



**6.50% CAP RATE**

**4153 N ST PETERS PKWY  
ST. PETERS, MO 63304**



OVER \$84MM IN SALES

BRAND NEW ROOF, PARKING LOT, HVAC 2019/2021

OFFERING  
MEMORANDUM



Representative Photo

Corporate Guarantee | St. Louis MSA | 70k VPD

**value.**



# value.

## Exclusively Listed By:

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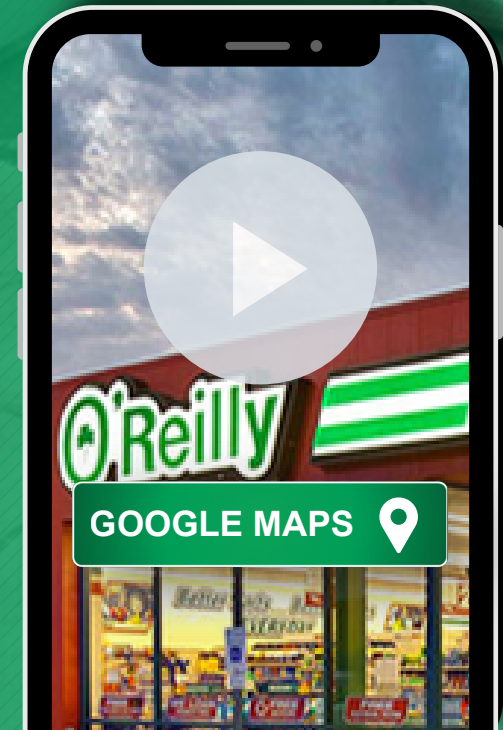
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The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE VALUE NET LEASE AND PARASELL, INC. AGENT FOR MORE DETAILS.





# INVESTMENT HIGHLIGHTS



## Strategically Located St. Louis MSA Asset with Strong Long-Term Real Estate Fundamentals and Tenant Appeal

### CORPORATE-BACKED O'REILLY AUTO PARTS TENANCY

- **Corporate-backed National Tenant** | Lease is backed by O'Reilly Automotive Stores, Inc., one of the nation's largest automotive aftermarket retailers with thousands of locations nationwide.

### ATTRACTIVE LEASE ECONOMICS & RECENT CAPITAL IMPROVEMENTS

- **Scheduled rental increase** | Annual rent is scheduled to increase from approximately \$68,000 to \$73,440 in March 2027, providing investors with built-in near-term income growth.
- **Recent property improvements** | Capital improvements include a new parking lot completed in 2025, a new roof to be installed in 2026, and HVAC units replaced in 2019 and 2021.

### HIGH-TRAFFIC ST. PETERS RETAIL CORRIDOR

- **Strong traffic counts and accessibility** | The property is positioned near I-70 and benefits from approximately 30,979 vehicles per day along N St. Peters Parkway and 44,331 vehicles per day along nearby Highway 94.
- **Surrounded by major demand generators** | Nearby destinations include Walmart Supercenter, Costco, Aldi, Mid Rivers Mall, Amazon, Barnes-Jewish St. Peters Hospital, and the St. Peters Rec-Plex.

### STRONG RETAIL PERFORMANCE & AFFLUENT DEMOGRAPHICS

- **High-performing Neighboring Retailers** | Nearby Walmart Supercenter, Costco/Gas, and Aldi generate significant annual sales, reinforcing the strength of the surrounding retail corridor.
- **Strong surrounding demographics** | Approximately 166,000 residents live within five miles of the property with average household income approaching \$130,000.



