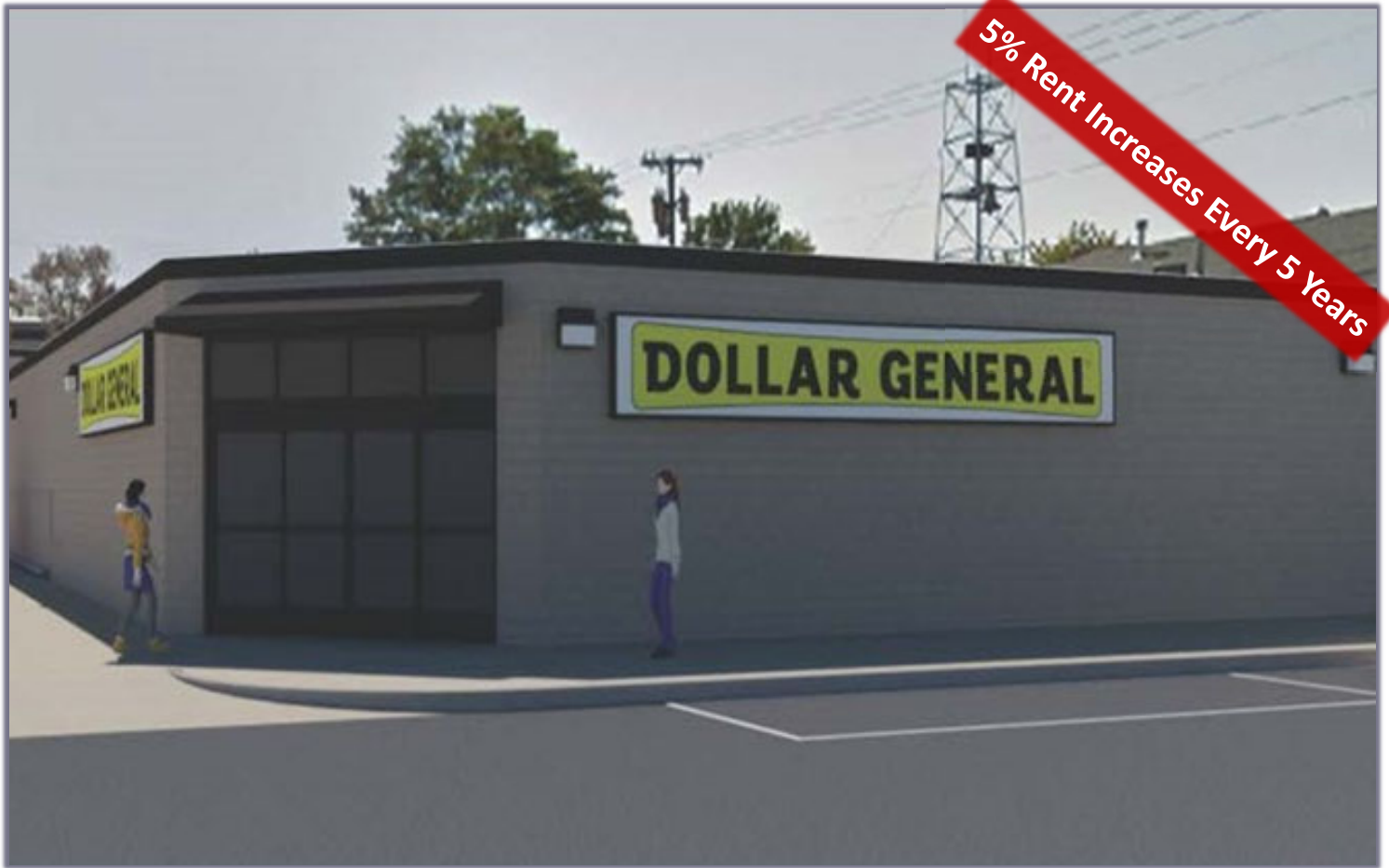


# For Sale

Freestanding Building

2100 W. Main St.  
Belleville, IL 62226



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



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

# Investment Summary



**\$2,041,189**

PRICE

**6.35%**

CAP

**15**

YRS. REMAINING

## Property Details:

Building Area: 10,640 SF

Site: 1.78 AC

Year Built: 2024

Guarantor: Dollar General Corporation

Price (PSF): \$191.84

## Lease Overview:

Remaining Lease Term: 15 Year

Lease Type: Absolute NNN

Options: Three, (5) Year Options

Rent Commencement: September 2024

**5% Rent Increases Every 5 Years**

NOI: \$ 129,615.48



## Belleville, IL

Belleville is located in St. Clair County, Illinois. As of the 2020 census, the city of Belleville's population is 42,404 and approximately 23.49 square miles. St. Clair County has a population of 257,400 and includes 674 square miles. St. Clair County has many employers, some of the largest employers are Scott Air Force Base, Hospital Sisters Health System, Southern Illinois University Edwardsville, Army & Air Force Exchange Svc., GMRI Inc. (Red Lobster), Allsup Inc., Belleville Public School District, and Casino Queen Hotel and Casino. The major highways located within St. Clair County are I-55, I-64, I-70, I-255, IL Route 4, IL Route 13, IL Route 3, IL Route 111, IL Route 15, IL Route 156, IL Route 157, IL Route 158, IL Route 159, IL Route 161, IL Route 163, IL Route 177, IL Route 203, US Hwy. 40, and US Hwy. 50. The public transit available in St. Clair County are St. Louis MetroLink and Metrobus.

