

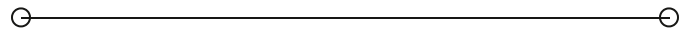


AVAILABLE FOR SALE OR LEASE

Chrisman Former Dollar General

22265 ILLINOIS 1

Chrisman, IL 61924



PRESENTED BY:

NOAH RUGGIERI

O: 217.366.3414

noahruggieri@svn.com



TABLE OF CONTENTS

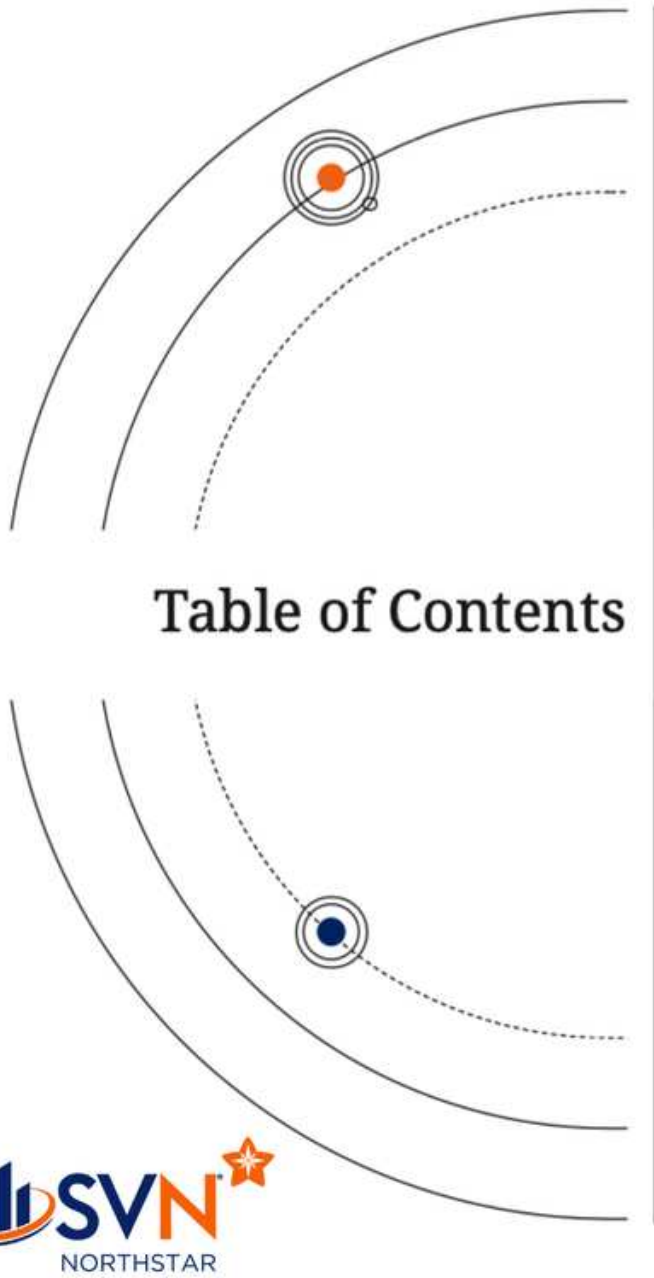


Table of Contents

3	Disclaimer
4	Property Information
5	Property Summary
6	Location Information
7	City Information
8	Location Map
9	Aerial Map
10	Retailer Map
11	Demographics
12	Demographics Map and Report
14	Advisor Bio

NOAH RUGGIERI
O: 217.366.3414
noahruggieri@svn.com

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

NOAH RUGGIERI

O: 217.366.3414

noahruggieri@svn.com



SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	8,000 SF
LOT SIZE:	1.05 Acres
BUILDING SIZE:	8,000 SF

PROPERTY DESCRIPTION

This 8,000 SF freestanding retail building, previously occupied by Dollar General, offers a prime location in Chrisman, IL, ideal for a variety of retail uses. Situated on a 1.05-acre lot, the property provides ample on-site parking and straightforward accessibility for both customers and staff. Significant recent improvements include a roof and HVAC system replacement completed nine years ago. The building's open layout allows for flexible customization to suit a range of retail purposes.