# FINANCIAL SUMMARY

|                       |                                                |
|-----------------------|------------------------------------------------|
| TENANT                | O'Reilly Auto Parts                            |
| ADDRESS:              | 4153 N St Peters Pkwy,<br>St. Peters, MO 63304 |
| PRICE                 | \$1,129,846                                    |
| CAP RATE              | 6.50%                                          |
| NOI                   | \$73,440*                                      |
| LAND SIZE (AC)        | ± 1.14 AC                                      |
| BUILDING SIZE (SQ FT) | ± 5,976 SQ. FT.                                |

# LEASE SUMMARY

|                    |                                       |
|--------------------|---------------------------------------|
| GUARANTEE          | Corporate                             |
| LEASE TYPE         | Double Net (NN)                       |
| LEASE COMMENCEMENT | 03/01/2007                            |
| LEASE EXPIRATION   | 02/28/2030                            |
| ORIGINAL TERM      | 15 years (multiple extensions)        |
| OPTION TERM        | (1) 2 year option & (1) 5 year option |
| INCREASES          | 8% in options                         |

# PRICING SUMMARY

|                      |
|----------------------|
| \$1,129,846          |
| PRICE                |
| 6.50%                |
| CAP RATE             |
| ±3.7 Years           |
| LEASE TERM REMAINING |

CORPORATE GUARANTEE & DOUBLE NET (NN) LEASE

|          |
|----------|
| \$73,440 |
| NOI      |

|            |
|------------|
| Double Net |
| LEASE TYPE |



New Parking Lot | New Roof to be installed 2026 | HVAC Replaced 2019/2021

6,000+ UNIT MULTI BRAND OPERATOR

# RENT SUMMARY



New Roof to be Installed with a 10-year Manufacturer's Materials and Labor Warranty, plus a 3-year Contractor Workmanship Warranty.

| TYPE             | TERM         | TERM START | TERM END | RENT PER YEAR | RENT PER MONTH | CAP RATE | STATUS/ INCREASES |
|------------------|--------------|------------|----------|---------------|----------------|----------|-------------------|
| Current          | Year 1 - 5   | Mar 2022   | Feb 2027 | \$68,000      | \$5,666        | 6.02%    | Firm              |
| Extended Term    | Year 6 - 8   | Mar 2027   | Feb 2030 | \$73,440      | \$6,120        | 6.50%    | Firm              |
| Renewal Option 1 | Year 9 - 10  | Mar 2030   | Feb 2032 | \$73,440      | \$6,120        | 6.50%    | 2-year option     |
| Renewal Option 2 | Year 11 - 15 | Mar 2032   | Feb 2037 | \$79,315      | \$6,609        | 7.02%    | 5-year option     |

|                           |                                                                            |
|---------------------------|----------------------------------------------------------------------------|
| Landlord Responsibilities | Roof and Structure                                                         |
| Tenant Responsibilities   | Insurance, HVAC Repair-Replace, Exterior Paint, Grounds, Signage & Taxes*. |

