

For Sale

Freestanding Building

Moro Rd. and St. James Dr.
Holiday Shores, IL 62025

Reduced Sale Price



Not Actual Building

5% Rent Increases Every 5 Years



Bob Cissell

Phone: (636) 970-0330

bobcissell@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C.

Investment Summary



\$2,150,933

PRICE

6.6%

CAP

15

YRS. REMAINING

Property Details:

Building Area: 10,640 SF
Site: 1.5 AC
Year Built: 2025
Price (PSF): \$202.16
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: \$141,961.56
Lease Type: Absolute NNN
Options: Three, (5) Year Options
Commencement Date: December 2025

Holiday Shores, IL

The town of Holiday Shores is located in the State in Illinois, in Madison County. Holiday Shores started in 1965 and our man made lake is approximately 430 acres with 17 miles of shoreline. The dam is 900 ft long and 45ft high. We have approximately 1900 lots and nearly 27 miles of road. All of our electricity, water and natural gas runs underground to preserve the natural beauty.

As of the 2020 census, the Town of Holiday Shores is home to 2,840 residents and multiple businesses. Located 15 miles east of Alton and 30 miles northeast of St. Louis.

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.

Holiday Shores Demographics

Population	3 mile	5 mile	10 mile
2020 Population	4,263	11,032	89,045
2024 Population	4,011	10,574	87,462
2029 Population Projection	3,932	10,407	86,467
Average Household Income	\$129,129	\$109,049	\$93,492
Median Household Income	\$109,958	\$86,350	\$71,166
Median Age	46.4	44.6	39.2
Median Home Value	\$183,973	\$189,856	\$168,106

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



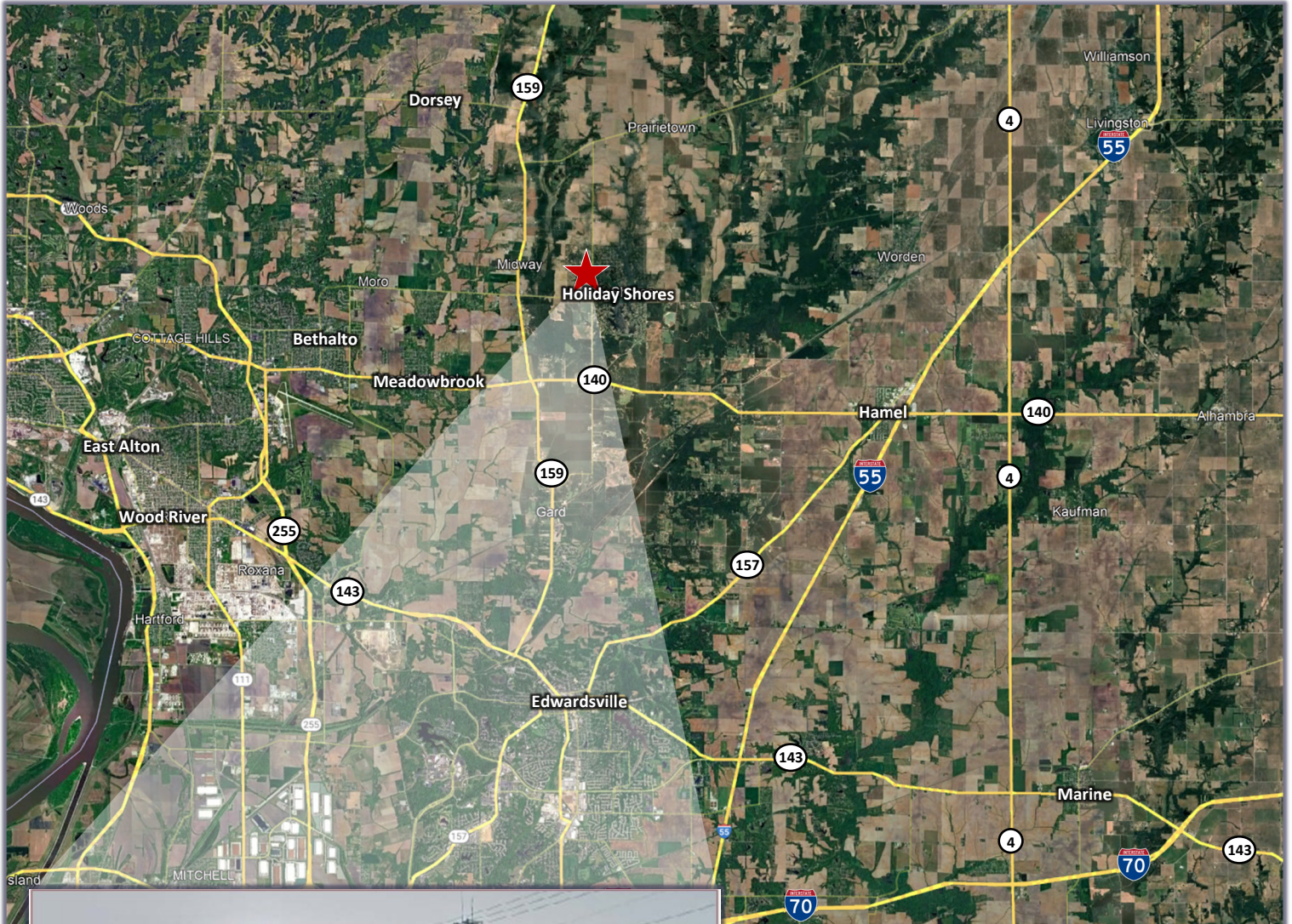
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Major Employers for Madison County

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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