

## CENTRE POINTE PLAZA

3603-3651 North St. Peters Parkway St, Peters, MO 63376



## PROPERTY DETAILS

Property Type	Multi-tenant retail
Original Construction	1983
Rentable SF	62,020 SF
Land Area	7.98 AC
Occupancy	58%
Parking	425 spaces (6.85/1,000 SF)
Anchor Tenant	Club Fitness
In-Place NOI	\$315,413
Stabilized NOI	\$611,205 with 90% occupancy

## INVESTMENT HIGHLIGHTS

- Realistic opportunity to double NOI through strategic capital investment
- Additional outparcel development opportunity (not included in proforma)
- Long term lease with 24,608 SF anchor tenant, Club Fitness
- Club Fitness draws significant daily traffic to center
- Ample parking accommodates any allowable use

## SALE PRICE

\$5,100,000 (\$82.23/SF)

## FOR MORE INFORMATION

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