*\*Real estate taxes billed directly to O'Reilly's tax consultant.*

Corporate Guarantee | St. Louis MSA | 70k VPD

6,000+ UNIT MULTI BRAND OPERATOR



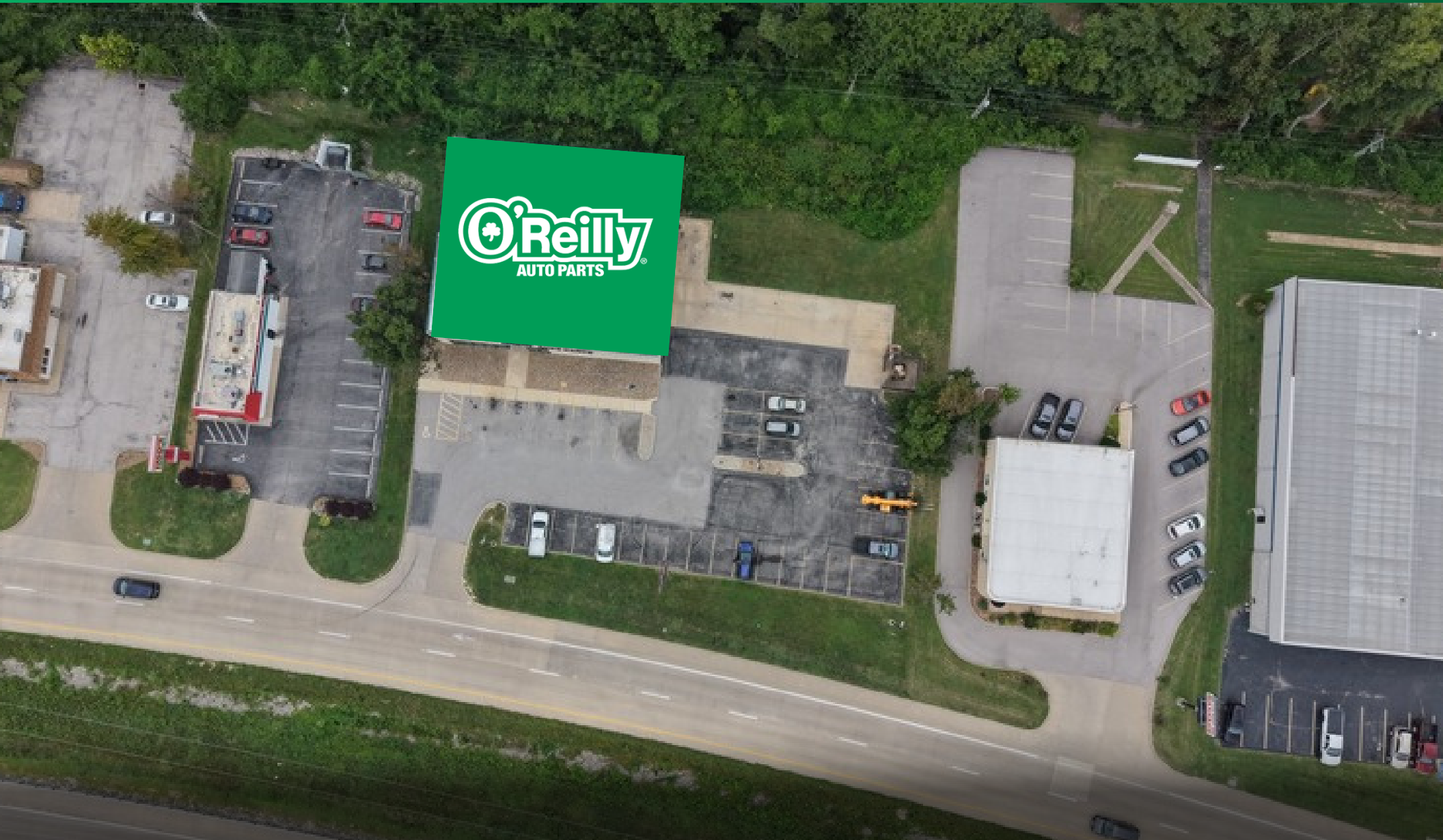
# SITE MAP



$\pm 5,976$   
SQUARE FOOTAGE



$\pm 1.14$   
ACRES



# AERIAL VIEW



**Walmart**   
TOP 20 RANKING  
OVER \$84MM IN SALES



 **JIMMY JOHN'S**  
TOP 10 RANKING  
OVER \$1.7MM IN SALES



± 44,331 VPD

± 30,979 VPD

N St. Peter's Pkwy

# AERIAL VIEW



N St Peters Pkwy

± 30,979 VPD

94 ± 44,331 VPD

Walmart

TOP 20 RANKING

OVER \$84MM IN SALES



**JIMMY  
JOHN'S**

TOP 10 RANKING

OVER \$1.7MM IN SALES

# AERIAL VIEW



**Walmart**   
TOP 20 RANKING  
OVER \$84MM IN SALES

**POPEYES**  
**KOHL'S**  
 


**O'Reilly**  
AUTO PARTS