PROPERTY HIGHLIGHTS

- Open layout perfect for retail
- Located near the signalized, hard corner intersection of U.S. Highway 150 and U.S. Highway 36
- Averaging a combined 3,450 vehicles passing by daily.
- Excellent visibility via significant street frontage and a large pylon sign.

NOAH RUGGIERI

O: 217.366.3414

noahruggieri@svn.com



SECTION 2
Location
Information

CITY INFORMATION

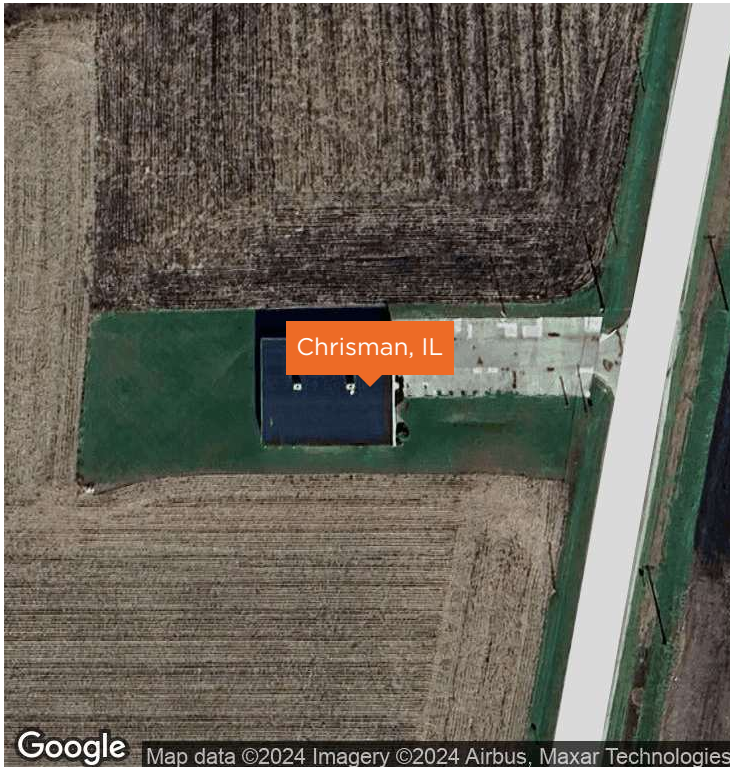
LOCATION DESCRIPTION

This 8,000 SF freestanding retail building, previously occupied by Dollar General, offers a prime location in Chrisman, IL, ideal for a variety of retail uses. Situated on a 1.05-acre lot, the property provides ample on-site parking and straightforward accessibility for both customers and staff. Significant recent improvements include a roof and HVAC system replacement completed nine years ago. The building's open layout allows for flexible customization to suit a range of retail purposes.

- Well-maintained property with attractive exterior and interior features
- Potential for customization to fit specific business requirements
- Ample parking space for customers and employees- High-traffic area for increased business exposure
- Proximity to amenities and services for convenience