## 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.

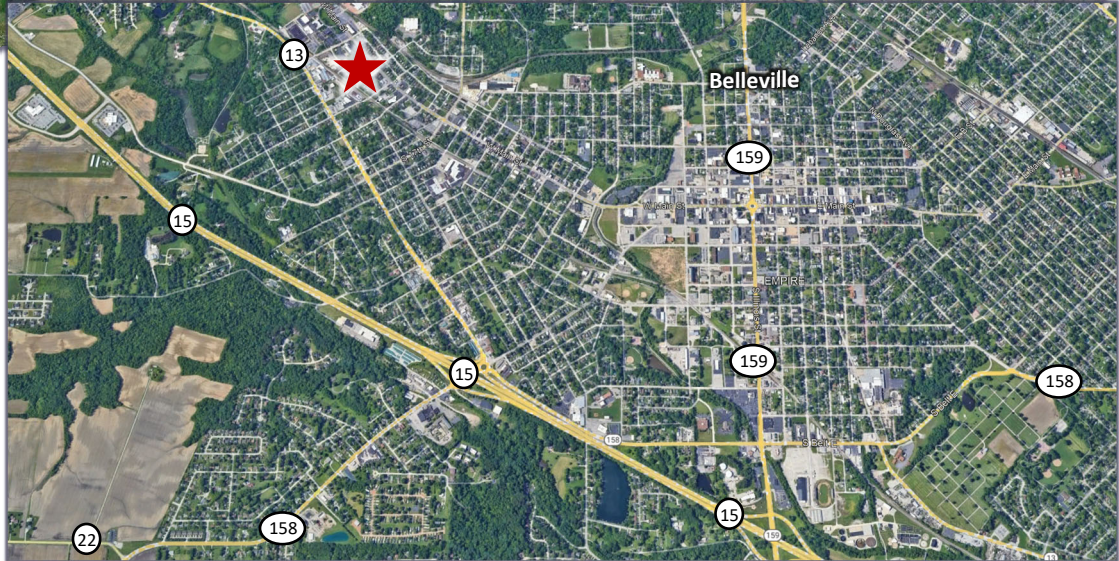
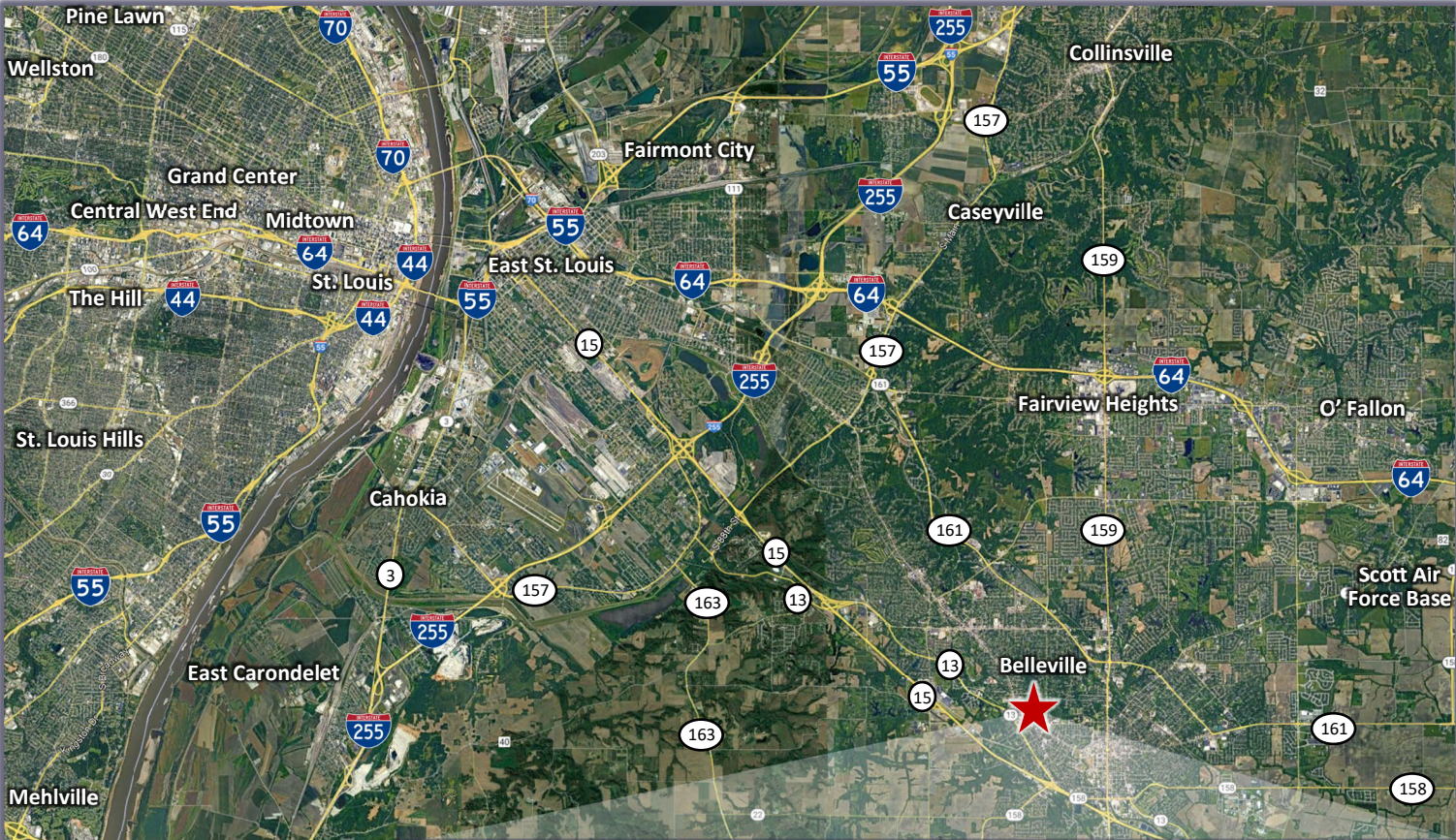
### Daily Traffic Counts

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
W Main St	S 21st St NW	10,329	2022	0.06 mi
W Main St	S 23rd St NW	9,619	2022	0.10 mi
S 20th St	W Washington St NE	1,471	2022	0.12 mi
W Main St	N 20th St NW	2,024	2022	0.13 mi
West Main Street	N 20th St NW	275	2020	0.13 mi
North 21st Street	W A St SW	593	2022	0.14 mi
S 23rd St	W Washington St NE	1,681	2022	0.15 mi
South 23rd Street	W Washington St NE	1,660	2022	0.16 mi
W Main St	N 24th St NW	10,376	2022	0.18 mi
South 19th Street	S 18th St NE	261	2022	0.18 mi

Income	2 mile	5 mile
Avg. Household Income	\$60,403	\$77,485
Median Household Income	\$41,222	\$59,171
< \$25,000	3,233	7,446
\$25,000 - \$50,000	4,004	9,995
\$50,000 - \$75,000	1,998	6,645
\$75,000 - \$100,000	818	3,067
\$100,000 - \$125,000	373	2,920
\$125,000 - \$150,000	363	1,737



2100 W. Main St.  
Belleville, IL 62226



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



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