

2893 VETERANS MEMORIAL PARKWAY
ST. CHARLES, MO 63303



*Newly Leased &
Recently Opened*



INVESTMENT SALE

NNN Lease | \$2,161,952 | 6.25%

FOR MORE INFORMATION

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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 2893 Veterans Memorial Parkway, a 100% leased 5,197 SF single tenant retail building newly leased to Consumer Cellular in St. Charles Missouri. Consumer Cellular is an affordable, no-contract, wireless carrier targeting the 50+ demographic.

The location of the property, at the entrance to Regency Plaza offers excellent visibility to not only all customers of the shopping center, but also all 100,000 VPD along I-70. The property is situated on 1.2 acres of land fronting on Veterans Memorial Parkway. This pad is located in the front of a regional shopping center anchored by Walmart, Sam's, PetSmart, and Aldi, with exceptional real estate fundamentals.

The immediate trade area is also anchored by Schnucks and Dierbergs as well as countless other national retailers and restaurants, including Panda Express, Popeyes, Applebee's, Black Bear Diner, Aspen Dental, Chick Fil A, Chipotle, Michaels, Five Below, Petco and Lowes.

LOCATION OVERVIEW

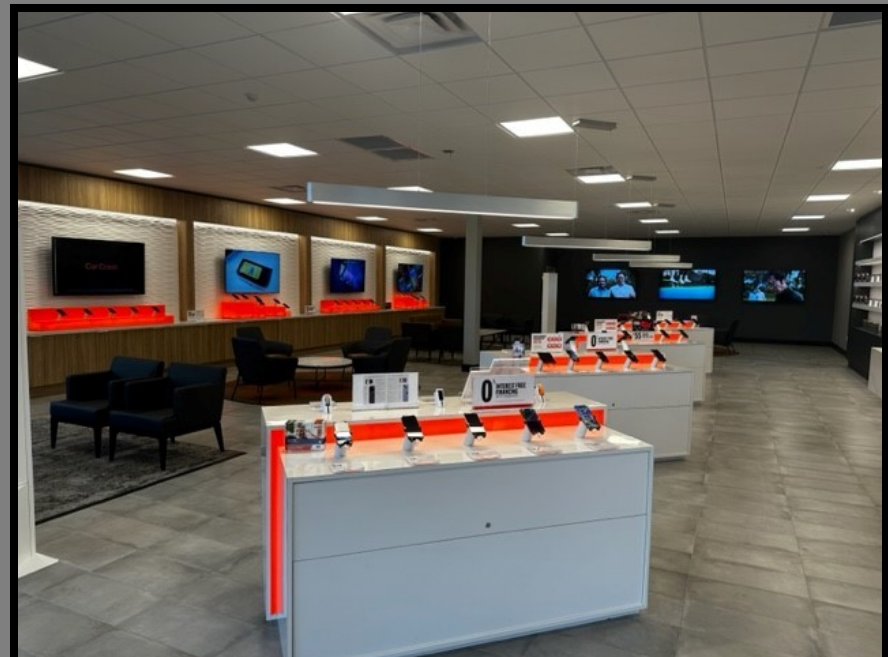
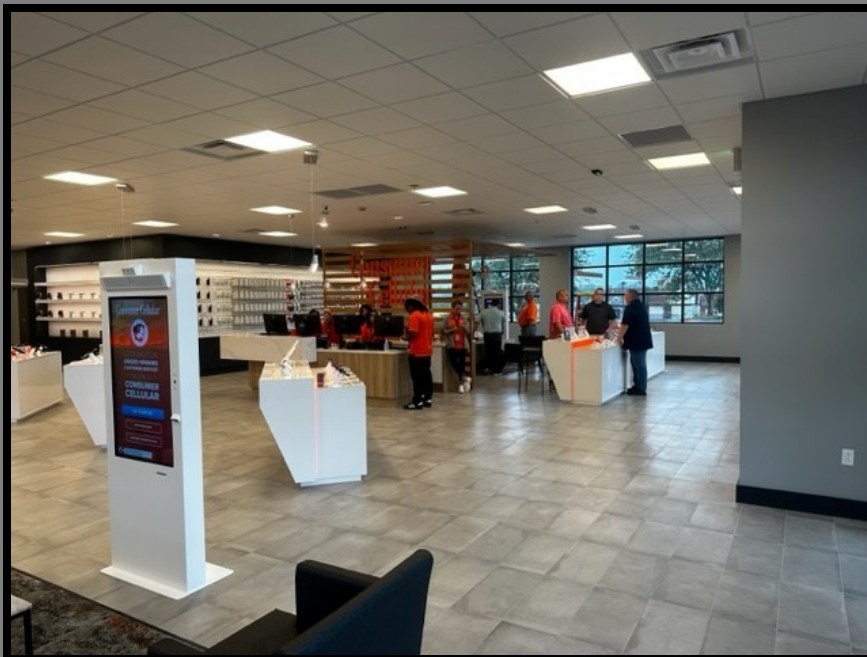
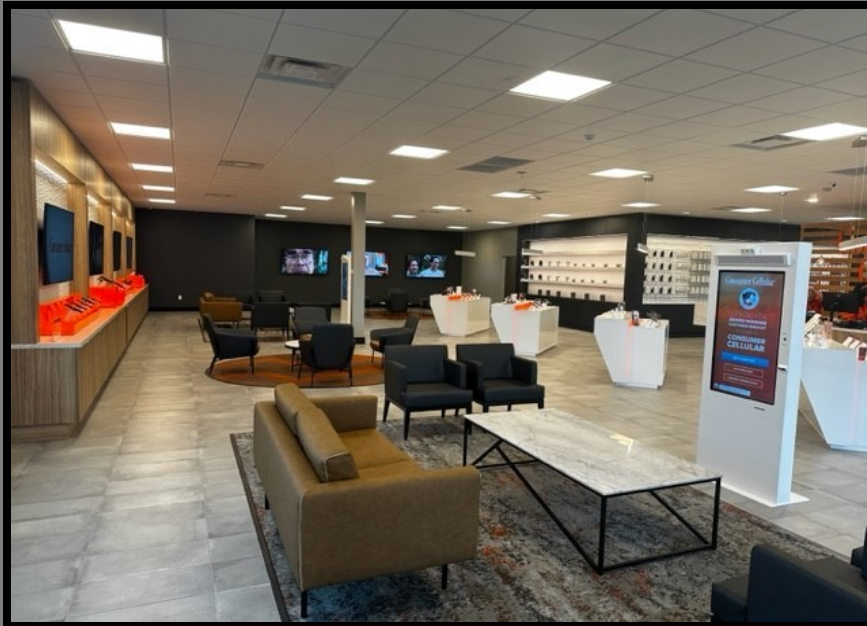