LOCATION DETAILS

MARKET	Central Illinois
SUB MARKET	Chrisman
COUNTY	Edgar
PIN	11-03-35-400-012

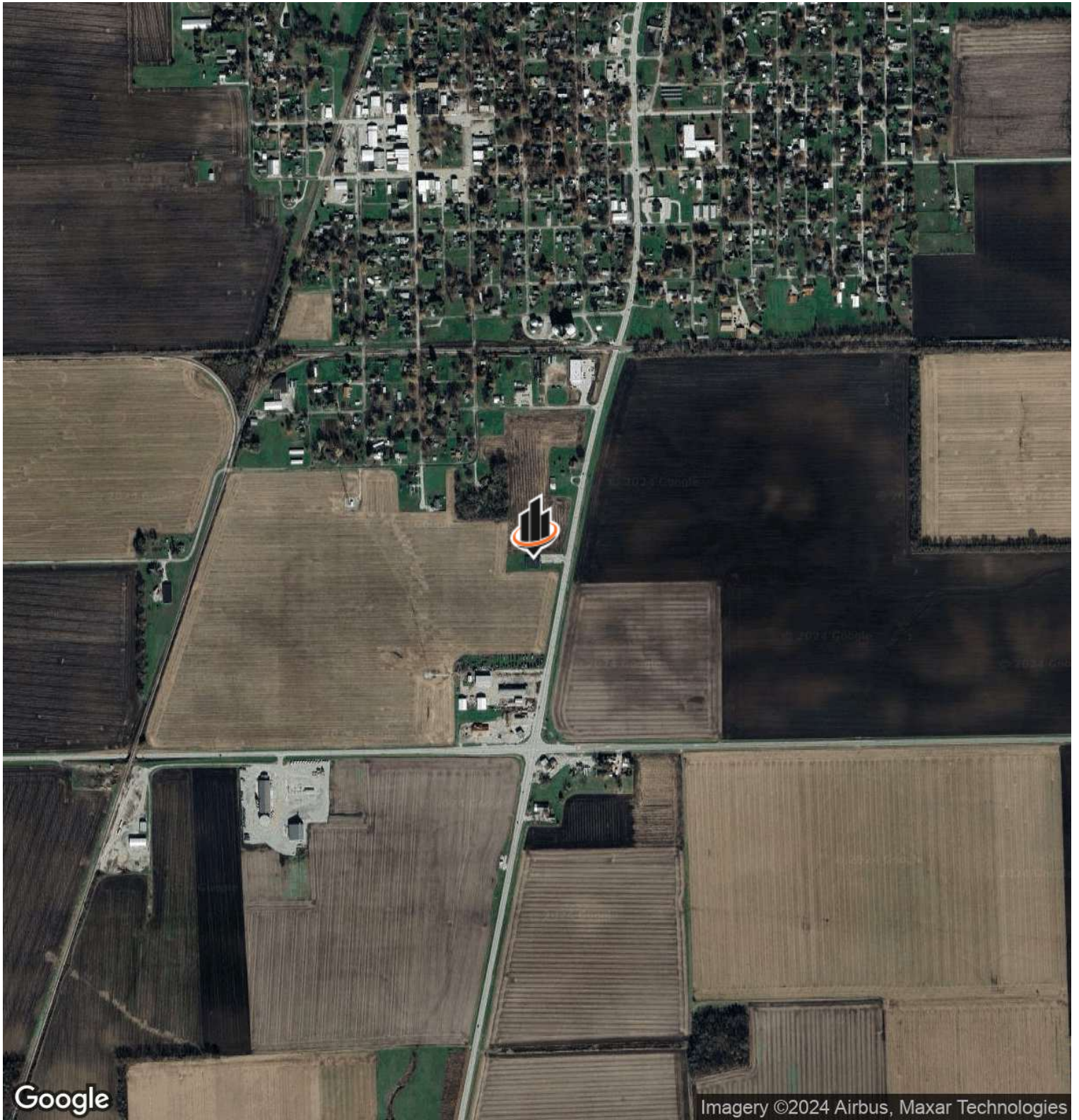


NOAH RUGGIERI

O: 217.366.3414

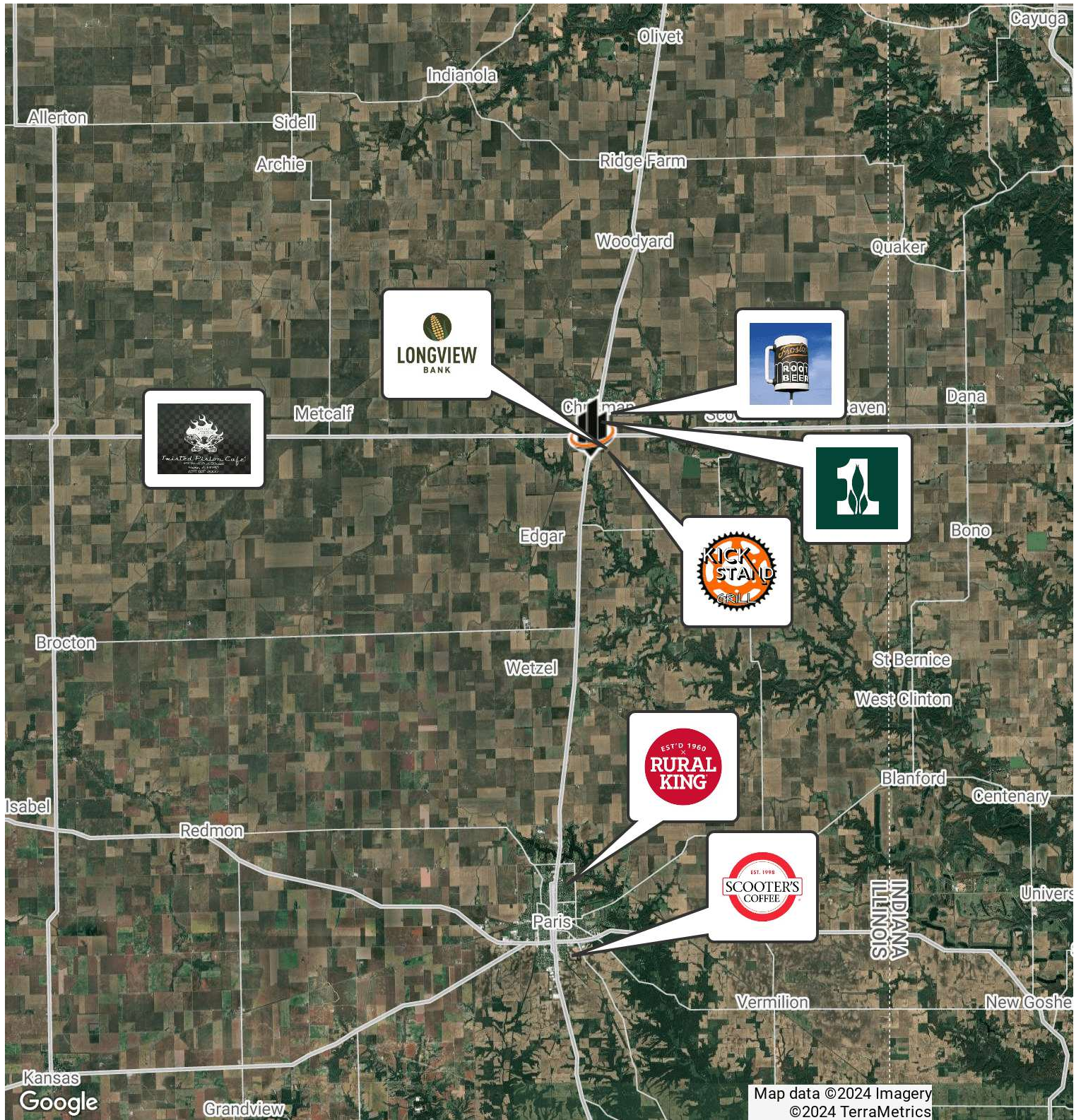
noahruggieri@svn.com

AERIAL MAP



NOAH RUGGIERI
O: 217.366.3414
noahruggieri@svn.com

RETAILER MAP

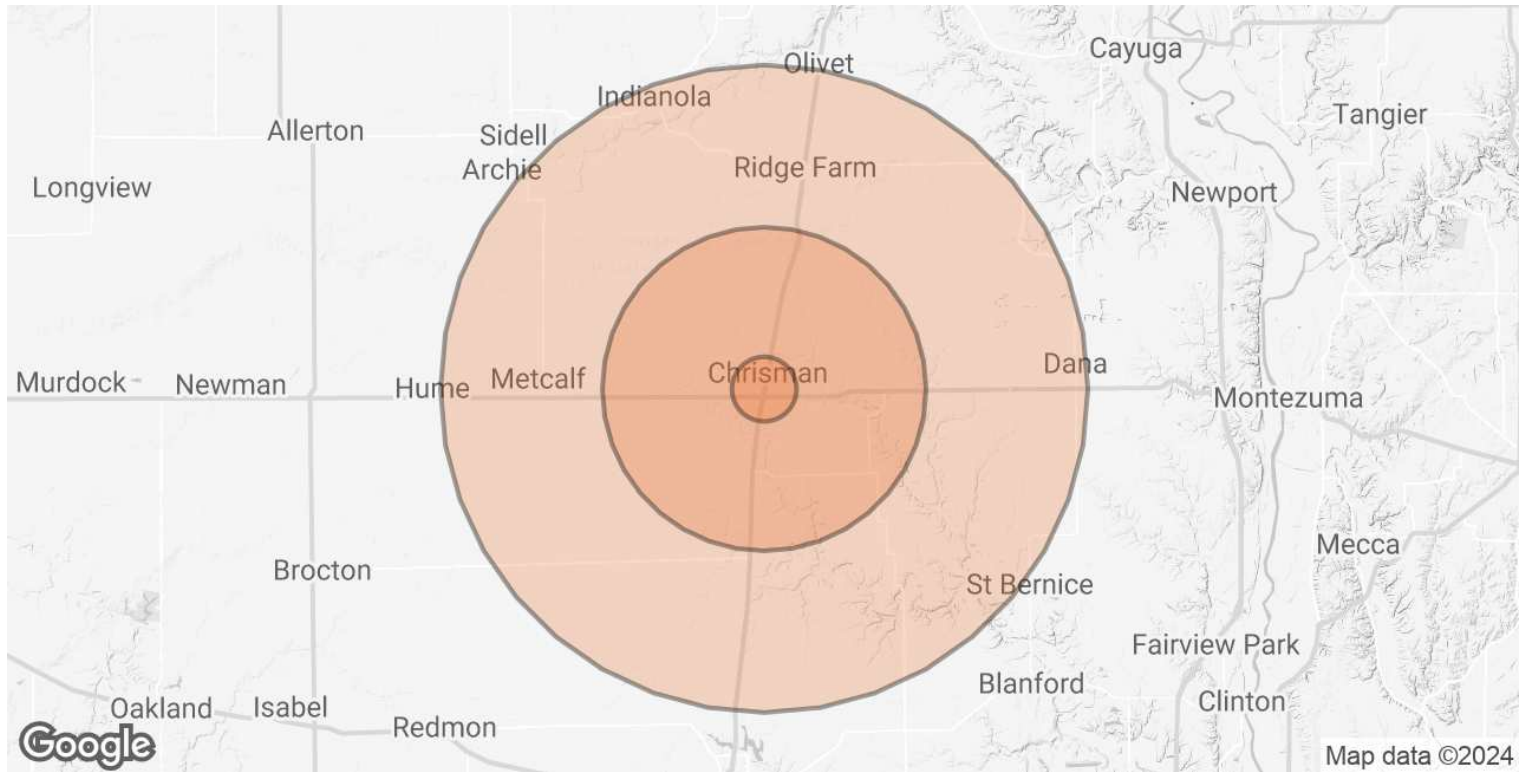


NOAH RUGGIERI
O: 217.366.3414
noahruggieri@svn.com



SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,255	1,811	5,536
AVERAGE AGE	47	47	45
AVERAGE AGE (MALE)	44	44	43
AVERAGE AGE (FEMALE)	48	49	46
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	492	712	2,249
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$83,174	\$86,911	\$81,191
AVERAGE HOUSE VALUE	\$133,543	\$143,378	\$131,099