± 44,331 VPD

± 30,979 VPD

 **JIMMY JOHN'S**  
TOP 10 RANKING  
OVER \$1.7MM IN SALES

N St Peters Pkwy

**IMO'S**  
PIZZA

 **Domino's**



**SHERWIN WILLIAMS**

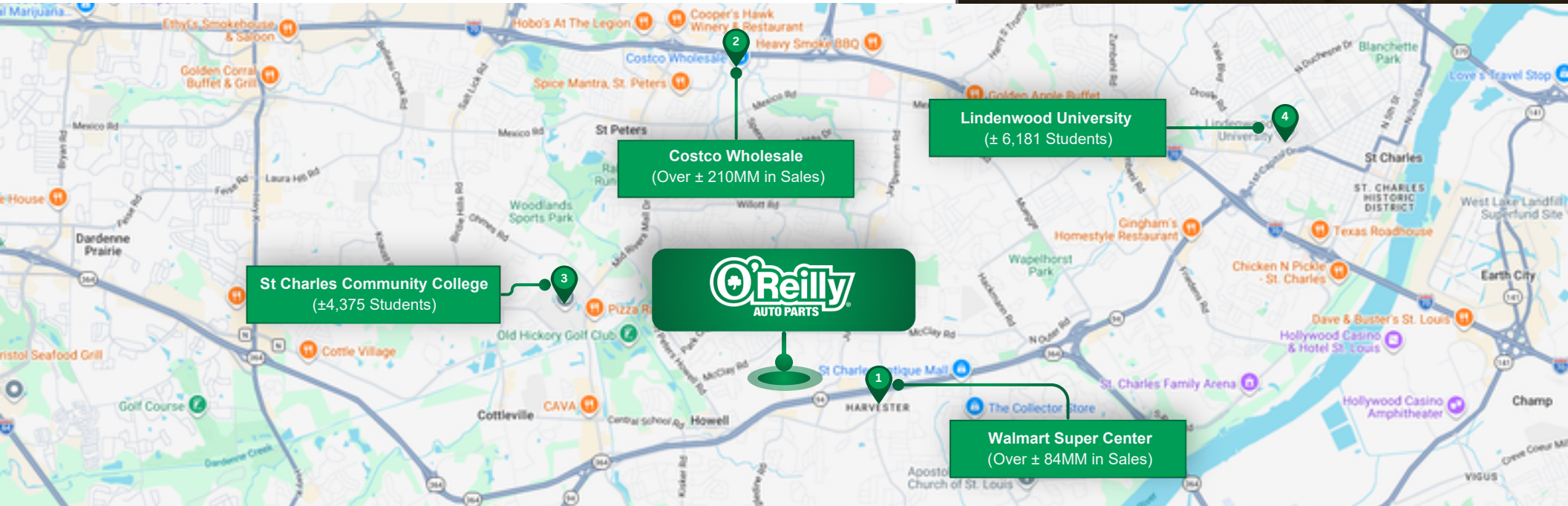
*Gigi's*  
ITALIAN KITCHEN

# DEMAND GENERATORS



## ★ SUBJECT PROPERTY

|   |                                                         |           |
|---|---------------------------------------------------------|-----------|
| 1 | <b>WALMART SUPER CENTER</b><br>Over ± 84MM in Sales     | 1.0 Miles |
| 2 | <b>COSTCO WHOLESALE</b><br>Over ± 210MM in Sales        | 5.3 Miles |
| 3 | <b>ST CHARLES COMMUNITY COLLEGE</b><br>± 4,375 Students | 4.4 Miles |
| 4 | <b>LINDENWOOD UNIVERSITY</b><br>± 6,181 Students        | 6.8 Miles |



