



1059-1067 Gravois Rd

Value-Add Retail Investment Opportunity

Fenton, MO 63026

FOR SALE | \$675,000.00



Investment Highlights

1

Stable Cash Flow

Five tenants generating \$80,400 in in-place annual rent across a 92% occupied portfolio

2

Attractive Basis

Acquisition basis of just \$97 / SF for 6,957 SF across four buildings

3

High-Visibility Location

A high-visibility location with frontage on Gravois Road in a heavily trafficked corridor, just West of Hwy-141 & the Gravois Bluffs

4

Value-Add Potential

Near-Term Upside through existing vacancy and multiple M2M leases at below-market rents

5

Solid Building Design

Single-story masonry and frame buildings offering durable, functional retail space

6

Strong Deal Fundamentals

Attractive 8.4% in-place cap rate with multiple avenues for value creation

Building & Site Details

\$675,000 (\$97 / SF)

Cap Rate	8.4%
NOI	\$56,683.71
Lease Expiration	M2M (All Tenants)
Renewal Options	None (M2M Leases)
Building Size	6,957 SF
Lot Size	0.97 Acres
Parking	Paved, on-site
Zoning	CC-2 (Jefferson County)



Financial Summary

\$675,000

SALE PRICE

8.4%

CAP RATE

\$56,684

NOI

\$97

PRICE / SF

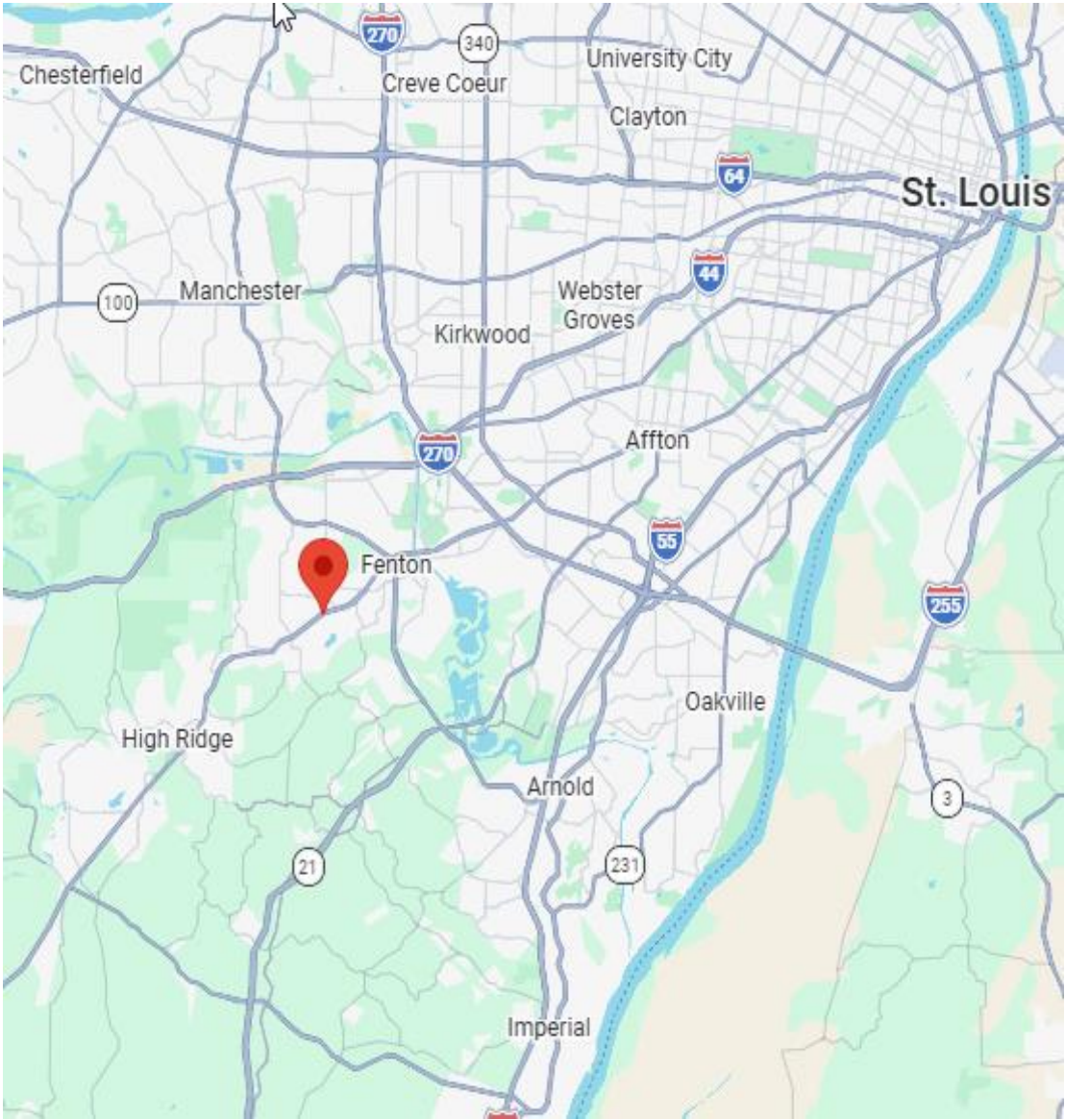
RENT ROLL / INCOME SUMMARY

Tenant	SF	Lease Start	Lease End	Annual Rent	Rent / SF
Dave's Diner	2132	03/2023	M2M	\$36,000	\$16.89
St. Louis Triumph Hobby Shop	1200	03/2007	M2M	\$8,400	\$7.00
E Cig Mania	1200	12/2013	M2M	\$12,600	\$10.50
The Polished Paw	1200	03/2012	M2M	\$12,600	\$10.50
Smokey D's Catering	613	10/2023	M2M	\$10,800	\$17.62
Vacant	613	N/A	N/A	N/A	N/A
TOTAL	6958			\$80,400	

Location Summary



Location Summary



AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	5,800	46,000	138,000
Households	2,400	18,800	56,000
Avg. HH Income	\$92,000	\$104,000	\$99,000
Daytime Population	7,200	52,000	150,000

Estimates derived from public U.S. Census/ACS data for ZIP 63026, Fenton, and Sunset Hills, MO

LOCATION NARRATIVE

1059-1067 Gravois Rd is a four-building, multi-tenant retail property totaling 6,957 SF on 0.97 acres along Gravois Road (MO-30) in Fenton, MO. Zoned CC-2 in Jefferson County, the property is 92% leased to five local tenants and offers a value-add opportunity through lease-up of the remaining vacant suite and multiple under market rents currently on M2M leases.

Let's Talk



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