# RETAIL > VALUE-ADD INVESTMENT OPPORTUNITY 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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