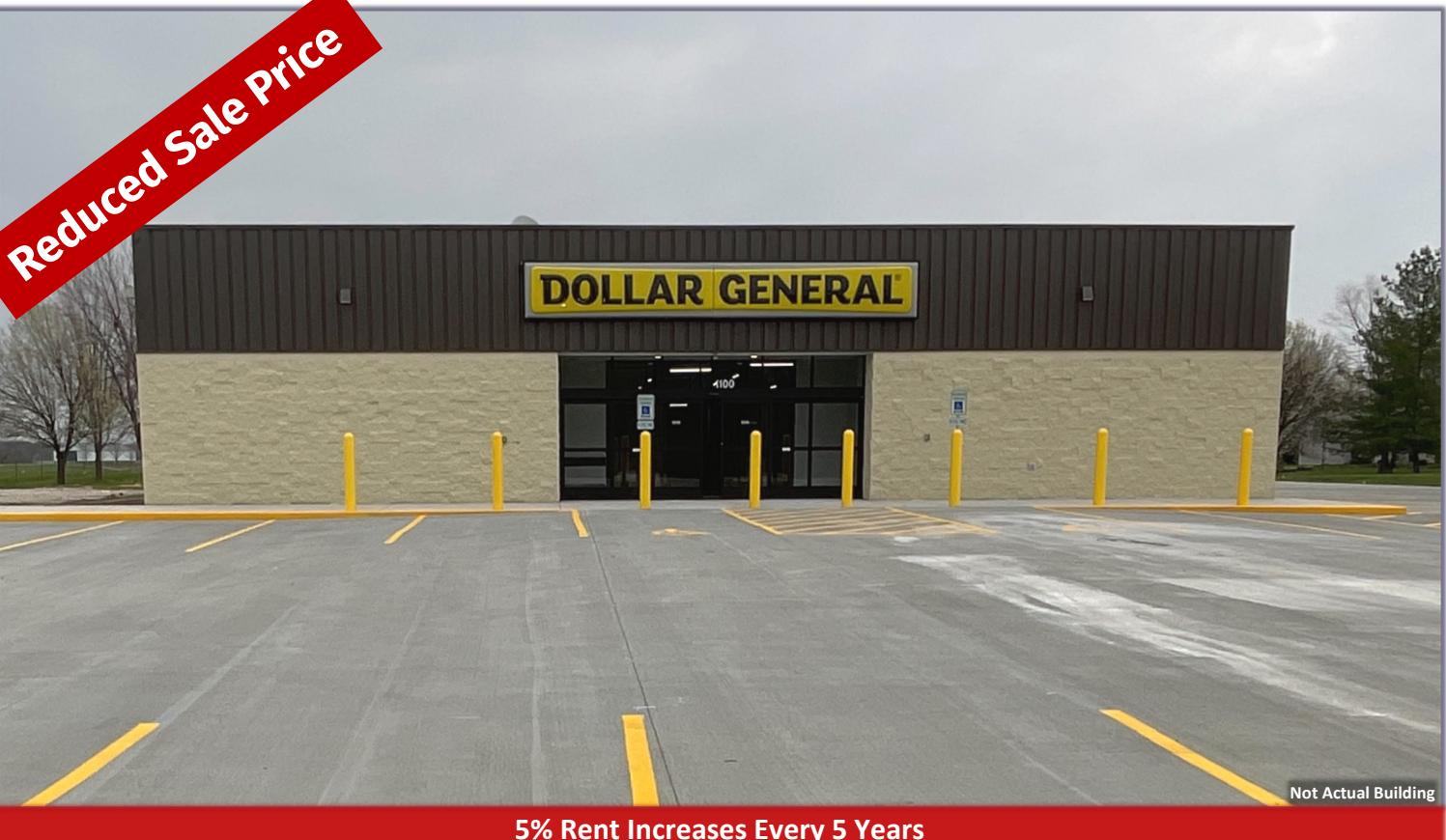


For Sale

Freestanding Building

IL Hwy. 96
Pleasant Hill, IL 62366



Bob Cissell
Phone: (636) 970-0330
bobcissell@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C.

Investment Summary



\$2,000,000

PRICE

6.6%

CAP

15

YRS. REMAINING

Property Details:

Building Area: 9,100 SF

Site: 1.5 AC

Year Built: 2025

Price (PSF): \$219.78

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: \$132,000

Lease Type: Absolute NNN

Options: Three, (5) Year Options

Commencement Date: December 2025

Pleasant Hill, IL

The town of Pleasant Hill is located in Pike County in the State of Illinois. Pleasant Hill is the site of the annual Pike County Fair, as well as the location of the Bi-State Annual Demolition Derby, which was previously held at Six Flags St. Louis in Eureka, Missouri.

As of the 2020 census, the town of Pleasant Hill is home to 966 residents and 406 households. Located 38 miles southeast from Hannibal, Missouri and 17 miles south to Hamburg, Illinois. The town of Pleasant Hill consists of .79 square miles.

