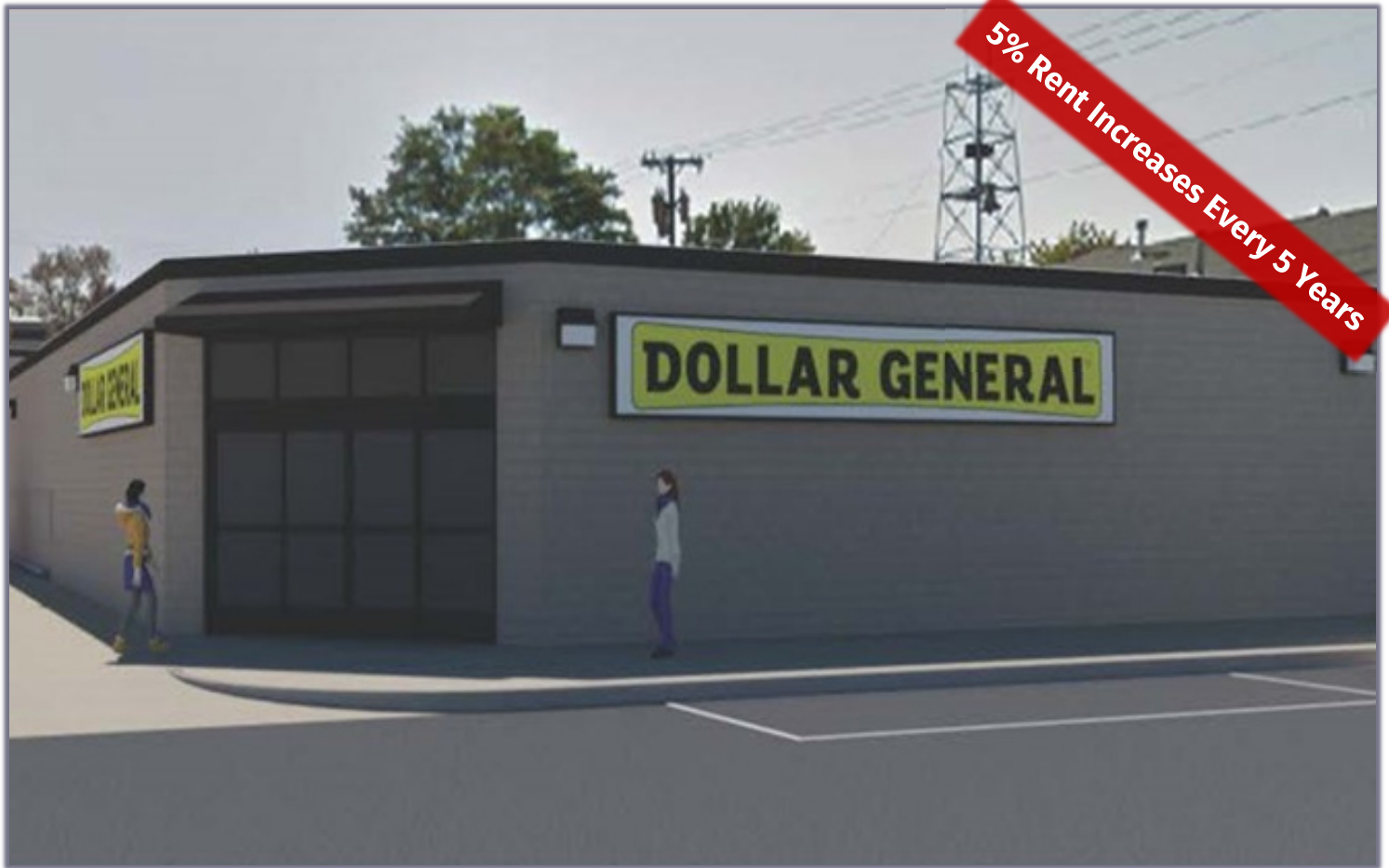


# For Sale

Freestanding Building

300 N. Westgate Ave.  
Jacksonville, IL 62650



**Robert D. Cissell, CCIM**

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



**\$1,790,000**

PRICE

**6.5%**

CAP

**15**

YRS. REMAINING

## Property Details:

Building Area: 10,640 SF

Site: 1.43 AC

Year Built: 2024

Guarantor: Dollar General Corporation

Price (PSF): \$168.23

## Lease Overview:

Remaining Lease Term: 15 Year

Lease Type: Absolute NNN

Options: Five, (5) Year Options

Rent Commencement: Summer 2024

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

Yrs. 1-5 Monthly Rent: \$ 9,709.26

Yrs. 6-10 Monthly Rent: \$10,194.72

Yrs. 11-15 Monthly Rent: \$10,704.46

Option 1 - \$11,239.68

Option 2 - \$11,801.67

Option 3 - \$12,391.75

Option 4 - \$13,011.34

Option 5 - \$13,661.90

NOI: \$ 116,500

## Jacksonville, IL

Jacksonville is located in Morgan County, Illinois. As of the 2020 census, Jacksonville's population is 17,616 and approximately 10.76 square miles. Jacksonville has many employers, some of the largest employers are Passavant Area Hospital, Illinois School for the Deaf, Illinois School for the Visually Impaired, Bound to Stay Bound Books, Reynolds Consumer Products, Nestle USA, Eli Bridge Company, Illinois College, Lincoln Community College, and ILMO Products. The major highways located within Jacksonville are I-72, IL Route 78, US Route 67, IL Route 104, and IL Route 267.

