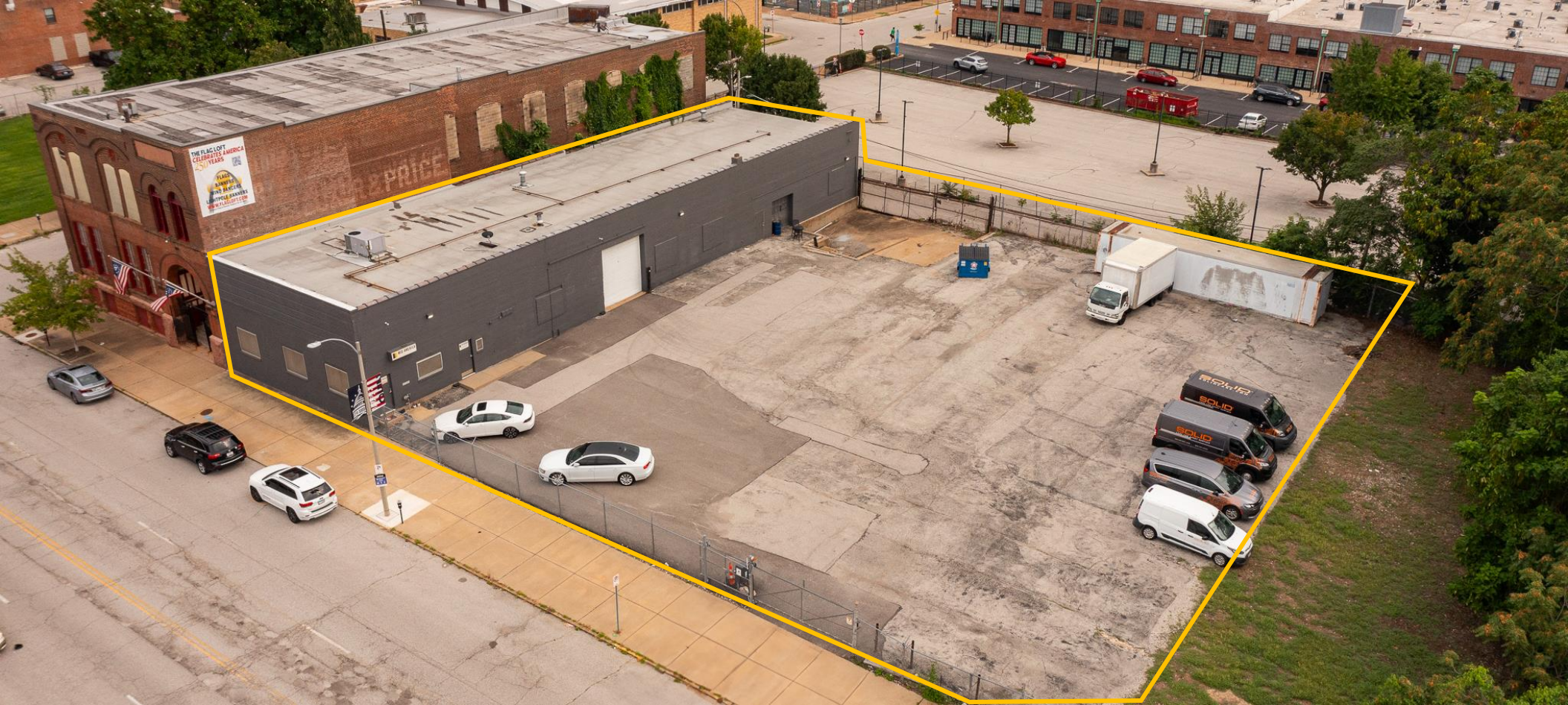




1906 Delmar Blvd

St. Louis, MO 63103

FOR SALE | \$594,117.00



Investment Highlights



Stable Cash Flow

NNN lease in place through 03/31/2030, backed by a nationally-affiliated tenant



Backed by Private Equity

SOLID Surface Care, Inc. is primarily owned by private equity firm Angeles Equity Partners



Strategic Location

Zoned I – Central Business District, supporting flexible commercial and industrial use



National Tenant

Tenant operates under Mid America Specialty Services, now part of national platform SOLID Surface Care, Inc.



NNN Lease

True NNN structure passes taxes, insurance, and maintenance through to the tenant



Strong Market Fundamentals

Attractive 7.50% cap rate offers a compelling yield for a single-tenant net lease asset

Site & Building Details

Building Size	5,780 SF
Lot Size	0.67 Acres
Parking	Fenced, gated, and paved
Clear Height	15'
Loading	1 drive-in, 1 dock
Office Finish	Approx. 50%
HVAC	Office (Full) / Warehouse (Heat)
Zoning	I – Central Business District



Mid America Specialty Services

A SOLID Surface Care, Inc. Company

Tenant	Mid America Specialty Services
Parent Company	SOLID Surface Care, Inc.
Lease Expiration	03/31/2030
Renewal Options	None
SF Leased	5,780 SF
Annual Rent	\$44,558.80 NNN
Rent / SF	\$7.70 NNN
Credit	National
Industry	Commercial restoration & specialty surface care services
Founded	1985 (MASS) 2006 (SOLID)
Headquarters	Charlotte, NC
Website	massus.com solidcare.com



