

# 301 East State Route 115 Herscher, IL.

## Investor equity buy-in for retail standalone building



Stable Dollar General tenant with overall 40year lease terms. The first period lease gross cap rate is at 8.9%. There are five successive option periods, with the next five-year lease period starting in August 2025. Investor participation is at 4.92% of the ownership.

*Cash investment requirement is \$49,200.*

This retail property is of steel and masonry construction, built in 2016. This is a single occupant building with a rentable area of 9,026 sqft. Building features steel structural framing, exterior walls of concrete block and steel, with central HVAC, fire suppression and alarm system. Building sits on a parcel of 99,752 sqft / 2.29 acres. The site has 30 surface parking spaces. Accessibility is by State Route 115, which is a major arterial. The subject resides on the northern edge of Herscher.

This Dollar General tenant serves Herscher and greater southwestern Kankakee County. The lease terms are triple net, with no landlord responsibilities.

*A very nice armchair investment.*

*Contact broker for additional information.*



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