

OFFERING MEMORANDUM

VA OUTPATIENT CLINIC (MEDICAL OFFICE)



Marcus & Millichap

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608 ROLLIE MOORE DR

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SECTION 1

EXECUTIVE SUMMARY

Offering Summary · Investment Highlights

OFFERING SUMMARY

608 ROLLIE MOORE DR

\$2,400,000

Listing Price

10.02%

Cap Rate

2

of Suites

FINANCIAL

Listing Price	\$2,400,000
Down Payment	41% / \$974,400
NOI	\$240,530
Cap Rate	10.02%
Total Return	15.52%
Price/SF	\$201.68

OPERATIONAL

Gross SF	11,900 SF
Rentable SF	11,900 SF
# of Suites	2
Lot Size	1.5 Acres (65,340 SF)
Occupancy	100%
Year Built	2012



VA OUTPATIENT CLINIC (MEDICAL OFFICE)

608 Rollie Moore Dr, Harrisburg, IL 62946

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively offer for sale the U.S. Department of Veterans Affairs Outpatient Clinic property in Harrisburg, Illinois. Harrisburg is 130 miles southeast of St. Louis, Missouri, and 178 miles northwest of Nashville, Tennessee.

Located at 608 Rollie Moore Drive, the property features an 11,900-square-foot building situated on 1.5 acres of land and is fully leased to two tenants. The property is anchored by the U.S. Department of Veterans Affairs (VA) Outpatient Clinic, which occupies 9,000 square feet (75.6%) of the building. Constructed as a build-to-suit facility in 2012, the VA lease runs through February 2032 and has firm term through February 2027. As a federal agency tenant, the lease is backed by the full faith and credit of the U.S. Government. The remaining space is occupied by Luxe Haven Beauty and Wellness Salon under a two-year gross lease.

The property is situated adjacent to a Walmart Supercenter within an Opportunity Zone. It benefits from proximity to numerous national retailers, including Taco Bell, KFC, Sonic, Dairy Queen, McDonald's, Burger King, AutoZone, Maurices, Great Clips, and Dollar Tree.

The U.S. Department of Veterans Affairs is a cabinet-level federal agency responsible for providing healthcare, benefits, and services to America's veterans. The Harrisburg VA Clinic serves as a vital healthcare access point for veterans throughout Southern Illinois.

INVESTMENT HIGHLIGHTS

● Prime Location

Shadow Anchored by Walmart

● Stable Income Stream

Property is generating over \$240,000 Net Operating Income in 2026

● Opportunity Zone

The property is located in a federally designated Opportunity Zone

● Government-Backed Lease

U.S. Department of Veterans Affairs, backed by the Full Faith and Credit of the U.S. Government

● Essential Service Provider

VA Clinic serves as a primary healthcare access point for veterans across Southern Illinois

PROPERTY LOCATION · HARRISBURG, IL

VA | **OUTPATIENT CLINIC**



WALMART 



SECTION 2

PROPERTY INFORMATION

[Property Details](#) · [Retailer Map](#)

VA OUTPATIENT CLINIC (MEDICAL OFFICE)

SITE DESCRIPTION

Assessors Parcel #	06-2-197-24
Zoning	Commercial
Floors	1
Year Built/Renovated	2012 / —
Rentable SF	11,900 SF
Ownership	Fee Simple
Lot Size	1.5 Acres
Parking	Asphalt
Guest Parking	No
Parking Spaces	90

CONSTRUCTION

Foundation	Masonry
Framing	Steel
Exterior	Brick & EFIS
Roof	Flat Membrane
Electric	Electric
Sewer	Sewer
Water	Water
Gas	Yes

UTILITIES

SECTION 3

FINANCIAL ANALYSIS

Financial Details

RENT ROLL · 608 ROLLIE MOORE DR

TENANT NAME	SUITE	SQ FT	BLDG%	COMM.	LEASE DATES	RENT/SF	RENT/MO	RENT/YR	CHANGE ON	CHANGE TO	LEASE	EXP. REIMB.
Veterans Affairs	1	9,000	75.6%	2/15/22	2/15/22 — 2/14/32	\$22.78	\$17,085	\$205,021	Feb-2027	\$213,702	NN	\$163,207
Hair Salon	2	2,900	24.4%	1/14/25	1/14/25 — 1/14/27	\$9.10	\$2,200	\$26,400	N/A	N/A	Gross	\$0
Total		11,900				\$19.45	\$19,285	\$231,421				\$163,207

Notes: The Government may terminate this lease, in whole or in part, at any time effective after the firm term of this lease by providing the landlord with at least 90 days' prior written notice.

