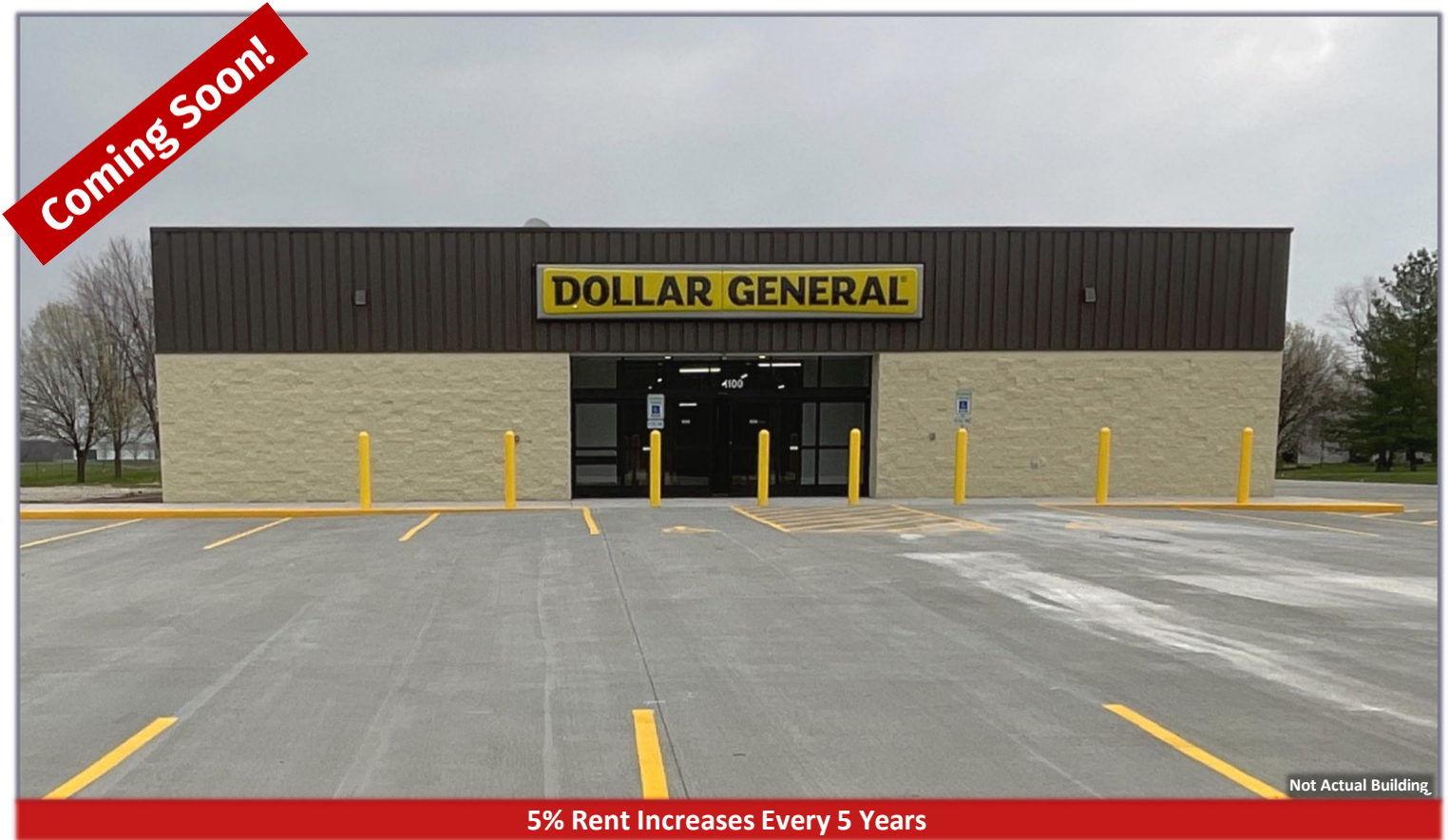


For Sale

Freestanding Building

10205 State Route 143

Marine, IL 62061



Bob Cissell

Phone: (636) 970-0330

bobcissell@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C.

Investment Summary



\$2,092,307

PRICE

6.5%

CAP

15

YRS. REMAINING

Property Details:

Building Area: 9,100 SF
Site: 1.71 AC
Year Built: 2026
Price (PSF): \$229.92
Guarantor: Dollar General Corporation
Average CAP Rate over 15 years: 6.94%

Lease Overview:

5% Rent Increases Every 5 Years
Remaining Lease Term: 15 Year
NOI: \$136,000
Lease Type: Absolute NNN
Options: Three, (5) Year Options
Commencement Date: October 2026

Marine, IL

The town of Marine is located in the State in Illinois, Madison County. The town of Marine was incorporated in 1888 and comprised of 960 citizens, is surrounded by farmland. Although rural by nature, Marine is conveniently located north of Interstate 70 which allows residents ready access to the St. Louis Metropolitan area. Marine is part of the Triad Community Unit School District No. 2. Students attend Triad High School, Triad Middle School, or Marine Elementary School. Marine Elementary School is a K through 5 building in the Triad School District with state of the art technology.

