

For Sale

Freestanding Building

1261 E. State Route 49
Cissna Park, IL 60924

5% Rent Increases Every 5 Years



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CISSELL MUELLER
COMPANY, L.L.C.

Investment Summary



\$1,851,097

PRICE

6.7%

CAP

15

YRS. REMAINING

Property Details:

Building Area: 10,640 SF

Site: 1.5 AC

Year Built: 2024

Guarantor: Dollar General Corporation

Appraisal on 12/12/2024: \$1,837,000

Price (PSF): \$173.98

Average CAP Rate over 15 years: 7.03%

Lease Overview:

Remaining Lease Term: 15 Year

Lease Type: Absolute NNN

Options: Three, (5) Year Options

Rent Commencement: June 2025

5% Rent Increases Every 5 Years

NOI: \$ 124,023.48



Cissna Park, IL

Cissna Park is located in Iroquois County, Illinois. As of the 2020 census, the city of Cissna Park's population is 817 and approximately .72 square miles. Cissna Park is located 60 miles south of Chicago. Iroquois County has a population of 27,077 and includes 1,119 square miles. Iroquois County has many employers, some of the largest employers are Iroquois Memorial Hospital, Walmart, Onarga Military Academy, State Farm Mutual Auto Insurance, Life Safety Hardware Consultants, Adjutant General, and Abbott Laboratories. The major highways located within Iroquois County are I-57, I-255, I-70, I-270, IL Route 1, IL Route 49, IL Route 54, IL Route 116, US Hwy. 52, and US Hwy. 45. The public transit available in Iroquois County is Show Bus. Illinois Commerce Commission recently approved an agreement to install new automated warning devices to all railways in Iroquois County, which includes all four main railroads.

Dollar General

Dollar General Corporation is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of August 2, 2024, the Company's 20,345 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide 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, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

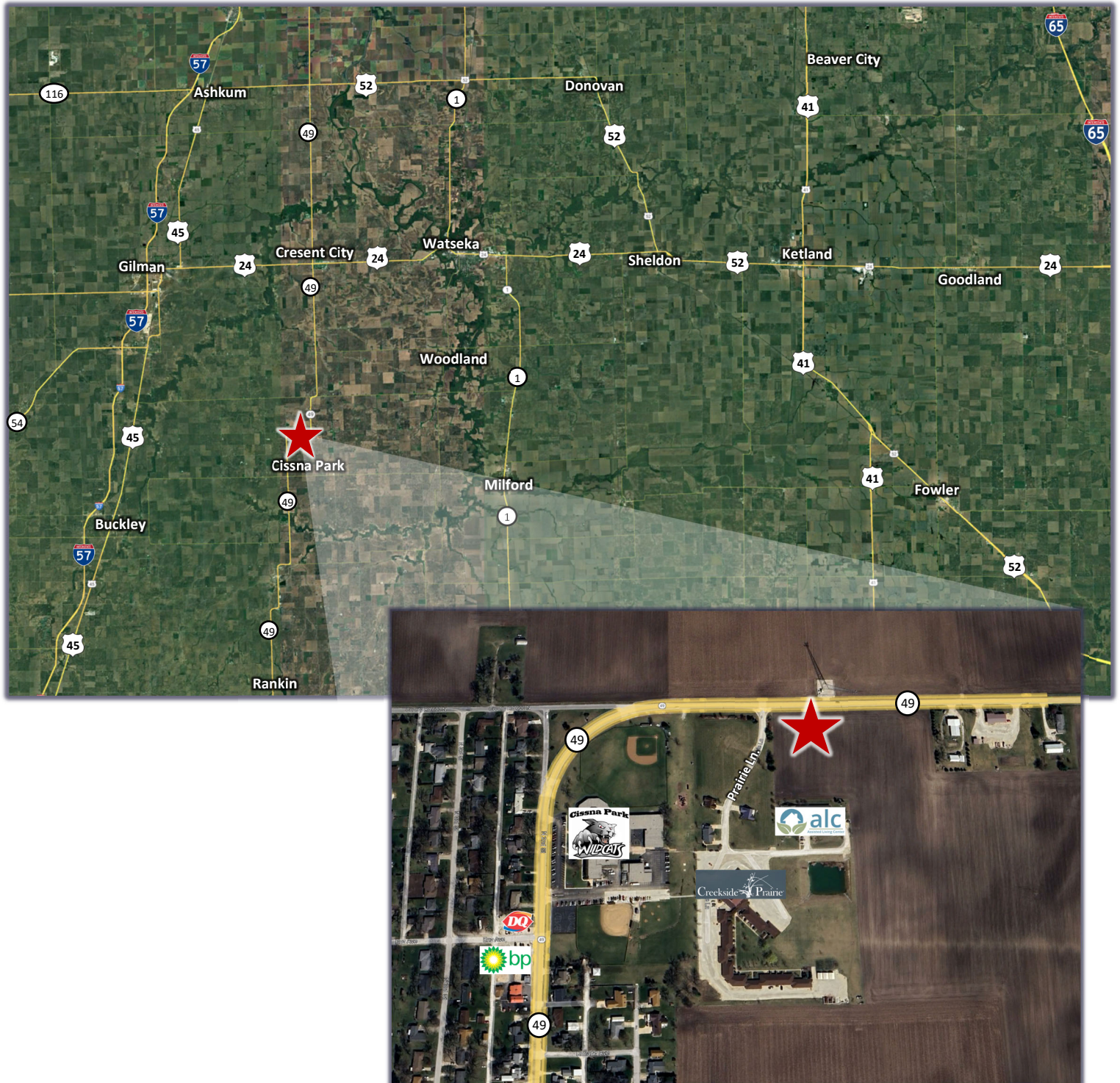
The lease is guaranteed by Dollar General Corporation, a leading retailer. Dollar General Corporation (NYSE: DG) is a National Investment-Grade BBB Rated Tenant by S&P.

Daily Traffic Counts

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
State Route 49	E 600 North Rd W	1,334	2022	0.05 mi
State Route 49	N 2nd St SW	2,754	2022	0.19 mi
State Route 49	Enz Ave S	2,754	2022	0.24 mi
State Route 49	Enz Ave N	2,754	2022	0.28 mi
E 600 North Rd	E 600 North Rd W	488	2022	0.31 mi
N 1300 East Rd	E 600 North Rd SW	1,372	2022	0.32 mi
N 1300 East Rd	E 600 North Rd S	1,372	2022	0.39 mi
North 1300 East Road	E 600 North Rd S	122	2022	0.40 mi
County Road 600 N	N 5th St W	384	2018	0.41 mi
North 1300 East Road	E 600 North Rd N	170	2022	0.42 mi

Income	2 mile	5 mile
Avg. Household Income	\$73,818	\$75,194
Median Household Income	\$62,965	\$64,336
< \$25,000	71	100
\$25,000 - \$50,000	122	165
\$50,000 - \$75,000	64	92
\$75,000 - \$100,000	85	116
\$100,000 - \$125,000	48	65
\$125,000 - \$150,000	24	40

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