INCOME & OPERATING EXPENSES

INCOME	2025	2026	PER SF	2027	PER SF
Scheduled Base Rental Income	205,021	231,421	19.45	240,079	20.17
Expense Reimbursement Income					
CAM	125,368	125,368	10.54	125,368	10.54
Insurance	4,162	4,162	0.35	4,162	0.35
Real Estate Taxes	33,677	33,677	2.83	34,014	2.86
Total Reimbursement Income	\$163,207	\$163,207	\$13.71	\$163,543	\$13.74
Effective Gross Revenue	\$368,228	\$394,628	\$33.16	\$403,623	\$33.92
OPERATING EXPENSES	2025	2026	PER SF	2027	PER SF
Insurance	5,675	5,732	0.48	5,789	0.49
Pest Control	837	846	0.07	854	0.07
Repairs & Maintenance	2,484	2,508	0.21	2,533	0.21
Security Systems	1,259	1,271	0.11	1,284	0.11
Subcontractor Expense	7,679	7,755	0.65	7,833	0.66
Electrician	579	584	0.05	590	0.05
HVAC Expense	5,768	5,826	0.49	5,884	0.49
Janitorial Services	30,000	30,300	2.55	30,603	2.57
Lawn Care	1,200	1,212	0.10	1,224	0.10
Maintenance	3,344	3,377	0.28	3,411	0.29
Plumbing	6,267	6,330	0.53	6,393	0.54
Snow Removal	2,532	2,558	0.21	2,583	0.22
Supply Expense	3,741	3,778	0.32	3,816	0.32
Telephone	1,797	1,815	0.15	1,833	0.15
Utilities	32,261	32,584	2.74	32,910	2.77
Real Estate Taxes	47,150	47,622	4.00	48,098	4.04
Total Expenses	\$152,572	\$154,098	\$12.95	\$155,639	\$13.08
Net Operating Income	\$215,656	\$240,530	\$20.21	\$247,984	\$20.84

PRICING DETAILS

SUMMARY	
Price	\$2,400,000
Down Payment	\$974,400 (41%)
Number of Suites	2
Price Per SqFt	\$201.68
Gross Leasable Area	11,900 SF
Lot Size	1.50 Acres
Year Built	2012
Occupancy	100.00%

RETURNS	2026	2027
CAP Rate	10.02%	10.33%
Cash-on-Cash	12.99%	13.75%
Debt Coverage Ratio	2.11	2.18

FINANCING — 1ST LOAN	
Loan Amount	\$1,440,000
Loan Type	New
Interest Rate	6.25%
Amortization	25 Years
Year Due	2031

INCOME	2026	2027
Scheduled Base Rental Income	\$231,421	\$240,079
Total Reimbursement Income (70.5% / 68.1%)	\$163,207	\$163,543
Other Income	\$0	\$0
Potential Gross Revenue	\$394,628	\$403,623
General Vacancy	\$0	\$0
Effective Gross Revenue	\$394,628	\$403,623
Less: Operating Expenses (39.0% / 38.6%)	(\$154,098)	(\$155,639)
Net Operating Income	\$240,530	\$247,984
Tenant Improvements	\$0	\$0
Leasing Commissions	\$0	\$0
Capital Expenditures	\$0	\$0
Cash Flow	\$240,530	\$247,984
Debt Service	(\$113,991)	(\$113,991)
Net Cash Flow After Debt Service (12.99% / 13.75%)	\$126,539	\$133,993
Principal Reduction	\$24,690	\$26,278
Total Return	\$151,229	\$160,271

OPERATING EXPENSES	2026	2027
CAM	\$100,744	\$101,752
Insurance	\$5,732	\$5,789
Real Estate Taxes	\$47,622	\$48,098
Management Fee	\$0	\$0
Total Expenses	\$154,098	\$155,639
Expenses/SF	\$12.95	\$13.08