As of the 2020 census, the Town of Marine is home to 912 residents and multiple businesses. Located 30 miles southwest to Downtown St. Louis and 21 miles northeast to Greenville Illinois. The major highways located in Madison County include Interstate 55, Interstate 70, Interstate 255, Interstate 270, US 40, US 67, IL Route 3, IL Route 4, IL Route 100, IL Route 111, IL Route 140, IL Route 143, IL Route 157, IL Route 159, IL Route 160, IL Route 162, IL Route 203, IL Route 255, and IL Route 267.

Marine Demographics

Population	3 mile	5 mile	10 mile
2020 Population	1,768	6,193	86,027
2024 Population	1,578	5,637	82,940
2029 Population Projection	1,530	5,487	81,725
Average Household Income	\$107,783	\$130,698	\$111,795
Median Household Income	\$87,701	\$114,016	\$89,485
Median Age	42.9	43.6	39.6
Median Home Value	\$197,804	\$259,750	\$227,166

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.



U. S. Steel



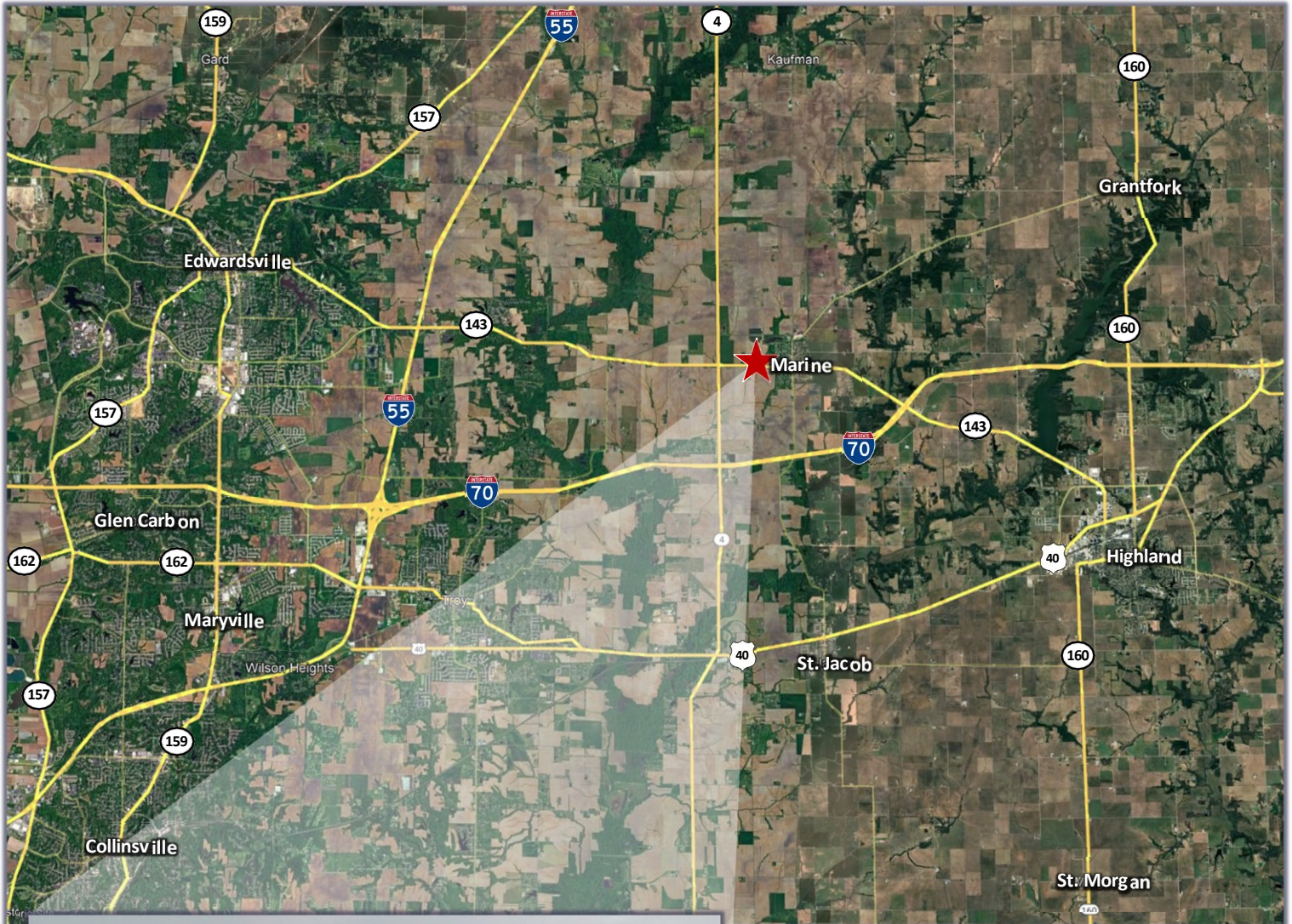
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Major Employers for Madison County

1. Phillips 66
2. US Steel
3. Southern Illinois University Edwardsville
4. Amazon
5. Alton Memorial Hospital
6. SSM St. Anthony's Hospital
7. Fairmont Park

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