Saint Charles is the county seat of, St. Charles County, Missouri. With a population of 70,493 at the 2020 census, St. Charles is the ninth-largest city in Missouri.

Today, over 65,000 people call St. Charles their home. The City of St. Charles is headquarters for Aspect, Our365, RX System, NewCo Enterprises, Patriot Machine, and Client Services and home to the regional offices of Coca Cola Enterprises, Sysco, and American Freightways.

The County of St. Charles is the fastest growing county in the entire state of Missouri with a population north of 400,000 residents and projected growth of over 10% in the next 5 years.





CONSUMER CELLULAR ACCOLADES



"Consumer Reports subscribers have rated Consumer Cellular highest in the magazine's annual review of cellphone service providers seven times.

The magazine's rankings are compiled from a survey of subscribers who grade carriers in eight different categories including value, voice and text quality, and customer support.

Consumer Cellular has been ranked by J.D. Power as "#1 in Customer Service among Non-Contract Value Wireless Providers, 10 Times in a Row." The awards are based on the results of the J.D. Power 2016 V2 - 2020 V2 U.S. Wireless Non-Contract Customer Care Performance Studies and 2021 (V1) Wireless Customer Care Mobile Virtual Network Operator Performance Study, which focus on the experiences of wireless service customers who made a sales transaction with their current carrier.

In June 2017, a consumer survey conducted by the customer experience firm Market Force Information named Consumer Cellular the favorite wireless cellphone carrier among non-contract providers for the second year in a row. Carriers were ranked in multiple categories to determine customer satisfaction and loyalty. Consumer Cellular came out on top for best value, best coverage, fewest dropped calls, easiest to change plan, and best flexibility, among others.

