



4042 Jeffco Blvd

Arnold, MO 63010

FOR SALE | \$1,860,000



PROPERTY OVERVIEW

Building & Site Details

\$1,860,000 (\$94 / SF)

Cap Rate	7.63%
NOI	\$141,993.53
Lease Expiration	04/30/2028
Renewal Options	None
Building Size	19,600 SF
Lot Size	2.45 Acres
Parking	Paved, fenced, gated, well-lit
Clear Height	16 FT
Loading	4 overhead drive-in doors
Office Finish	~3,300 SF
Year Built	1970

Zoning	CC-2
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FINANCIAL ANALYSIS

Financial Summary

\$1,860,000

SALE PRICE

7.63%

CAP RATE

\$141,993.53

NOI

\$94

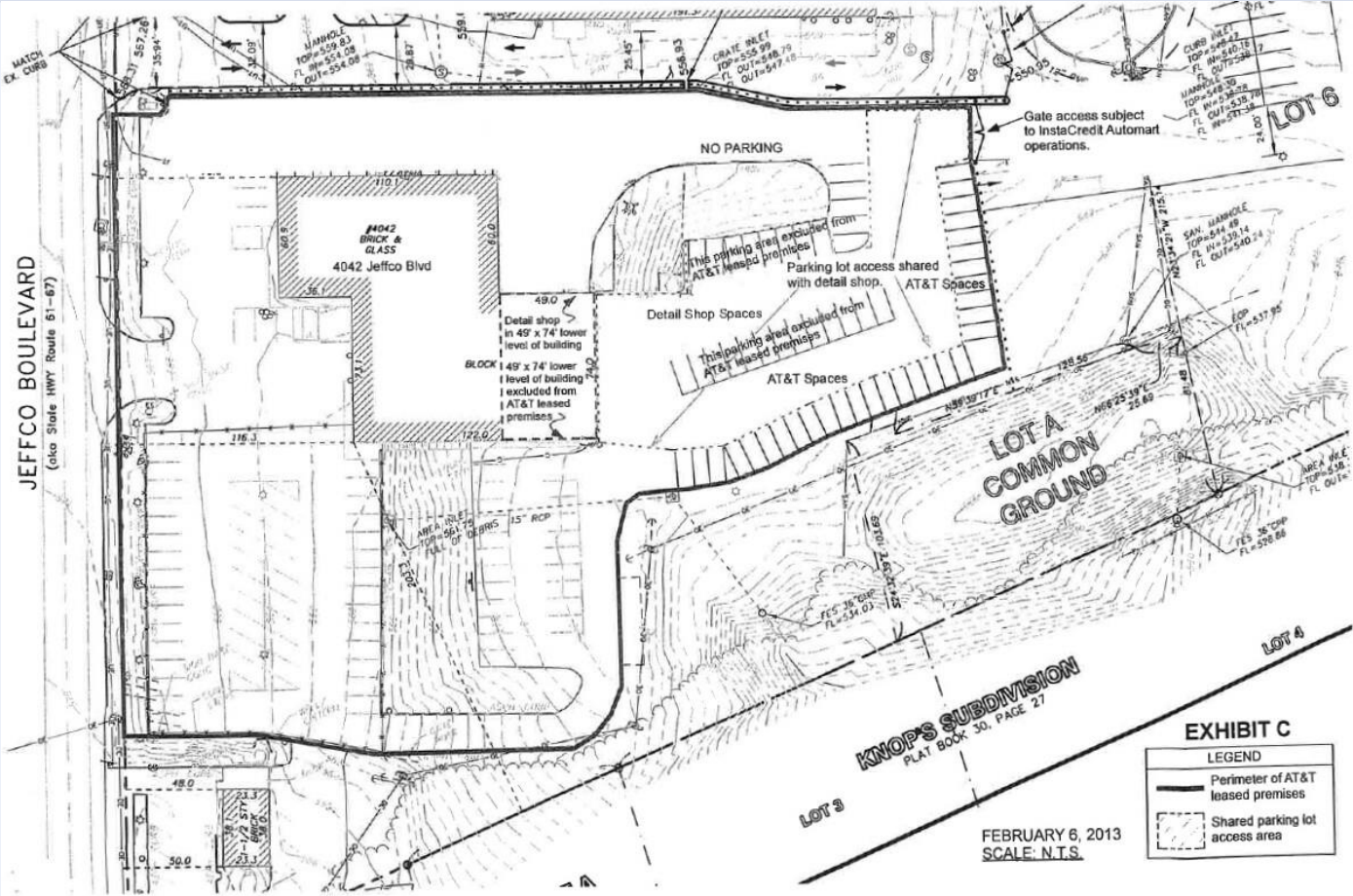
PRICE / SF

RENT ROLL / INCOME SUMMARY

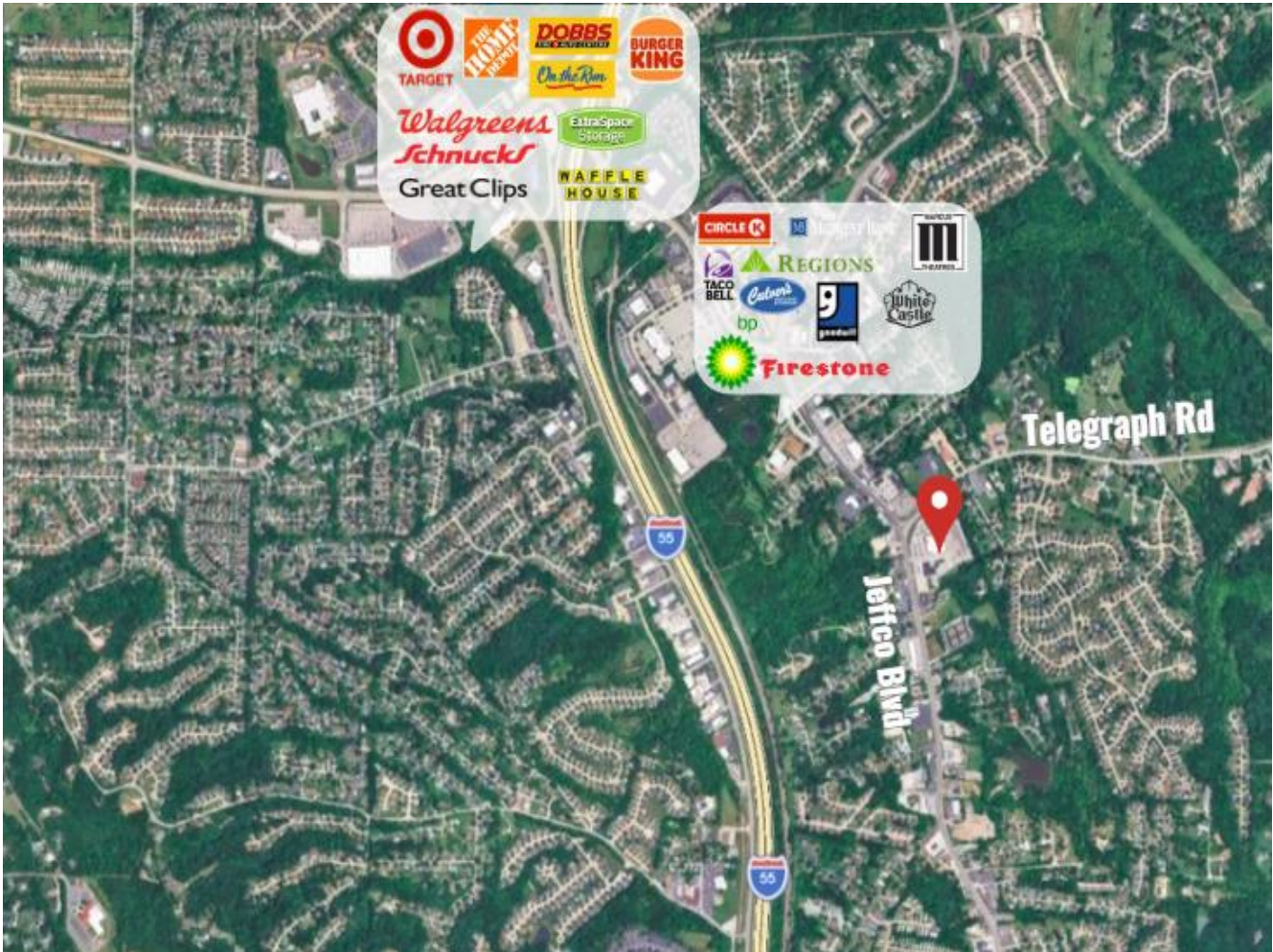
Tenant	SF	Annual Rent	Rent/SF	Lease Exp	Renewal Options
AT&T Services	15,974	\$125,880	\$7.88	04/2028	NO
Auto Defenders LLC	3,626	\$24,000	\$6.61	04/2028	NO



Site Plan



Location Summary



AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	6,585 residents	49,708 residents	129,784 residents
Households	2,827 households	19,988 households	52,000 households
Avg. HH Income	78,855	98,547	105,701

LOCATION NARRATIVE

Located on Jeffco Blvd near its signalized intersection with Telegraph Rd, with additional access from Highway 55 and Richardson Rd. The Arnold, MO submarket benefits from a strong retail corridor anchored by Home Depot, Target, Schnucks, Walgreens, and other national retailers, along with nearby restaurants, banks, and service uses.

4042 Jeffco Blvd, Arnold MO, 63010

Let's Talk



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