SECTION 4

MARKET OVERVIEW

Demographics

VA OUTPATIENT CLINIC • DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	5,593	9,155	10,715
2025 Estimate			
Total Population	5,669	9,266	10,834
2020 Census			
Total Population	5,796	9,484	11,107
2010 Census			
Total Population	6,394	10,273	11,816
Daytime Population (2025 Est.)			
2025 Estimate	7,041	10,002	10,772
HOUSEHOLDS			
2030 Projection			
Total Households	2,497	4,016	4,646
2025 Estimate			
Total Households	2,506	4,025	4,655
Avg Household Size	2.2	2.2	2.2
Occupied Units (2025 Est.)			
Total Occupied	2,910	4,652	5,369

HH BY INCOME (2025 Est.)	1 Mile	3 Miles	5 Miles
\$150,000 or More	6.1%	8.8%	9.4%
\$100,000–\$149,999	10.9%	11.6%	11.7%
\$75,000–\$99,999	13.9%	13.0%	14.2%
\$50,000–\$74,999	18.3%	16.7%	17.5%
\$35,000–\$49,999	12.8%	12.0%	11.7%
Under \$35,000	37.8%	37.9%	35.4%
Average HH Income	\$63,823	\$68,845	\$72,077
Median HH Income	\$49,727	\$51,842	\$54,966
Per Capita Income	\$28,220	\$30,593	\$31,505

POPULATION BY AGE (2025)	1 Mile	3 Miles	5 Miles
Under 20	22.8%	22.8%	22.9%
20 to 34 Years	19.0%	17.6%	17.2%
35 to 39 Years	5.9%	5.9%	5.8%
40 to 49 Years	11.8%	11.8%	11.8%
50 to 64 Years	19.4%	20.4%	20.6%
Age 65+	21.1%	21.6%	21.7%
Median Age	41.0	43.0	43.0

EDUCATION (Pop 25+, 2025)	1 Mile	3 Miles	5 Miles
Elementary (0-8)	6.7%	5.5%	5.0%
Some High School (9-11)	9.9%	8.4%	8.0%
High School Graduate	25.3%	26.5%	27.1%
Some College (13-15)	22.9%	24.0%	23.8%
Associate Degree	17.3%	15.6%	15.6%
Bachelor's Degree	12.8%	13.3%	13.7%
Graduate Degree	5.1%	6.8%	6.9%

VA OUTPATIENT CLINIC · DEMOGRAPHICS

POPULATION

In 2025, the population in your selected geography is 10,834. The population has changed by -8.31% since 2010. The population will be 10,715 five years from now (-1.1%). Current population is 48.6% male and 51.4% female. Median age is 43.0, vs. U.S. average of 40.0. Population density is 138 people per square mile.

HOUSEHOLDS

There are currently 4,655 households in your selected geography. The number of households has changed by -3.52% since 2010. Estimated number of households will be 4,646 five years from now (-0.2%). Average household size is 2.2 people.

INCOME

In 2025, the median household income is \$54,966, compared with the U.S. average of \$78,171. The median HH income changed by 50.74% since 2010. The current per capita income is \$31,505, vs. the U.S. average of \$41,680. Average household income is \$72,077 vs. U.S. average of \$103,571.

EMPLOYMENT

In 2025, 4,487 people in your selected area were employed. 51.5% of employees are in white-collar occupations and 26.6% are in blue-collar occupations. Unemployment in 2025 was 6.0%. The average commute time was 22 minutes.