Readers polled by PC Magazine ranked Consumer Cellular as top mobile carrier in its annual "Consumer Recommended" list for 2018. The rankings were based on a company's net promoter score, with Consumer Cellular's score of 87 out of 100 being described by the magazine as "user love that is almost unheard of in the tech world."

Consumer Cellular has also been selected as "Favorite Wireless Carrier" by PC Magazine readers 6 years in a row in its "Reader's Choice" survey." (Wikipedia)

OFFERING SUMMARY



Investment Highlights

- Purchase Price: \$2,161,952
- Tenant: Consumer Cellular
- Lease Type: NNN
- 7 years 5 months primary term
- 10% rental increase every 5 years
- (2) 5-year options
- NOI: \$135,122.00
- Cap Rate: 6.25%
- Total Rentable Square Footage: 5,197
- Total Acres: 1.2 acres
- Built: 1998; Renovated: 2018 & 2023
- Construction: Masonry
- Stories: 1
- Basement: None
- Parking: 68

Demographics

Total Population

- 1 Mile Population: 13,000
- 3 Mile Population: 85,000
- 5 Mile Population: 142,000

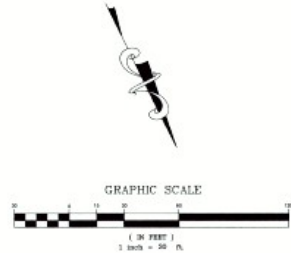
Annual Income

- 1 Mile Income: \$73,853
- 3 Mile Income: \$75,815
- 5 Mile Income: \$80,000

RENT SCHEDULE

	<u>GLA</u>	<u>%</u>	<u>Start</u>	<u>End</u>	<u>Annual</u>	<u>PSF</u>
	5,197	100	7/24/2023	7/24/2028	\$135,122.00	\$26.00
			7/25/2028	1/1/2031	\$148,634.20	\$28.60
Option 1		Yrs 8 - 10			\$148,634.20	\$28.60
Option 2		Yrs 11 - 15			\$163,497.62	\$31.46
Option 3		Yrs 16 - 17			\$179,868.17	\$34.61

"ALTA-NSPS LAND TITLE SURVEY"



LEGEND OF SYMBOLS	
UTILITY POLE	44S METER
LIGHT POST	44S VALVE
PIRE HYDRANT	44S LINE
WATER VALVE	44S METER
WATER METER	44S LINE
HANDICAPPED PARKING	44S OVERHEAD METER
OUT WARE	44S AREA INLET
SEWER	44S FLARED END SECTION
SEWER VALVE	44S CLEAN-OUT

