

INVESTMENT SALE OPPORTUNITY



# PARKRIDGE PLAZA CENTER

9181 & 9231 W Florissant Avenue | St. Louis, MO 63136



## PROPERTY OVERVIEW

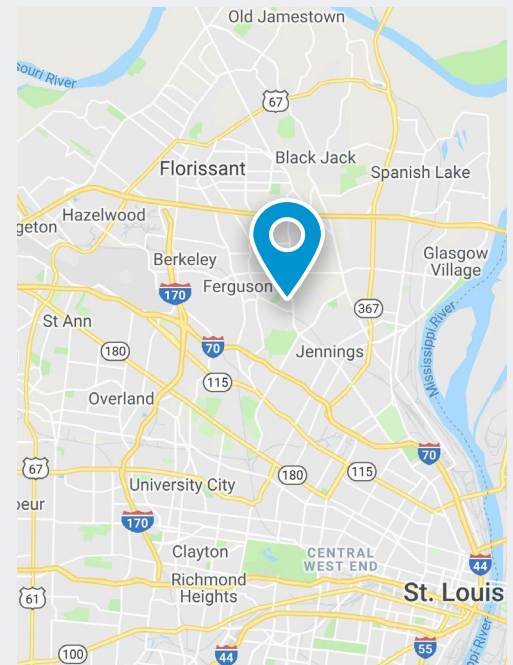
 **Building Size** 31,914 SF TOTAL  **Lot Size** 3.72 AC  **Year Built** 1974

## HIGHLIGHTS

- > 98% occupied mixed-use retail/office building
- > Emerson World Headquarters and Buzz Westfall Shopping Center are within a half-mile
- > Stable cash flow
- > Long-term tenants in place
- > 10-year roof warranty
- > 113,000 population within 3-mile radius
- > 29,000 vehicles per day on West Florissant Avenue

## SALE PRICE

\$1,300,000



## FOR MORE INFORMATION

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## INVESTMENT OVERVIEW

Colliers International is pleased to exclusively present For Sale, Parkridge Plaza located at 9181-9197 West Florissant Ave and 9227-9231 West Florissant Ave in North St Louis County.

The Property is located less than .5 miles from Emerson's World Headquarters and Buzz Westfall Shopping Center and across the street from the new Boys & Girls Club of Greater St Louis. Parkview Plaza serves a 3 mile population of over 113,000 with a median household income of \$37,530. The average daily traffic counts on West Florissant are 29,230 vehicles per day with a peak 24 hour volume of 33,858 vehicles per day.

The Property consists of 2 buildings, a 22,914 square foot 2 story office retail mixed use building which is 98% occupied on 2.42 acres of land. The second property, 9227-9231 W Florissant Ave consists of a 9000 square foot building on 1.3 acres. The two properties consist of 3.72 acres when consolidated. Ownership spent over \$200,000 in capital improvements in 2015 to roof and parking lot.

In FY2019 the Property will generate Net operating income of \$115,970 on \$233,310 of Rental Income.

Retail Tenants include Liberty Tax, Progressive Insurance, Crystal Nails, Secret Stylez on the first floor and a mix of long term office tenants on the second floor. The investor has an excellent opportunity to create value by converting short leases to long term triple net leases providing predictable stable cash flow to the investor.

Tenants in the area include Schnucks, McDonalds, Family Dollar, Burger King, Wendy's, DaVita Dialysis and National Rent to Own.



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9231	9197	9195	9193	9189	9187	9185	9183	9181																																								
8280 sq.ft.	2400 sq.ft.	1000 sq. ft.	1400 sq. ft.	1000 sq. ft.	1200 sq. ft.	800 sq. ft.	700 sq.ft.	1500 sq. ft.																																								
<table border="1"> <tr> <td>208-A</td> <td>207</td> <td>206</td> <td>205</td> <td>204</td> <td>203</td> <td>202</td> <td>201</td> <td>200</td> </tr> <tr> <td>650 sq.ft</td> <td>515 sq.ft.</td> <td>422 sq.ft.</td> <td>296 sq.ft.</td> <td>440 sq.ft</td> <td>360 sq.ft</td> <td>330 sq.ft.</td> <td>641 sq. ft.</td> <td>986sq.ft.</td> </tr> <tr> <td colspan="2"></td> <td>210</td> <td>211</td> <td>212</td> <td colspan="2"></td> <td>213</td> <td>214</td> <td>215</td> <td>216</td> </tr> <tr> <td colspan="2"></td> <td>359 sq.ft.</td> <td>285 sq.ft</td> <td>497 sq. ft.</td> <td colspan="2"></td> <td>528 sq.ft.</td> <td>220 sq.ft</td> <td>534 sq.ft.</td> <td>264 sq.ft.</td> </tr> </table>									208-A	207	206	205	204	203	202	201	200	650 sq.ft	515 sq.ft.	422 sq.ft.	296 sq.ft.	440 sq.ft	360 sq.ft	330 sq.ft.	641 sq. ft.	986sq.ft.			210	211	212			213	214	215	216			359 sq.ft.	285 sq.ft	497 sq. ft.			528 sq.ft.	220 sq.ft	534 sq.ft.	264 sq.ft.
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## AREA DEMOGRAPHICS

