

# For Sale

*Freestanding Building*

**Now Open!**

**IL Route 29  
Edinburg, IL 62531**



**Located directly across IL. Rt. 129 from the new John Deere facility.**



**Robert D. Cissell, CCIM**

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



**\$1,860,933**

PRICE

**6.6%**

CAP

**15**

YRS. REMAINING

## Property Details:

Building Area: 10,640 SF

Site: 1.5 AC

Status: During Due Diligence

Guarantor: Dollar General Corporation

Price (PSF): \$174.90

Average CAP Rate over 15 years: 6.94%

## Lease Overview:

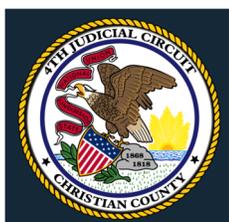
Remaining Lease Term: 15 Year

Lease Type: Absolute NNN

Options: Three, (5) Year Options

**5% Rent Increases Every 5 Years**

NOI: \$122,821.56



## Edinburg, IL

Edinburg is located in Christian County, Illinois. As of the 2020 census, the city of Edinburg's population is 1,085 and approximately .63 square miles. Christian County has a population of 34,032 and includes 716 square miles. Christian County has many employers, some of the largest employers are Taylorville Memorial Hospital, Taylorville Tornadoes Public School District, Sloan Implement, McLane Foodservice, City of Taylorville, Christian County, and Pana Community Hospital. The major highways located within Christian County are US Route 51, IL Route 16, IL Route 29, IL Route 48, and IL Route 104.