TITLE LEGAL DESCRIPTION

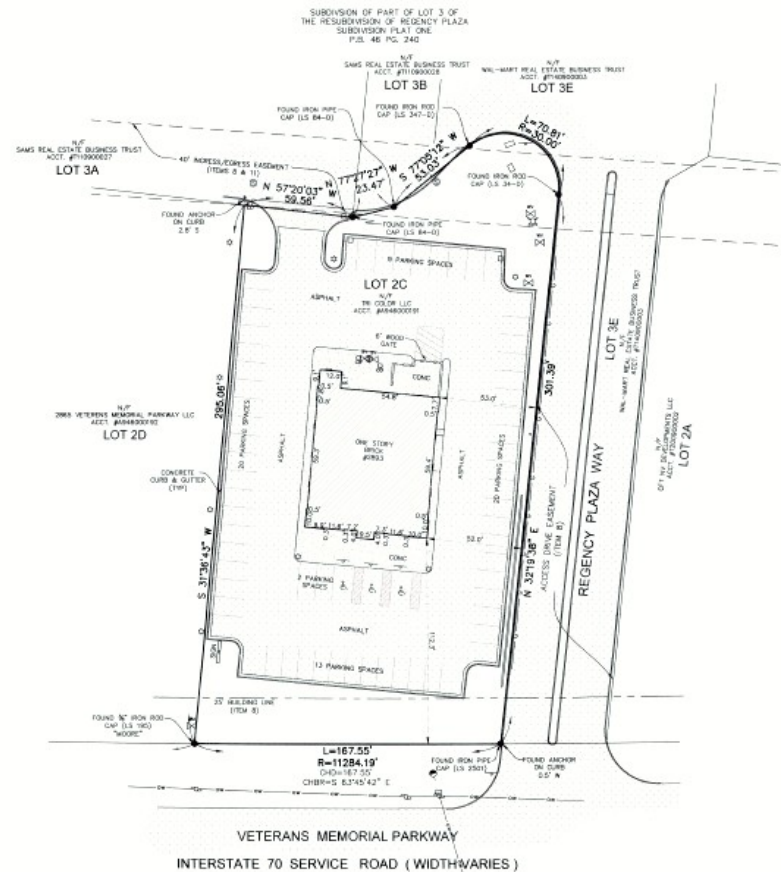
Let 20 of the Resubdivision of Lot 2 of the Resubdivision of Regency Plaza Subdivision, Plot One, being part of Lots 10 and 11, Block 2 of Survey of the Commons of St. Charles and part of Lot 24, Block 6 of St. Louis and Cunningham Subdivision, at the Corner of St. Charles, of being in Township 41 North, Range 4 East, St. Charles County, Missouri per the report plat recorded in Plot Book 31 Page 189 of the St. Charles County, Missouri Records.

SCHEDULE B (SPECIAL EXCEPTIONS)

- ITEM 1 - See 7 - Non survey related items.
- ITEM 2 - Building lines, easements, restrictions or other matters affecting the subject property according to the plat thereof recorded in Plot Book 27 Page 34, Plot Book 30 Page 64 and Plot Book 31 Page 189 apply as shown herein.
- ITEM 3 - The site is subject to the building lines, easements, conditions, restrictions, rights and powers of business, but printing any easement or restriction based on race, color, religion, sex, handicap, marital status, or national origin, according to instruments recorded in Book 1321 Page 80, recorded by instruments recorded in Book 1338 Page 896, Book 1381 Page 715, Book 1386 Page 1662 and Book 1348 Page 1543.
- ITEM 10 - Site is subject to an Easement Agreement for the use and benefit of Parcel 1 for signed and copies per old corner Ring Road and House. Since as created and noted in Exhibit "C" of the covenants and restrictions agreement dated September 8, 1983, recorded September 10, 1983 in Book 1300 Page 1602. Although the site plan contained in the agreement for Regency Plaza, and current maps, show no specific road named "Ring Road", it appears to refer to the streets surrounding the zoning lot that serve the adjacent Regency Plaza.
- ITEM 11 - Site is subject to Covenants with Conditions and Restrictions, according to instruments recorded in Book 1306 Page 125, of the official property records of St. Charles County, Missouri. Unable to determine exact location as to vague description.
- ITEM 12 - Second amendment to CCR recorded in Book 1406 Page 3911, unable to determine exact location due to vague description.
- ITEM 13 - Amendment to CCR recorded in Book 1406 Page 2440, unable to determine exact location due to vague description.

UTILITY NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON AN INSPECTION OF THE SURFACE AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED WHILE WORKING DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES BEFORE EXCAVATIONS ARE BEGUN. THE ANNOYANCE UTILITY/SEWER OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.



