

# For Sale

Freestanding Building

Hwy. 123 and Ann Rutledge Dr.  
Williamsville, IL 62693

5% Rent Increases Every 5 Years



**Robert D. Cissell, CCIM**

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



**\$2,028,053.54**

PRICE

**6.5%**

CAP

**15**

YRS. REMAINING

## Property Details:

Building Area: 10,640 SF

Site: 1.5 AC

Year Built: 2024

Guarantor: Dollar General Corporation

Price (PSF): \$190.61

Average CAP Rate over 15 years: 6.83%

## Lease Overview:

Remaining Lease Term: 15 Year

Lease Type: Absolute NNN

Options: Three, (5) Year Options

Rent Commencement: May 2025

**5% Rent Increases Every 5 Years**

NOI: \$131,823.48



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## Williamsville, IL

Williamsville is located in Sangamon County, Illinois. As of the 2020 census, the city of Williamsville's population is 1,476 and approximately 1.26 square miles. Sangamon County has a population of 196,343 and includes 877 square miles. Sangamon County has many employers, some of the largest employers are Memorial Healthcare, University of Illinois Springfield, Springfield Clinic, Hospital Sisters Health System, Walmart, Southern Illinois University School of Medicine, US Bank, Wells Fargo Bank, and Horace Mann. The major highways located within Sangamon County are I-55, I-55 Business Loop, I-72, I-270, IL Route 4, IL Route 29, IL Route 54, IL Route 97, IL Route 104, IL Route 124, IL Route 123, IL Route 125, and US Hwy. 36. The public transit available in Sangamon County is the Sangamon Mass Transit District.

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## 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.

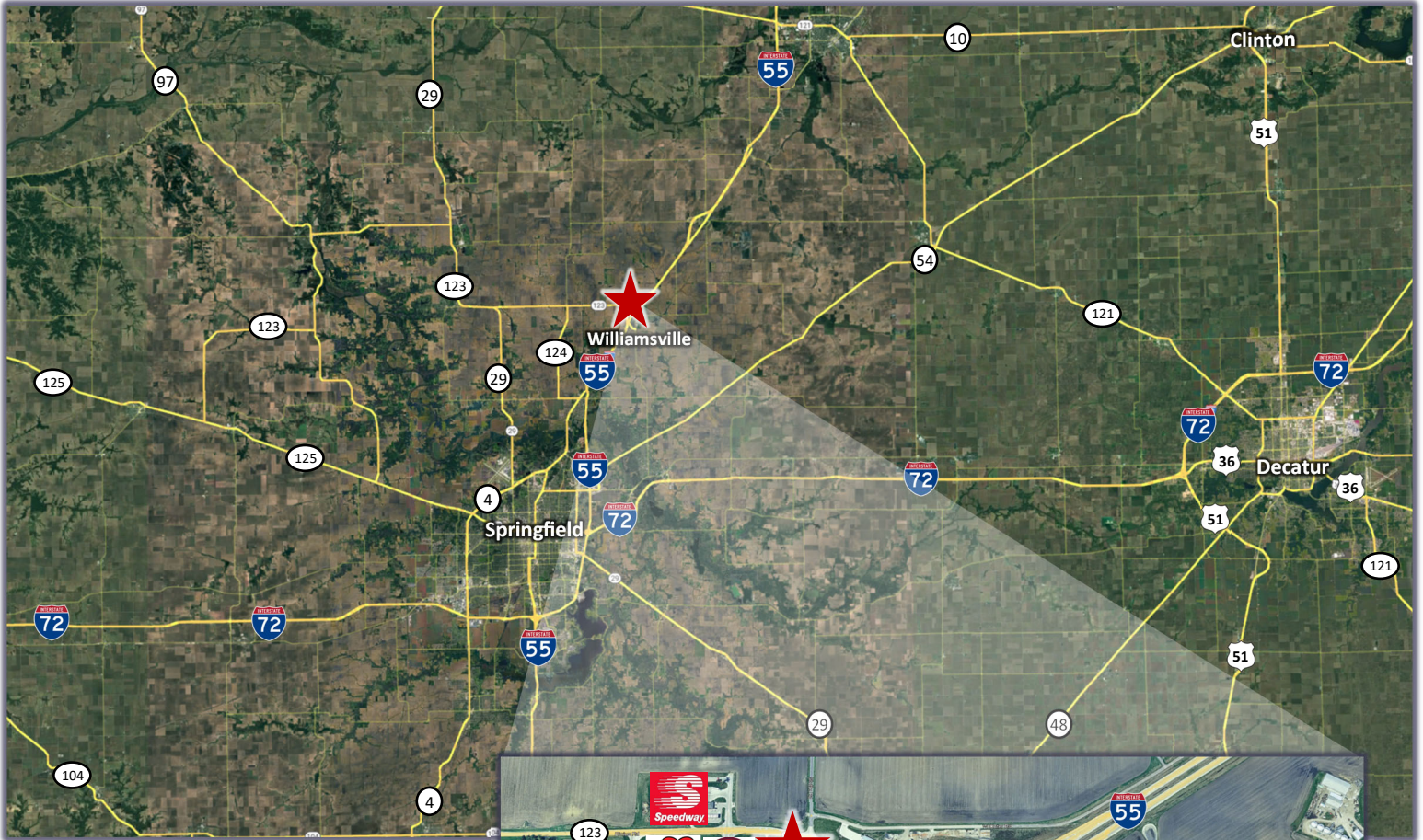
The lease is guaranteed by Dollar General Corporation, a leading retailer. Dollar General Corporation (NYSE: DG) is a National Investment-Grade BBB Rated Tenant by S&P.

## Daily Traffic Counts

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Dinius Rd	State Hwy123 E	2,148	2022	0.02 mi
Dinius Rd	State Rte 123 E	2,288	2020	0.03 mi
W Outer Rd	Stuttle Rd N	498	2022	0.10 mi
State Rte 123	Dinius Rd NW	5,741	2022	0.12 mi
Dinius Rd	I- 55 SE	6,806	2022	0.17 mi
Not Available	Not Available No	3,907	2020	0.23 mi
County Highway 2	I- 55 SE	7,000	2019	0.24 mi
I- 55	State Hwy123 W	24,076	2022	0.27 mi
I- 55	Co Hwy 2a NE	33,091	2022	0.36 mi
Stuttle Rd	W Main St SE	5,045	2022	0.47 mi

Income	2 mile	5 mile
Avg. Household Income	\$131,835	\$134,976
Median Household Income	\$110,546	\$121,169
< \$25,000	55	81
\$25,000 - \$50,000	56	99
\$50,000 - \$75,000	64	124
\$75,000 - \$100,000	36	127
\$100,000 - \$125,000	120	279
\$125,000 - \$150,000	85	159

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