## Largest Employers

LINDENWOOD  
UNIVERSITY

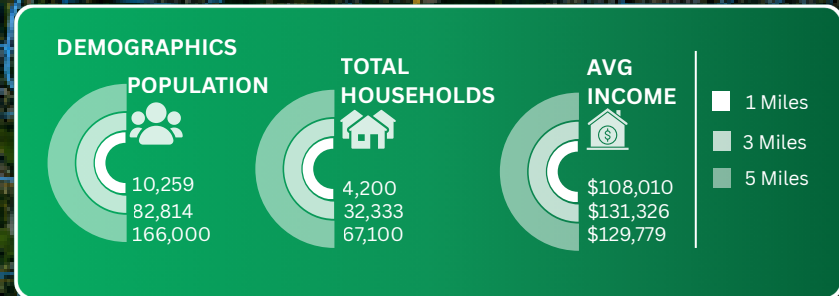
WENTZVILLE  
SCHOOL DISTRICT

citi

SSMHealth

ST. CHARLES  
COUNTY

# AERIAL MAP



Central Elementary School  
500 Students



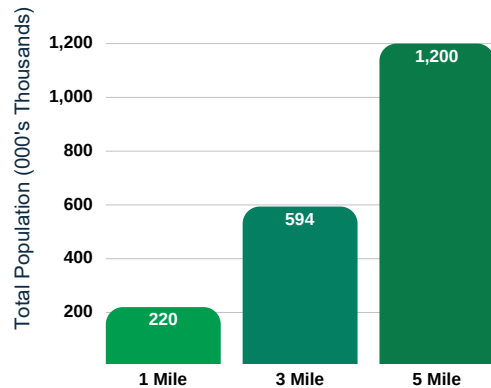
# PROPERTY PICTURES



## St. Louis - Top MSA in Missouri

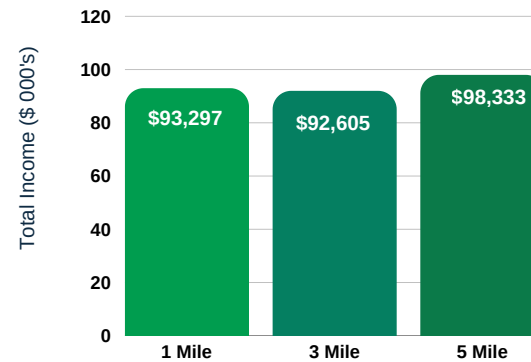
### Population

1, 3, 5 MILES



### Household Income

1, 3, 5 MILES



35 Miles from Subject Property

**St. Louis, Missouri**  
± 26 MILLION VISITORS PER YEAR

# GREATER MARKET





O'Reilly Auto Parts has grown into one of North America's largest automotive aftermarket retailers, with nearly \$18 billion in annual revenue and more than 6,600 locations.

\$17.78 B

2025 REVENUE

6,695

TOTAL # LOCATIONS

\$76 Billion

MARKET CAPITALIZATION

Springfield, MO

HEADQUARTERS

O'Reilly Automotive, Inc. (NASDAQ: ORLY) is one of North America's largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories, serving both professional service providers and do-it-yourself customers. Founded in Springfield, Missouri in 1957, O'Reilly has expanded from a single location into a major international retail platform. The company generated approximately \$17.78 billion in revenue and \$2.54 billion in net income during 2025, while comparable-store sales increased 4.7% for the year. As of June 30, 2026, O'Reilly operated 6,695 stores across 48 U.S. states, Puerto Rico, Mexico, and Canada, demonstrating significant scale, continued expansion, and long-term strength within the automotive aftermarket industry.

Also Recognized in:

**FORTUNE 500**



**Nasdaq**

**NASCAR**



Founded in Springfield,  
Missouri in 1957



Expanding to 6,695 Locations  
Across North America



## Building for Growth and Creating Opportunities

December 19<sup>th</sup>, 2025

O'Reilly Continues Investing in Nationwide Growth | The company continues expanding its distribution infrastructure and store network, strengthening its ability to support continued growth throughout North America.

[READ FULL ARTICLE](#)



## Why This Auto Parts Stock Is Worth Its Premium Price

September 25<sup>th</sup>, 2025

Premium Valuation Reflects Market-Leading Performance | O'Reilly's strong financial performance, highly efficient distribution platform, and consistent long-term growth have supported its position as one of the automotive aftermarket industry's most valuable companies.

[READ FULL ARTICLE](#)





# value.

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