VICINITY MAP



MISCELLANEOUS NOTES

- 4) Source of 1986 Albert National Title Insurance Company Plot Book 189, 189A, 189B, 189C, 189D, 189E, 189F, 189G, 189H, 189I, 189J, 189K, 189L, 189M, 189N, 189O, 189P, 189Q, 189R, 189S, 189T, 189U, 189V, 189W, 189X, 189Y, 189Z, 189AA, 189AB, 189AC, 189AD, 189AE, 189AF, 189AG, 189AH, 189AI, 189AJ, 189AK, 189AL, 189AM, 189AN, 189AO, 189AP, 189AQ, 189AR, 189AS, 189AT, 189AU, 189AV, 189AW, 189AX, 189AY, 189AZ, 189BA, 189BB, 189BC, 189BD, 189BE, 189BF, 189BG, 189BH, 189BI, 189BJ, 189BK, 189BL, 189BM, 189BN, 189BO, 189BP, 189BQ, 189BR, 189BS, 189BT, 189BU, 189BV, 189BW, 189BX, 189BY, 189BZ, 189CA, 189CB, 189CC, 189CD, 189CE, 189CF, 189CG, 189CH, 189CI, 189CJ, 189CK, 189CL, 189CM, 189CN, 189CO, 189CP, 189CQ, 189CR, 189CS, 189CT, 189CU, 189CV, 189CW, 189CX, 189CY, 189CZ, 189DA, 189DB, 189DC, 189DD, 189DE, 189DF, 189DG, 189DH, 189DI, 189DJ, 189DK, 189DL, 189DM, 189DN, 189DO, 189DP, 189DQ, 189DR, 189DS, 189DT, 189DU, 189DV, 189DW, 189DX, 189DY, 189DZ, 189EA, 189EB, 189EC, 189ED, 189EE, 189EF, 189EG, 189EH, 189EI, 189EJ, 189EK, 189EL, 189EM, 189EN, 189EO, 189EP, 189EQ, 189ER, 189ES, 189ET, 189EU, 189EV, 189EW, 189EX, 189EY, 189EZ, 189FA, 189FB, 189FC, 189FD, 189FE, 189FF, 189FG, 189FH, 189FI, 189FJ, 189FK, 189FL, 189FM, 189FN, 189FO, 189FP, 189FQ, 189FR, 189FS, 189FT, 189FU, 189FV, 189FW, 189FX, 189FY, 189FZ, 189GA, 189GB, 189GC, 189GD, 189GE, 189GF, 189GG, 189GH, 189GI, 189GJ, 189GK, 189GL, 189GM, 189GN, 189GO, 189GP, 189GQ, 189GR, 189GS, 189GT, 189GU, 189GV, 189GW, 189GX, 189GY, 189GZ, 189HA, 189HB, 189HC, 189HD, 189HE, 189HF, 189HG, 189HH, 189HI, 189HJ, 189HK, 189HL, 189HM, 189HN, 189HO, 189HP, 189HQ, 189HR, 189HS, 189HT, 189HU, 189HV, 189HW, 189HX, 189HY, 189HZ, 189IA, 189IB, 189IC, 189ID, 189IE, 189IF, 189IG, 189IH, 189II, 189IJ, 189IK, 189IL, 189IM, 189IN, 189IO, 189IP, 189IQ, 189IR, 189IS, 189IT, 189IU, 189IV, 189IW, 189IX, 189IY, 189IZ, 189JA, 189JB, 189JC, 189JD, 189JE, 189JF, 189JG, 189JH, 189JI, 189JJ, 189JK, 189JL, 189JM, 189JN, 189JO, 189JP, 189JQ, 189JR, 189JS, 189JT, 189JU, 189JV, 189JW, 189JX, 189JY, 189JZ, 189KA, 189KB, 189KC, 189KD, 189KE, 189KF, 189KG, 189KH, 189KI, 189KJ, 189KK, 189KL, 189KM, 189KN, 189KO, 189KP, 189KQ, 189KR, 189KS, 189KT, 189KU, 189KV, 189KW, 189KX, 189KY, 189KZ, 189LA, 189LB, 189LC, 189LD, 189LE, 189LF, 189LG, 189LH, 189LI, 189LJ, 189LK, 189LL, 189LM, 189LN, 189LO, 189LP, 189LQ, 189LR, 189LS, 189LT, 189LU, 189LV, 189LW, 189LX, 189LY, 189LZ, 189MA, 189MB, 189MC, 189MD, 189ME, 189MF, 189MG, 