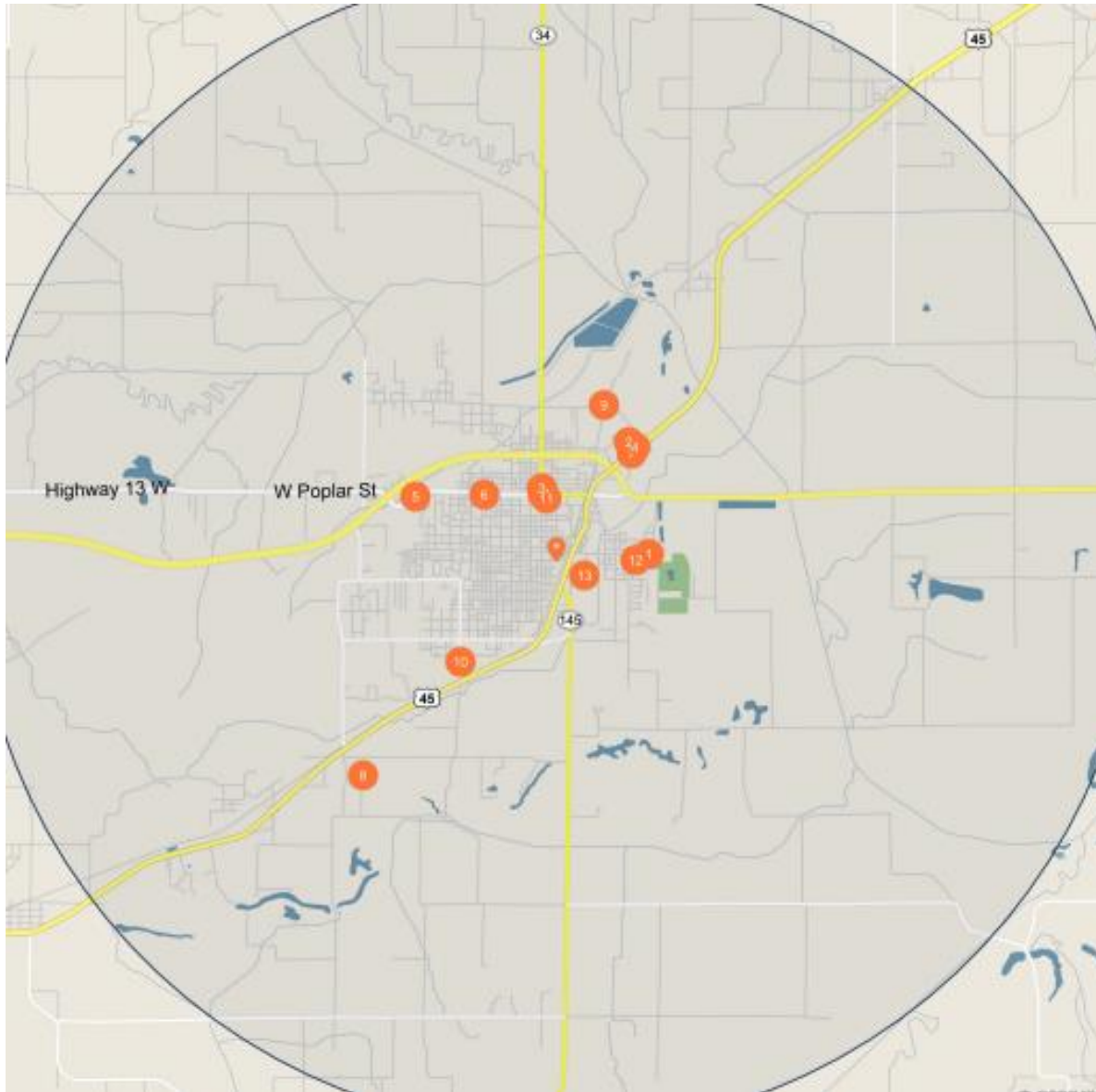
HOUSING

The median housing value in your area was \$111,501 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 3,304 owner-occupied housing units and 1,520 renter-occupied housing units.

EDUCATION

19.1% of residents earned a graduate degree vs. 13.7% nationally. 15.6% completed a bachelor's degree vs. 21.2% nationally. Associate degree holders are 13.9% vs. 8.8% nationally. 37.0% completed some college vs. 19.6% nationally.

VA OUTPATIENT CLINIC • DEMOGRAPHICS



MAJOR EMPLOYERS		EMPLOYEES
1	Harrisburg Medical Center Inc.	280
2	Factory Connection LLC	192
3	Community College District 533	181
4	Rk Family Inc	140
5	Dept. Corrections — IL Juv. Justice	97
6	Rage ADM & Mktg Svcs — Pizza Hut	72
7	Cellco Partnership — Verizon Wireless	71
8	Nationwide Glove Co Inc.	70
9	Kpg of Harrisburg — Thrive Harrisburg	65
10	Wilson Kitchens Inc — WKI	54
11	Gatehouse Media — Daily Register	53
12	Primary Care Group Inc.	52
13	Walmart Inc.	51
14	County of Saline — County Court House	50

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