The major highways located in Pike County include Interstate 72, Interstate 172, US Route 36, US Route 54, Illinois Route 57, Illinois Route 96, Indiana State Road 47, Illinois Route 99, Illinois Route 100, Illinois Route 104, Illinois Route 106, Illinois Route 107, and Illinois Route 110.

Linden Demographics

Population	3 mile	5 mile	10 mile
2020 Population	467	665	2,305
2024 Population	449	641	2,379
2029 Population Projection	433	619	2,337
Average Household Income	\$63,886	\$66,461	\$67,977
Median Household Income	\$51,892	\$54,509	\$54,000
Median Age	39.6	40.2	42.4
Median Home Value	\$78,732	\$78,267	\$86,218

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.



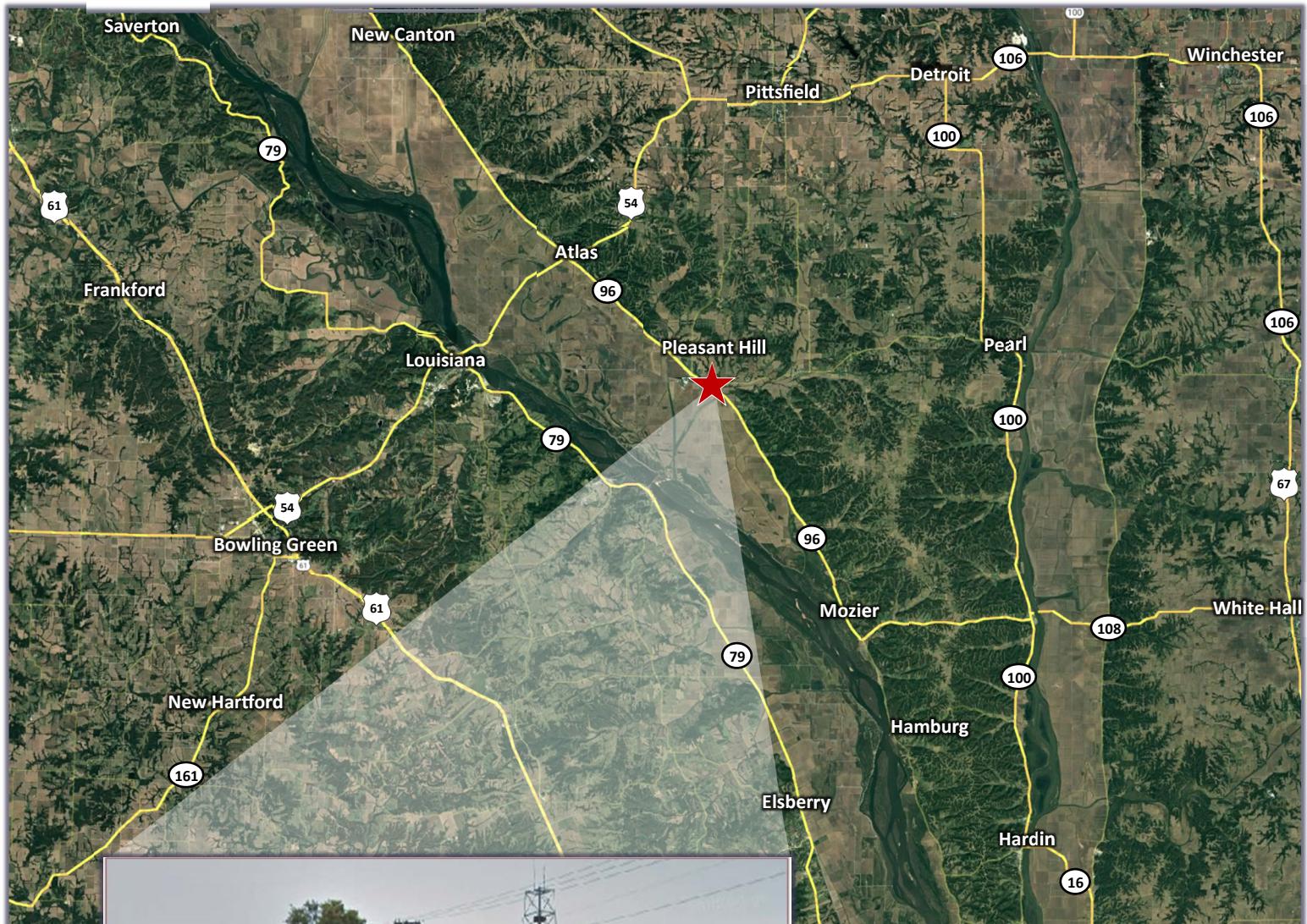
Quincy
University



Major Employers for Pike County

1. John Wood Community College
2. ADM
3. BNSF Railway
4. DOT Foods
5. Niemann Foods
6. The Maschhoffs
7. Titan International
8. Professional Swine Management, LLC
9. Pegasus MFG., Inc.
10. Quincy University

IL Hwy. 96
Pleasant Hill, IL 62366



Bob Cissell
Phone: (636) 970-0330
bobcissell@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C.