189MH, 189MI, 189MJ, 189MK, 189ML, 189MM, 189MN, 189MO, 189MP, 189MQ, 189MR, 189MS, 189MT, 189MU, 189MV, 189MW, 189MX, 189MY, 189MZ, 189NA, 189NB, 189NC, 189ND, 189NE, 189NF, 189NG, 189NH, 189NI, 189NJ, 189NK, 189NL, 189NM, 189NN, 189NO, 189NP, 189NQ, 189NR, 189NS, 189NT, 189NU, 189NV, 189NW, 189NX, 189NY, 189NZ, 189OA, 189OB, 189OC, 189OD, 189OE, 189OF, 189OG, 189OH, 189OI, 189OJ, 189OK, 189OL, 189OM, 189ON, 189OO, 189OP, 189OQ, 189OR, 189OS, 189OT, 189OU, 189OV, 189OW, 189OX, 189OY, 189OZ, 189PA, 189PB, 189PC, 189PD, 189PE, 189PF, 189PG, 189PH, 189PI, 189PJ, 189PK, 189PL, 189PM, 189PN, 189PO, 189PP, 189PQ, 189PR, 189PS, 189PT, 189PU, 189PV, 189PW, 189PX, 189PY, 189PZ, 189QA, 189QB, 189QC, 189QD, 189QE, 189QF, 189QG, 189QH, 189QI, 189QJ, 189QK, 189QL, 189QM, 189QN, 189QO, 189QP, 189QQ, 189QR, 189QS, 189QT, 189QU, 189QV, 189QW, 189QX, 189QY, 189QZ, 189RA, 189RB, 189RC, 189RD, 189RE, 189RF, 189RG, 189RH, 189RI, 189RJ, 189RK, 189RL, 189RM, 189RN, 189RO, 189RP, 189RQ, 189RR, 189RS, 189RT, 189RU, 189RV, 189RW, 189RX, 189RY, 189RZ, 189SA, 189SB, 189SC, 189SD, 189SE, 189SF, 189SG, 189SH, 189SI, 189SJ, 189SK, 189SL, 189SM, 189SN, 189SO, 189SP, 189SQ, 189SR, 189SS, 189ST, 189SU, 189SV, 189SW, 189SX, 189SY, 189SZ, 189TA, 189TB, 189TC, 189TD, 189TE, 189TF, 189TG, 189TH, 189TI, 189TJ, 189TK, 189TL, 189TM, 189TN, 189TO, 189TP, 189TQ, 189TR, 189TS, 189TT, 189TU, 189TV, 189TW, 189TX, 189TY, 189TZ, 189UA, 189UB, 189UC, 189UD, 189UE, 189UF, 189UG, 189UH, 189UI, 189UJ, 189UK, 189UL, 189UM, 189UN, 189UO, 189UP, 189UQ, 189UR, 189US, 189UT, 189UU, 189UV, 189UW, 189UX, 189UY, 189UZ, 189VA, 189VB, 189VC, 189VD, 189VE, 189VF, 189VG, 189VH, 189VI, 189VJ, 189VK, 189VL, 189VM, 189VN, 189VO, 189VP, 189VQ, 189VR, 189VS, 189VT, 189VU, 189VV, 189VW, 189VX, 189VY, 189VZ, 189WA, 189WB, 189WC, 189WD, 189WE, 189WF, 189WG, 189WH, 189WI, 189WJ, 189WK, 189WL, 189WM, 189WN, 189WO, 189WP, 189WQ, 189WR, 189WS, 189WT, 189WU, 189WV, 189WW, 189WX, 189WY, 189WZ, 189XA, 189XB, 189XC, 189XD, 189XE, 189XF, 189XG, 189XH, 189XI, 189XJ, 189XK, 189XL, 189XM, 189XN, 189XO, 189XP, 189XQ, 189XR, 189XS, 189XT, 189XU, 189XV, 189XW, 189XX, 189XY, 189XZ, 189YA, 189YB, 189YC, 189YD, 189YE, 189YF, 189YG, 189YH, 189YI, 189YJ, 189YK, 189YL, 189YM, 189YN, 189YO, 189YP, 189YQ, 189YR, 189YS, 189YT, 189YU, 189YV, 189YW, 189YX, 189YY, 189YZ, 189ZA, 189ZB, 189ZC, 189ZD, 189ZE, 189ZF, 189ZG, 189ZH, 189ZI, 189ZJ, 189ZK, 189ZL, 189ZM, 189ZN, 189ZO, 189ZP, 189ZQ, 189ZR, 189ZS, 189ZT, 189ZU, 189ZV, 189ZW, 189ZX, 189ZY, 189ZZ.