	Total Population	Avg. HH Income	Median Age	Businesses	Employees
1 mile	13,437	\$43,131	29.1	204	5,581
3 mile	113,125	\$50,461	34.8	2,028	38,438
5 mile	263,013	\$52,717	35.1	5497	92,373



## AVERAGE DAILY TRAFFIC

**I-70**  
124,655 ADT

**W FLORISSANT AVE**  
23,277 ADT

**LUCAS-HUNT RD**  
20,154 ADT

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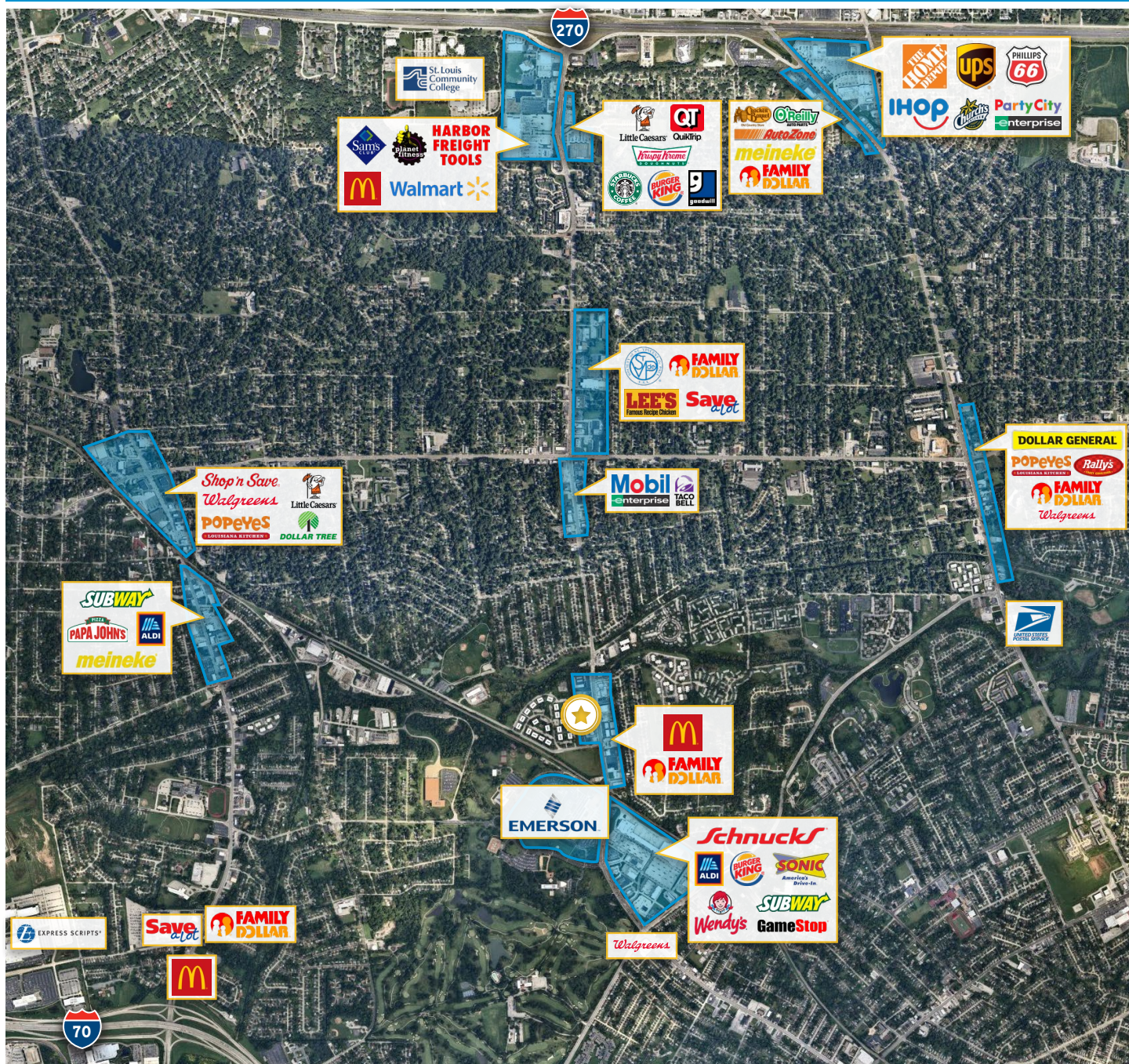
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## LOCATION OVERVIEW



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