Financial Summary

\$594,117

SALE PRICE

7.50%

CAP RATE

\$44,558.80

NOI

\$102

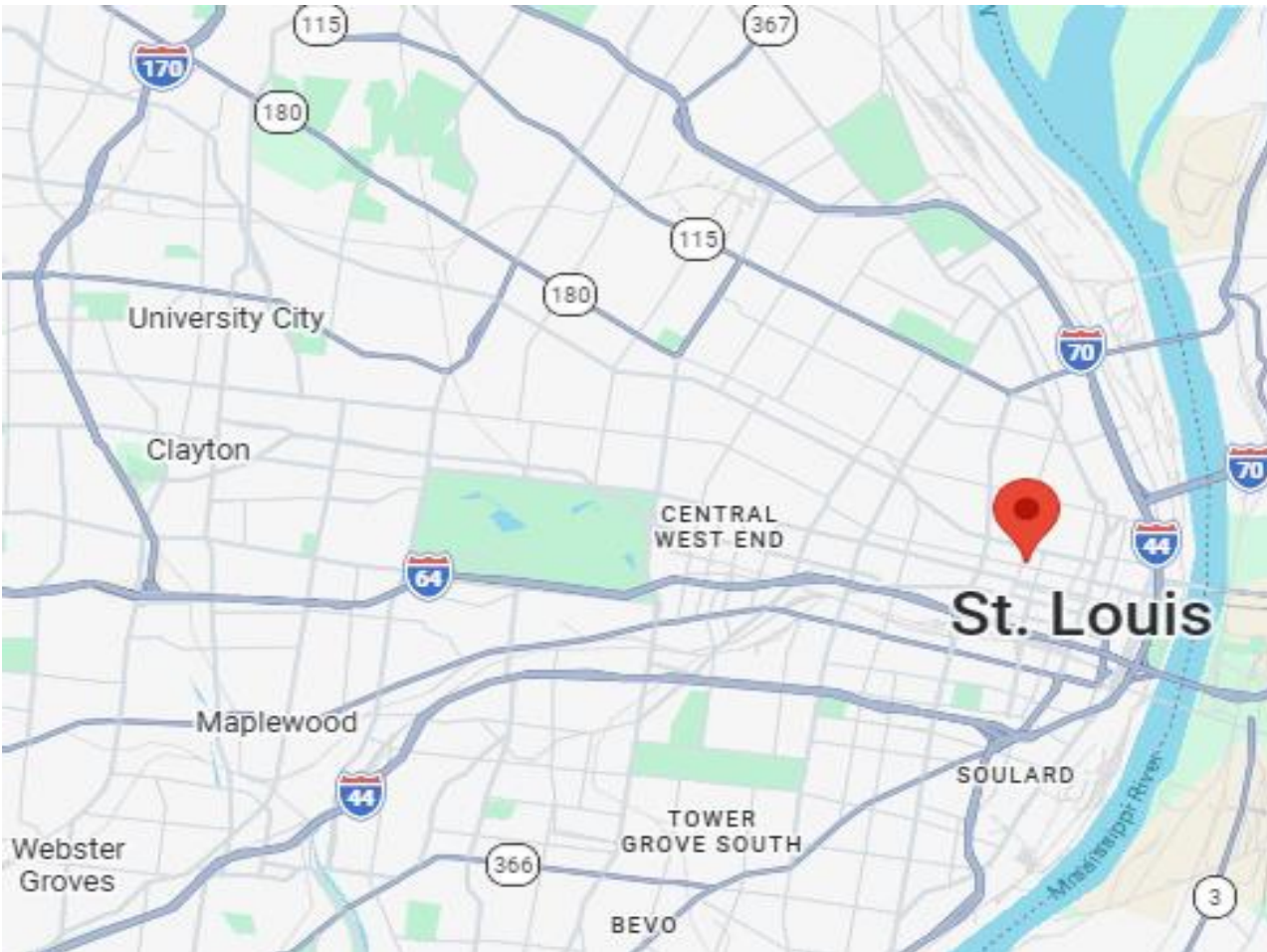
PRICE / SF

RENT ROLL / INCOME SUMMARY

Tenant	SF	Lease Start	Lease End	Annual Rent	Rent / SF
Mid America Specialty Services	5,780	N/A	03/2030	\$44,558.80	\$7.70

Property is 100% leased to a single, nationally-affiliated tenant under a NNN lease structure, providing predictable, low-management cash flow through March 2030.

Location Summary



AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	15,306	96,161	227,525
Households	8,285	46,480	106,939
Avg. HH Income	\$44,222	\$54,635	\$52,203

LOCATION NARRATIVE

1906 Delmar Blvd is centrally located in St. Louis, MO with convenient access to Downtown, major employment centers, entertainment, and public transportation. The property benefits from a population base of approximately **15,306 within one mile, 96,161 within three miles, and 227,525 within five miles**, supporting a strong urban trade area.

The property offers strong access to Downtown St. Louis, Midtown, and the region's major employment and entertainment centers. Nearby business and activity anchors include Ameren Corporation, Enterprise Center, Citypark, and America's Center Convention Complex. Downtown also provides direct access to **I-44, I-55, I-64, and I-70**, along with multiple MetroLink stations connecting the property to both Missouri and Illinois.



Let's Talk



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