## 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.

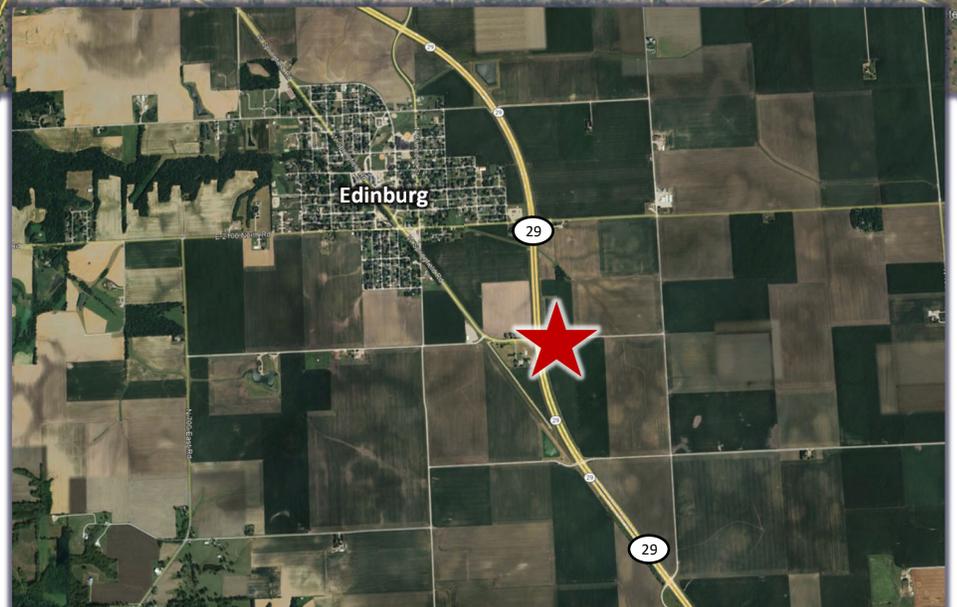
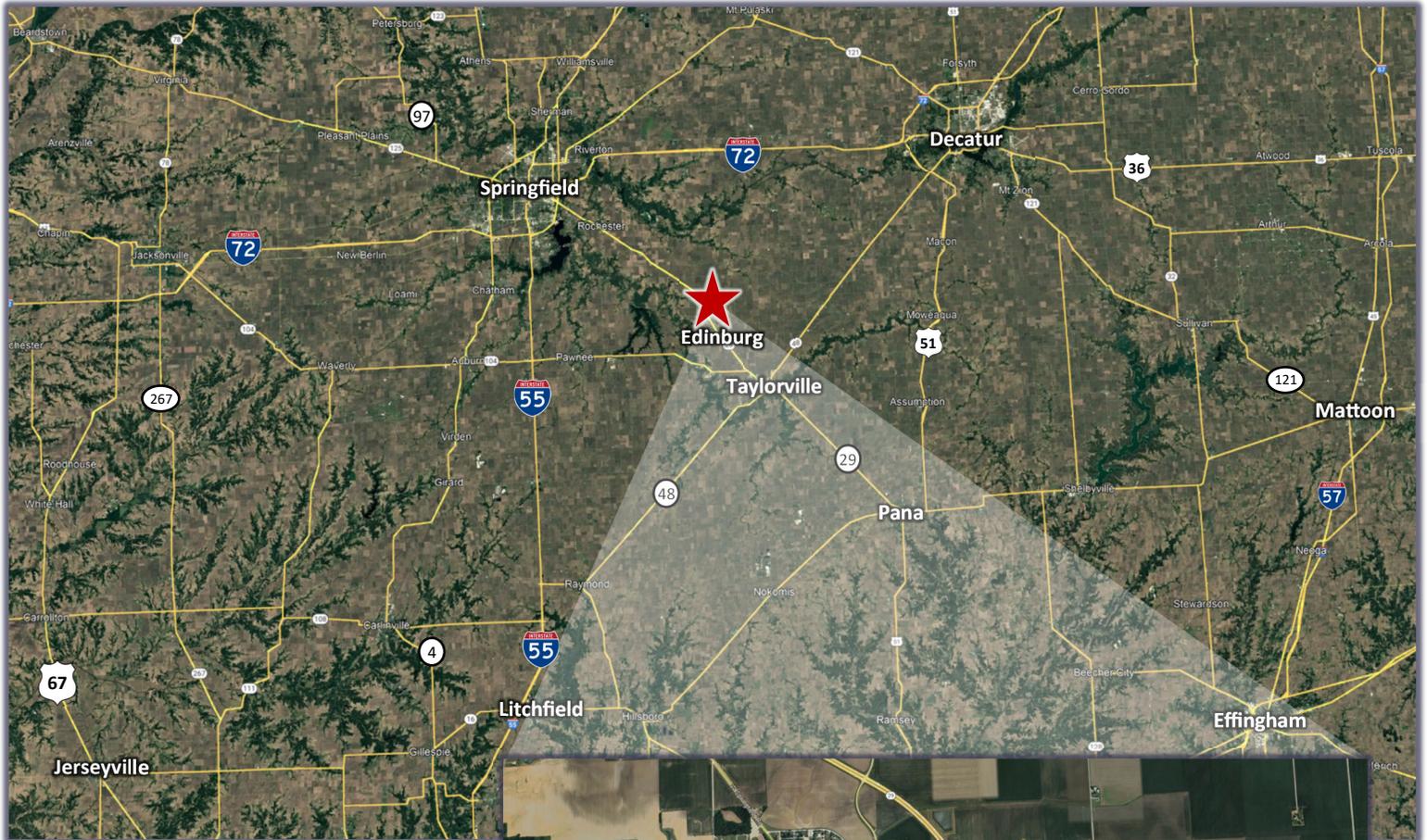
The lease is guaranteed by Dollar General Corporation, a leading retailer. Dollar General Corporation (NYSE: DG) is a National Investment-Grade BBB Rated Tenant by S&P.

### Daily Traffic Counts

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N Eaton St	E Washington St S	813	2022	0.05 mi
N Eaton St	E Lincoln St S	813	2022	0.05 mi
W Springfield Rd	Lincoln Ave NW	7,167	2022	0.09 mi
E Washington St	N Eaton St W	488	2022	0.12 mi
Campbell St	E Franklin St S	488	2022	0.17 mi
W Franklin St	S Sheridan St W	1,009	2022	0.17 mi
E Franklin St	Campbell St E	1,270	2022	0.17 mi
A	E Douglas St S	488	2022	0.18 mi
West Springfield Rpad	-	7,316	2022	0.20 mi
W Springfield Rd	S Campbell St SE	7,167	2022	0.24 mi

Income	2 mile	5 mile
Avg. Household Income	\$88,518	\$87,592
Median Household Income	\$77,895	\$74,911
< \$25,000	63	165
\$25,000 - \$50,000	89	190
\$50,000 - \$75,000	95	214
\$75,000 - \$100,000	53	98
\$100,000 - \$125,000	46	92
\$125,000 - \$150,000	58	162

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