

SINGLE TENANT INVESTMENT OPPORTUNITY

17505 CHESTERFIELD AIRPORT RD | CHESTERFIELD, MO 63005



PROPERTY OVERVIEW

Address	17505 Chesterfield Airport Rd Chesterfield, MO 63005
Year Built	2017
Building Size	6,000 SF
Lot Size	1.77 AC
Remaining Term	14 years

SALE PRICE: \$1,300,000 | CAP RATE: 4.20%

INVESTMENT HIGHLIGHTS

STRONG REAL ESTATE FUNDAMENTALS

- Ground Lease 2017 construction
- Zero Landlord Responsibilities
- Extremely high barrier to entry market

INVESTMENT GRADE TENANT

- AutoZone has various subsidiaries including ALLDATA, AutoZoners, LLC, AutoZone Parts, and many more.
- NYSE: AZO | S&P BBB | Moody's Baa1

ESTABLISHED LOCATION

- High traffic retail corridor
- Centrally located in mature retail market
- Close proximity to dense residential neighborhoods
- History of strong store sales
- Closest auto parts store is 9.4 miles away and 20 minute drive
- Located within Chesterfield Commons
- Average Household Income within 3 mile radius: \$175,000
- 90,000 ADT on Hwy 40/64

PROPERTY LISTED EXCLUSIVELY BY:



DAVE SAVERIN

Senior Vice President

+1 314 584 6225

+1 314 459 8661

dave.saverin@colliers.com



COLLIERS INTERNATIONAL

101 South Hanley Road, Suite 1400

St. Louis, MO 63105

314.863.4447 | colliers.com/stlouis

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POPULATION

3 MILE	14,948
5 MILE	83,544
7 MILE	205,787

AVG. HH INCOME

3 MILE	\$174,770
5 MILE	\$150,187
7 MILE	\$132,125

MEDIAN AGE

3 MILE	43.7
5 MILE	45.3
7 MILE	45.3

