

For Sale

Investment Opportunity/ Multi-Property

601 S. Main St., Carrollton, IL 62016
252 N. Main St., White Hall, IL 62092

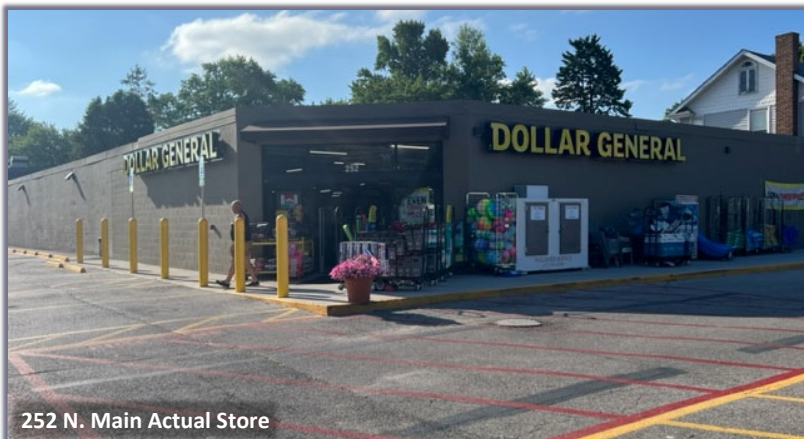


601. S. Main Actual Store

**Price Reduced if Purchased
Together by 12/31/24**



601. S. Main Actual Store



252 N. Main Actual Store



252 N. Main Actual Store

Robert Cissell, CCIM

Phone: (636) 970-0330

bobcissell@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C.

Investment Summary



601 S. Main St., Carrolton, IL

\$1,230,499	7.1%	8
PRICE	CAP	YRS. REMAINING

Property Details:

Building Area: 10,640 SF

Site: .75 AC

Year Built: 2023

Price (PSF): \$115.65

Guarantor: Dollar General Corporation

Appraised in 2022: \$1,407,000

Former Kroger Tenant - Finish-to-Suit

Lease Overview:

Remaining Lease Term: 8 Year

Lease Expires: 09/30/32

Lease Type: NNN

Options: Three, (5) Year Options

Commencement Date: 09/20/2022

Monthly Rent: \$7,387.62

Annual Rent: \$88,596.00

Three 5-year Options with 10% Increases

252 N. Main St., White Hall, IL

\$1,288,000	7.2%	8
PRICE	CAP	YRS. REMAINING

Property Details:

Building Area: 10,640 SF

Site: .78 AC

Year Built: 2023

Price (PSF): \$121.05

Guarantor: Dollar General Corporation

Appraised in 2022: \$1,473,000

Former Kroger Tenant - Finish-to-Suit

Lease Overview:

Remaining Lease Term: 8 Year

Lease Expires: 09/30/32

Lease Type: NNN

Options: Three, (5) Year Options

Commencement Date: 09/20/2022

Monthly Rent: \$7,731.37

Annual Rent: \$92,736.00

Three 5-year Options with 10% Increases

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.

Greene County, IL

The Cities of White Hall and Carrollton are located within Greene County in western-central Illinois. Greene County boasts a population of 11,985. Greene County has a total of 546 square miles, of which 3.3 square miles is water. Major highways in Greene County include Highway 67, IL Route 100, IL Route 108, and IL Route 267. Greene County is approximately one and a half hours from St. Louis City, Missouri, one hour from Springfield, Illinois, and two and a half hours from Champaign, Illinois.

601 S. Main St., Carrollton, IL 62016
252 N. Main St., White Hall, IL 62092



Robert Cissell, CCIM

Phone: (636) 970-0330

bobcissell@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C