

For Sale

Freestanding Building

601 S. Moreland Rd.
Bethalto, IL 62010

5% Rent Increases Every 5 Years



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CISSELL MUELLER
COMPANY, L.L.C.



\$1,859,038.15

PRICE

6.5%

CAP

15

YRS. REMAINING

Property Details:

Building Area: 10,640 SF

Site: 2 AC

Year Built: 2024

Guarantor: Dollar General Corporation

Price (PSF): \$174.72

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: \$ 120,837.48



United States Steel Corporation

Bethalto, IL

Bethalto is located in Madison County, Illinois. As of the 2020 census, the city of Bethalto's population is 9,310 and approximately 7.64 square miles. Madison County has a population of 264,776 and includes 741 square miles. Madison County has many employers, some of the largest employers are Amazon, US Steel Corporation, Southern Illinois Healthcare, Wieland, Alton Memorial Hospital, Phillips 66, and Southern Illinois University Edwardsville. The major highways located within Madison County are I-55, I-255, I-70, I-270, IL Route 4, IL Route 13, IL Route 3, IL Route 100, IL Route 143, IL Route 157, IL Route 111, IL Route 159, IL Route 160, IL Route 140, IL Route 267, IL Route 255, IL Route 203, US Hwy. 40, and US Hwy. 67. The public transit available in Madison County are St. Louis MetroLink and Metrobus.

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.

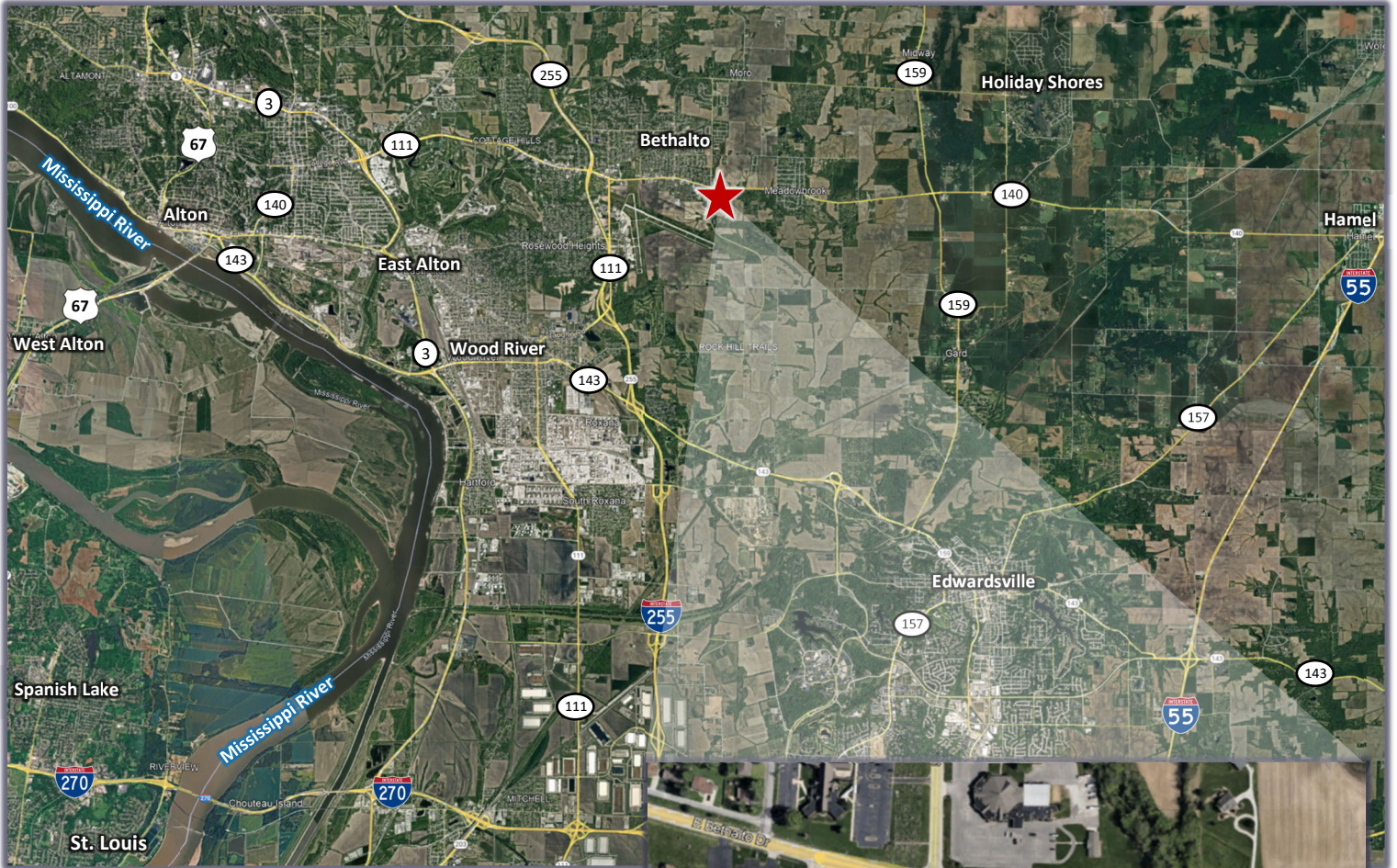
The lease is guaranteed by Dollar General Corporation, a leading retailer. Dollar General Corporation (NYSE: DG) is a National Investment-Grade BBB Rated Tenant by S&P.

Daily Traffic Counts

Traffic					
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property	
S Moreland Rd	Mobile S	3,976	2022	0.10 mi	
E Bethalto Dr	Church Dr W	12,065	2022	0.15 mi	
E Bethalto Dr	N Beau-Chateau W	12,289	2022	0.25 mi	
S Moreland Rd	Bellview St N	3,704	2022	0.26 mi	
E Bethalto Dr	S Moreland Rd W	8,309	2022	0.28 mi	
E Bethalto Dr	PkDr E	12,065	2022	0.51 mi	
S Moreland Rd	Fairway St S	3,665	2022	0.54 mi	
South Prairie Street	E Grace St N	4,125	2020	0.61 mi	
S Prairie St	E Grace St N	3,864	2022	0.61 mi	
W Bethalto Dr	S Spencer St E	15,291	2022	0.61 mi	

Income	2 mile	5 mile
Avg. Household Income	\$82,589	\$80,132
Median Household Income	\$67,453	\$63,501
< \$25,000	740	3,101
\$25,000 - \$50,000	977	3,643
\$50,000 - \$75,000	1,057	3,649
\$75,000 - \$100,000	805	2,352
\$100,000 - \$125,000	413	1,670
\$125,000 - \$150,000	268	727

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