Demographics data derived from AlphaMap

NOAH RUGGIERI
 O: 217.366.3414
 noahruggieri@svn.com



SECTION 4
Advisor Bio

ADVISOR BIO 1



NOAH RUGGIERI

Managing Director

noahruggieri@svn.com

Direct: **217.366.3414** | Cell: **217.367.1700**

PROFESSIONAL BACKGROUND

Noah Ruggieri has his CCIM and CIPS designations along with an MBA with a minor in corporate governance and international business from the University of Illinois.

As a commercial real estate broker with North Star Equities, he specializes in assisting clients to find business locations and helping develop their companies' vision successfully through real estate. With national clients and global consulting experience, he is uniquely qualified to help clients from all avenues.

Attending Commercial Real Estate marketing conferences across the United States every eight weeks has given him a unique perspective on the market, as well as connections with National Investors from all four corners of the county. He was self-employed for ten years and has worked in the financial sector for a national institution has only added to the knowledge base used for being a commercial real estate counselor.

Noah has given back to the community over the years through volunteer work with a local BSA scouting group as well as mentoring in the CU 1to1 Program. His additional time is spent with his wife and three children.

MEMBERSHIPS

SEC, CCIM, CIPS, MBA

SVN | North Star
1801 Woodfield Dr.
Savoy, IL 61874

NOAH RUGGIERI

O: 217.366.3414

noahruggieri@svn.com