

15069 MANCHESTER ROAD
BALLWIN, MO 63011



INVESTMENT SALE

NNN LEASE | 7 CAP

PRICE REDUCED: \$1,471,000.00

FOR MORE INFORMATION

Nick Bahn
Nick@bahnrealty.com
314.322.2020

5024 Griffin Road | St. Louis, MO 63128 | P: 314.849.5858 | F: 314.849.6047 www.BahnRealty.com



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PROPERTY OVERVIEW

Stephen F. Bahn Commercial Real Estate Services is pleased to present the opportunity to acquire 100% fee simple interest in 15069 Manchester Road in Ballwin, Missouri.

- The property is a 2-tenant retail building with a drive -thru, on 0.7 acres.
- Little Hi occupies 2,100 SF with a drive-thru. At closing Little Hi will sign a new 10-year lease to show commitment to the property long-term.
- Vapor World is also in 2,100 SF in the adjacent building. Vapor World has approximately 2 years remaining on their primary term.

LOCATION OVERVIEW

- Ballwin, Missouri, a rural all-American suburb in St. Louis, is 23 miles west of St. Louis, 120 miles southwest of Springfield and 250 miles east of Kansas City, MO
- A dynamic community of 31,103 (2020 US Census) people located in the heart of prestigious West St. Louis County
- 30 minutes from St. Louis-Lambert International Airport and 40 minutes to downtown St. Louis
- Served by AAA-rated Rockwood and Parkway School Districts
- Within 30 minutes of five major universities and colleges
- Continually working to promote and facilitate commercial development while strengthening the relationship with the business community.

OFFERING SUMMARY

- **PRICE REDUCED:** \$1,471,000.00
- NOI: \$103,000.00
- Cap Rate: 7%
- Net Rentable Area: 4,161
- Year Built: 1969
- Renovated: 2023
- Total Acres: 0.7 acres

INVESTMENT HIGHLIGHTS

- Located nearly adjacent to Target
- Major retail corridor along Manchester Road with nearly 40,000 VPD
- Retailers in the immediate trade area are: Target, Lowes, Ross Dress for Less, Five Below, Hobby Lobby, Schnucks, Marshalls, Planet Fitness, Foss Swim School, and countless QSR's
- Ballwin is an affluent suburb in St. Louis County with the average household income of \$140,000 in a 5-mile radius

RENT SCHEDULE

	GLA	%	Start	End	Annual	PSF	
Little Hi	2,100	50	Year 1	Year 5	\$67,000.00	\$32.00 SF	
			Year 6	Year 10	\$73,920.00	\$35.00 SF	
			Option 1	Year 11	Year 15	\$81,312.00	\$38.50 SF
			Option 2	Year 16	Year 20	\$88,935.00	\$42.35 SF
Vapor 100	2,100	50	3/19/2021	3/19/2023	\$35,700.00	\$17.00 SF	
			3/19/2024	3/19/2025	\$37,800.00	\$18.00 SF	
			Option 1	3/19/2026	3/19/2031	\$41,580.00	\$19.80 SF









Demographics

Total Population

- 1 Mile Population: 10,234
- 3 Mile Population: 81,869
- 5 Mile Population: 158,555

Annual Income

- 1 Mile Income: \$97,125
- 3 Mile Income: \$131,959
- 5 Mile Income: \$145,311

