

# 10010 HALLS FERRY RD

ST. LOUIS, MO 63136

**FOR SALE: \$1,700,000.00**



STEPHEN F.  
**BAHN**  
COMMERCIAL REAL ESTATE SERVICES

# 10010 Halls Ferry Road

## PROPERTY DETAILS

BRIAN MCCUNE

314.276.5493 (CELL)

314.849.5858 (OFFICE)

Brian@bahnrealty.com

NICK BAHN

314.322.2020 (CELL)

314.849.5858 (OFFICE)

Nick@bahnrealty.com



### Property Summary

- o **CAP Rate:** 8.63%
- o **Net Operating Income:** \$146,738.01
- o **Total Square Footage:** 10,767 SF
- o **Acres:** 1.33
- o **Occupancy:** 100%
- o **Number of Tenants:** 8
- o **Parking Spaces:** 60+



**WATCH  
VIDEO**



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### Investment Highlights

- o Neighborhood retail center with drive-through endcap
- o 100% leased with long-term tenants
- o Significant Upside with 3-7% annual rent increases and future conversion to NNN leases
- o High-traffic area near the intersection of Halls Ferry Rd & Chambers Rd
- o 11,805 VPD on Halls Ferry Road & 7,574 VPD on Chambers Road
- o Ample parking for tenants and customers with 60+ spaces
- o Nearby Retailers include Walgreens, Home Depot, McDonald's, Dollar Tree, AutoZone, O'Reilly Auto Parts, Rally's, Steak 'n Shake, Subway, and many more



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## TENANT DETAILS

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<u>Tenant</u>	<u>Suite</u>	<u>GLA</u>
Imo's Pizza	A	2,644
Union iMobile LLC	B+C	2,011
Recess Time!	D	921
The Art of Beauty Salon & Barber	E	997
D'Hair Beauty Parlor (nail salon)	F	921
Boost Mobile	G	921
St. Louis Fish & Chicken	H+I	1,302
D'Hair Beauty Parlor (hair salon)	J	1,050
	<b>TOTAL</b>	<b>10,767</b>



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## INCOME AND EXPENSES

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### INCOME

Rental Income **\$ 206,914.20**

### OPERATING EXPENSES

Property Taxes (2025) **\$ 36,016.19**

Property Insurance **\$ 10,600.00**

### CAM

Repairs & Maintenance **\$ 4,900.00**

Water **\$ 2,000.00**

Sewer **\$ 1,560.00**

Trash **\$ 5,100.00**

**TOTAL OPERATING EXPENSES \$ 60,176.19**

**NET OPERATING INCOME \$ 146,738.01**

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## LEASE SUMMARY

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Tenant	Suite	GLA	Lease Start	Lease End	Annual Rent	Monthly Rent	Rent/SF	Annual Rent Increases	Renewal Options
Imo's Pizza	A	1,344	5/1/2018	4/30/2028	\$34,282.20	\$2,856.85	\$12.97	3%	(2) 5-year Options
Imo's Pizza	Storage	1,300	5/1/2018	4/30/2028	-	-	-	-	
Union iMobile LLC	B+C	2,011	3/14/2023	12/31/2033	\$30,000.00	\$2,500.00	\$14.92	6%	
Recess Time	D	921	11/9/2022	M2M*	\$21,600.00	\$1,800.00	\$23.45	7%	
The Art of Beauty Salon & Barber	E	997	4/1/2024	4/30/2026*	\$22,200.00	\$1,850.00	\$22.27	7%	
D'Hair Her Beauty Parlor (nail salon)	F	921	4/1/2024	4/30/2026*	\$19,200.00	\$1,600.00	\$20.85	7%	
Boost Mobile	G	921	4/1/2017	8/31/2028	\$21,000.00	\$1,750.00	\$22.80	5%	
St. Louis Fish & Chicken	H+I	1,302	3/1/2016	2/28/2035	\$39,432.00	\$3,286.00	\$30.29	5%	(2) 5-year Options
D'Hair Her Beauty Parlor (hair salon)	J	1,050	3/1/2024	2/28/2027	\$19,200.00	\$1,600.00	\$18.29	7%	

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## LOCATION OVERVIEW

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North St. Louis County, Missouri, is a dynamic area within the larger St. Louis region with strong community roots, a growing local economy and easy access to the broader metropolitan area.

#### Community-Oriented Areas:

- North County neighborhoods like **Florissant** and **Hazelwood** are known for their tight-knit communities and family-friendly atmosphere. These areas often host local events, farmers' markets, and neighborhood activities.
- **Dellwood** and **Ferguson** are also notable for their strong community feel with active local organizations.



#### Convenient Access to City Amenities:

- North County is well-connected to **downtown St. Louis** via highways like Interstate 270 and West Florissant Avenue. Residents enjoy proximity to major attractions like the **St. Louis Zoo**, the **Gateway Arch**, and **Forest Park**, without the hustle and bustle of city life.



#### Growing Local Economy:

- With a mix of residential, commercial, and industrial areas, North County is home to several growing businesses, including those in the **NorthPark Business District** and **Hazelwood Logistics Center**. This area has excellent potential for job growth and economic development, attracting a variety of industries.

#### Schools and Education:

- North County features strong school districts, including the **Ferguson-Florissant School District** and **Hazelwood School District**, providing educational opportunities for children and contributing to the area's family-friendly appeal.



#### Parks and Nature:

- **St. Louis County Parks**: North County is home to many beautiful parks, such as **Babler Memorial State Park** and **Old Jamestown Park**. These parks provide opportunities for hiking, picnicking, and bird-watching, offering peaceful natural settings just outside the city.
- **The Missouri Botanical Garden's Shaw Nature Reserve**

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