Jacksonville is located 32 miles west of Springfield Illinois, the state capital, and 70 miles east of Hannibal Missouri. Lake Jacksonville, a 476-acre lake with 18 miles of shoreline. Lake Jacksonville was named "#1 Fishing Spot in Illinois" by *Field & Stream* magazine.

## 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 March 02, 2024, the company is operating over 20,022 stores across 50 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 Measured	Distance
N Westgate Ave	Harmony Dr S	5,613	2022	0.28 mi
North Westgate Avenue	Harmony Dr S	5,800	2019	0.37 mi
W Walnut St	N Westgate Ave W	5,249	2022	0.47 mi
W Walnut St	State Hwy 78 W	2,065	2022	0.50 mi
Eisenhower Dr	Eisenhower Cir SE	583	2018	0.56 mi
W Walnut St	Wadworth Dr W	5,249	2022	0.60 mi
Wadsworth Drive	-	288	2022	0.65 mi
Woodland Pl	Parnassus Pl S	554	2018	0.70 mi
W Walnut St	N Webster Ave	5,507	2022	0.71 mi
Woodland Pl	Mound Rd S	586	2018	0.75 mi

### Income

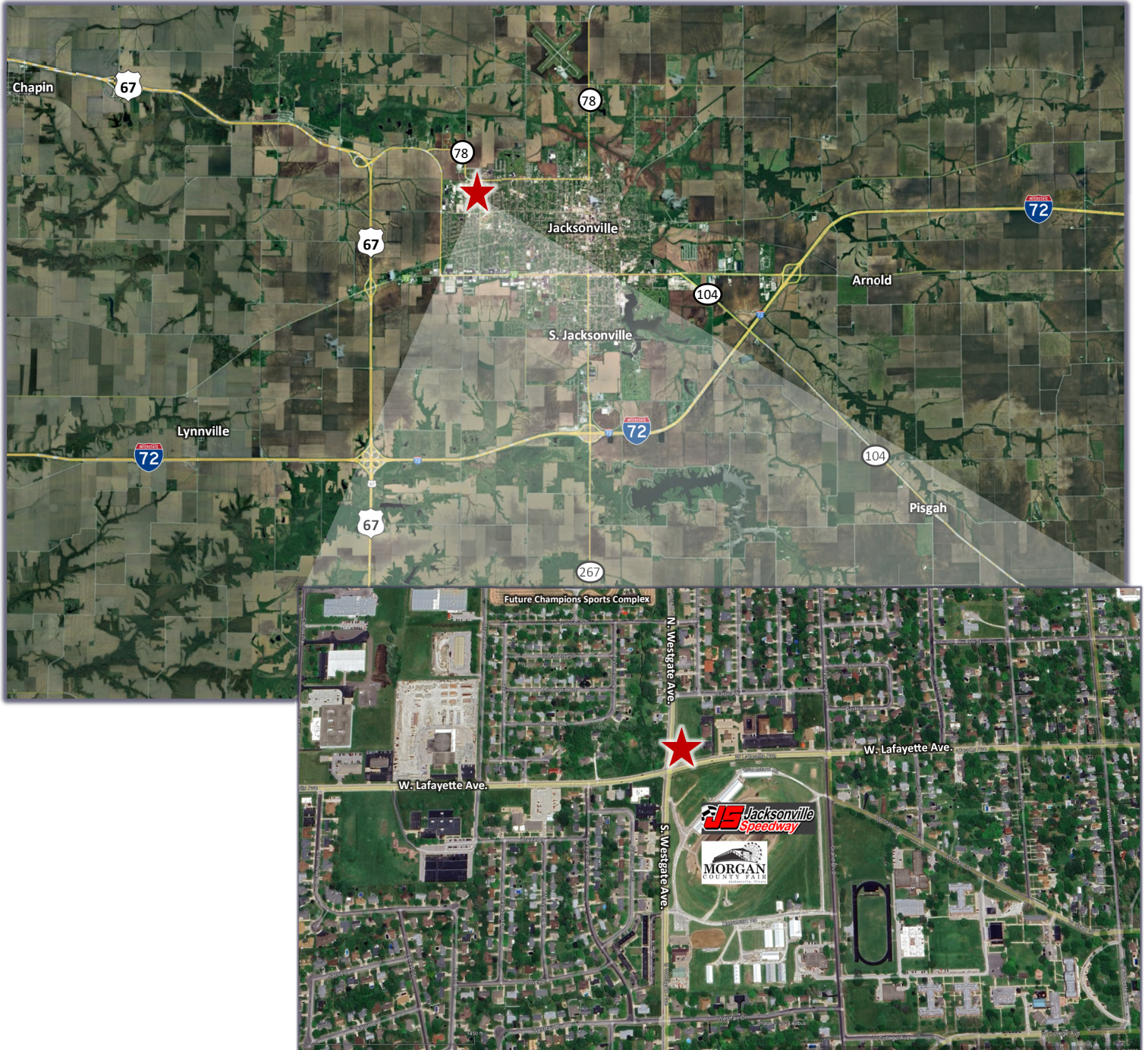
### 2 mile

### 5 mile

Avg. Household Income	\$67,293	\$69,165
Median Household Income	\$48,944	\$51,335
< \$25,000	1,318	2,145
\$25,000 - \$50,000	1,312	2,264
\$50,000 - \$75,000	857	1,542
\$75,000 - \$100,000	499	940
\$100,000 - \$125,000	558	936
\$125,000 - \$150,000	302	455
\$200,000 +	136	276



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