

OFFERING MEMORANDUM

# SOUTH POINTE SHOPPING CENTER

1209 S Main Street | Sikeston, Missouri 63801



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FOR MORE INFORMATION:

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**NAI**Heartland

# Section One

## EXECUTIVE SUMMARY





Property Name:	South Pointe Shopping Center
Address:	1209 S Main Street, Sikeston, MO 63801
Property Type:	Neighborhood Center
Total Rentable SF:	49,173 SF
Total Leased SF:	38,524 SF
Year Built / Renovated:	1980
Land Area:	7.14 AC
Tenants:	Harbor Freight, CATO, Hibbett Sporting Goods, Vapor Maven, US Marines Recruiting Center
Shadow Anchors:	Walmart Supercenter and Lowe's Home Improvement
Occupancy:	78.34%
Access:	Multiple Points of Ingress and Egress on Main Street



Shadow anchored by Walmart Supercenter, Ollie's Bargain Outlet, Sikeston Cinema, and directly across from Lowe's.



80% National tenants with strong historical tenancy and recent renewals and expansions by Harbor Freight, CATO, and Hibbett Sports, all proving commitment and success at the center and in the market.



Majority of tenants operate under triple net (NNN) lease agreements, providing stable income with limited landlord obligations.



The property's existing vacancy presents an attractive opportunity for a new owner to unlock additional value. Leasing the available suites would increase occupancy, strengthen cash flow, and drive NOI growth while positioning the center for long-term stability and appreciation.



Strong residential community with an average household income of \$77,827 within a 5-mile radius. South Pointe draws from a 15 mile radius making Sikeston a preferred shopping destination. (Next closest Walmart is over 24 miles away)



High visibility and centrally located within the main retail corridor, surrounded by numerous complimentary retailers. Plus, first signalized intersection on the South Main Street exit of US Route 60 (Busiest interchange in Sikeston - 40,000 VPD)



# Surrounding Retail





Site Plan Mix		
Suite #	Tenant	Size (SF)
10	CATO	5,000
20	Vacant	3,000
30	Vacant	2,500
60	Hibbett Sports	8,500
70	License Bureau	2,000
80	Vacant	1,500
90	Advance America	1,500
100	Vapor Maven	2,400
110	Vacant	2,000
115	US Forces Career Center	1,451
117	Vacant	1,649
120	Harbor Freight	17,673
NAP	Ollie's	34,000

# Section Two

## FINANCIAL OVERVIEW





**49,173 SF**

RENTABLE SF

**\$350,753**

NET OPERATING INCOME  
(PROFORMA 2026 / 2027)

**\$3,750,000**

SALE PRICE

# Section Three

## TENANT OVERVIEWS



## **HARBOR FREIGHT** QUALITY TOOLS LOWEST PRICES

Harbor Freight Tools (S&P “BB-” / Moody’s “B1”) was started as a small family-owned business, making a commitment to provide working people with great quality tools at the lowest prices. For over 35 years, Harbor Freight Tools has done just that. From equipment to automotive tools, Harbor Freight offers more than 7,000 tools and accessories at quality levels that match or exceed competing brands, but at prices that are up to 80% less. The company buys direct from the same factories that supply the expensive brands and pass the savings on to customers. Harbor Freight operates 1,651 stores nationwide.

**1,651**  
LOCATIONS

**30,000+**  
EMPLOYEES

## **CATO**

CATO (NYSE: CATO) is a leading specialty retailer of women’s fashions committed to offering high quality fashions at low prices. The stores offer the latest fashion styles for any occasion: work or play, dressy or casual in junior, misses, and plus sizes. CATO also offers great jewelry, shoes and accessories. A substantial portion of CATO’s merchandise is sold under its private labels and is produced by various vendors in accordance with the company’s specifications. The parent company operates apparel and accessories specialty stores under the names “CATO,” “Versona,” “It’s Fashion,” and “It’s Fashion Metro.”

**1,065**  
LOCATIONS

**6,700**  
EMPLOYEES

## **HIBBETT** SPORTS

Hibbett Sports (NASDAQ: HIBB) is a leading athletic-inspired fashion retailer with more than 1,100 stores, primarily located in small and mid-sized communities across the country. Founded in 1945, Hibbett stores have a rich history of convenient locations, personalized customer service, and access to coveted footwear, apparel, and equipment from top brands like Nike, Under Armour, and Adidas.

**1,100**  
LOCATIONS

**10,000+**  
EMPLOYEES

# Section Four

## AREA OVERVIEW





PHOTO SOURCE: HOMES.COM

Sikeston is a small regional hub in southeast Missouri, located about halfway between St. Louis and Memphis. With a population of roughly 16,000, it serves as a commercial, healthcare, transportation, and agricultural center for the surrounding rural region. For a city of its size, Sikeston has an unusually strong location. It sits at the intersection of Interstate 55 and Interstate 57, along with US Highways 60 and 61, making it a major logistics and distribution point in southeast Missouri. This transportation network has helped the city attract warehousing, trucking, manufacturing, and retail businesses.

Sikeston is home to a historic downtown district with locally owned shops and restaurants. Many Missourians know Sikeston because of Lambert's Cafe, the original "Home of Thrown Rolls." It's a well-known roadside destination that attracts visitors traveling between St. Louis and Memphis. The area also offers access to the Mississippi River region, wildlife areas, and outdoor recreation including hiking, canoeing, camping, fishing, and much more.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population (2026)	3,541	16,733	19,307
Projected Population (2030)	3,426	16,454	18,989
Households (2026)	1,531	6,981	8,039
Projected Households (2030)	1,487	6,903	7,954
Average Household Income	\$69,103	\$76,935	\$77,827
Median Household Income	\$51,648	\$57,074	\$58,444
Median Age	38.3	39.9	40.5
Education (Some College or Higher)	42%	48%	48%



PHOTO SOURCE: THROWEDROLLS.COM



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Jon specializes in Investment Sales, which includes specialties in Multifamily, Self Storage and Strategic Consulting. Jon also has recent transaction experience in Office, Industrial, Retail, Land and net leased transactions. He creates value for his clients through individual consideration of investment goals, problem solving and superior market understanding. Through specialized education Jon has expertise in all types of real estate, marketing methods, and exchanging of property assets to accomplish creative solutions to meet all types of investment goals.

#### PERSONAL ACHIEVEMENTS

- 2015 – Partner, NAI Heartland
- 2016 Kansas City CCIM Chapter, President
- 2011 – Partner Lee & Associates
- 2011 to Current Counselor, Society of Exchange Counselors
- Multiple Costar Power Broker Awards
- 2011 Investment Broker of the Year, KC Realtor Association
- 2009-2015 to Current Board of Directors, KC CCIM Chapter
- 2006 to Current CCIM Institute - Member

NAI Heartland, a member of NAI Global, works to serve our clients' needs for industrial, retail, investment and office brokerage throughout the Kansas City Metro and Midwest.

We specialize in representing landlords, investors, owner-users, developers and tenants in sales and leasing, real estate investment consulting, 1031 exchange transactions, site selection and relocation, land assemblage, portfolio evaluation and market research.

Our local expertise gives our clients a distinct advantage by providing unparalleled, in-depth market intelligence including real-time data on the competitive environment and comparable lease rates and sale prices. In many cases, we can identify available listings before they are placed on the market. As members of NAI Global, agents in each office can access and share in the local knowledge, contacts and relationships of the 325+ offices that make up the worldwide network.

Our unique, broker-owned business model is a key element of our success and growth. This model attracts entrepreneurial problem-solvers who are focused on building long-term relationships. It also assures clients that they are working directly with decision makers.



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