



# First Mid

BANK & TRUST

1709 WALNUT STREET | MURPHYSBORO, IL

**ABSOLUTE NNN**

**INVESTMENT GRADE TENANT**

**BELOW MARKET RENT**



# The Opportunity

Cushman & Wakefield is pleased to present the opportunity to acquire an Absolute NNN **First Mid Bank & Trust**, a well-capitalized regional financial institution (NASDAQ: FMBH), with an investment-grade profile.

Strategically located in Murphysboro, Illinois, the county seat of Jackson County, the property benefits from consistent government-driven employment and serves as a key financial services location within the community. The branch is positioned along a well-trafficked corridor with approximately 13,900 vehicles per day, representing strong visibility and accessibility relative to the size of the market.

The property offers a unique opportunity to purchase a “hands-off” investment with significant upside as the tenant pays a below market rent and has contractual increases in their renewal period. The first renewal option will occur in 2029 at which time the rent will increase to \$91,342\*.

TENANT:



ADDRESS: 1709 Walnut St,  
Murphysboro, IL, 62966

ASKING PRICE: \$1,185,000

CAP RATE: 7.0%

ANNUAL RENT: \$83,038.56

LEASE STRUCTURE: Absolute NNN

LEASE EXPIRATION: May 31, 2029

RENEWAL OPTIONS: Three 5-Year Options w 10% Increases\*

*\*Renewal option at CPI but not greater than 10%. We assume 10% in each renewal option period*





# Offering Highlights

- Leased to investment-grade tenant, First Mid Bank & Trust, backed by First Mid Bancshares, Inc. (NASDAQ: FMBH)
- New roof and HVAC systems in 2024
- Strategically located in the county seat of Jackson County, benefitting from consistent government employment and local economic stability
- Tenant displays strong branch performance within the First Mid Bank & Trust portfolio, holding approximately \$43.5 million in deposits
- Positioned along main corridor in Murphysboro with approximately 13,902 vehicles per day, providing excellent accessibility and visibility for a community banking branch
- Strong tenancy as an essential-use asset with limited risk of obsolescence compared to traditional retail uses
- Below market rents that should be able to be met or exceeded in the unlikely instance that the tenant decides to vacate.

# Aerial Overview



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# Investment Contacts

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