

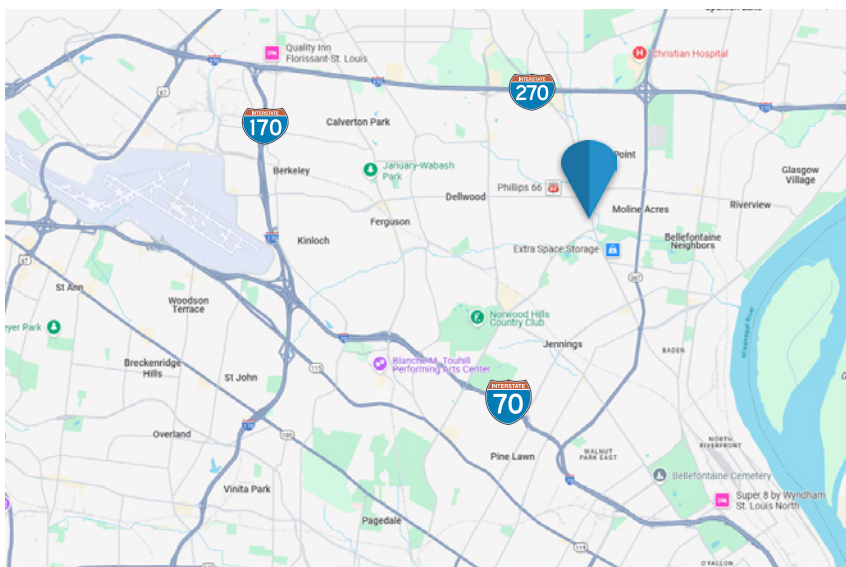
FOR SALE

9895-9899 Halls Ferry Rd
St. Louis, MO 63136



- Attractive pricing for investors seeking stable cash flow and future income growth
- Offered at 8.76% CAP
- High Visibility Location

Price: \$925,000



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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

Summary

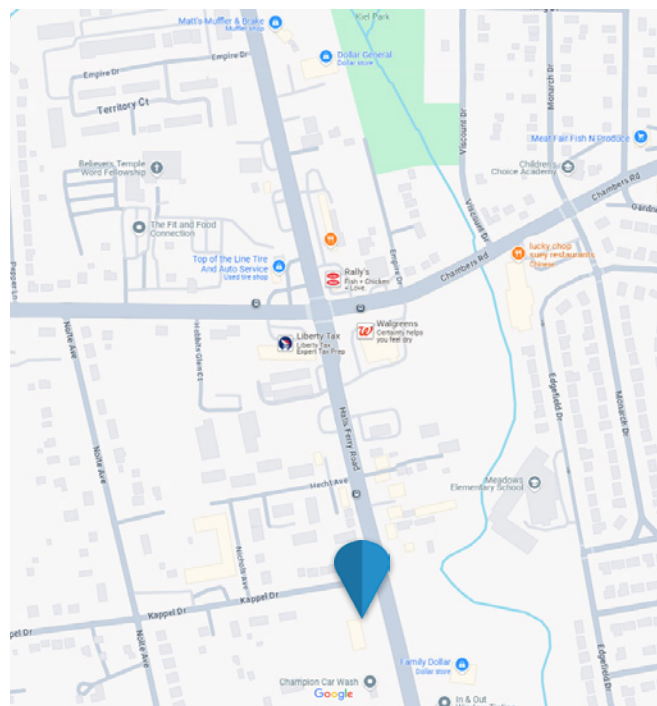
The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned 9895-9899 Halls Ferry Rd., St. Louis, MO 63136

Highlights

- Attractive pricing for investors seeking stable cash flow and future income growth.
- 8.76% CAP Rate – Strong in-place return with immediate income generation.
- Income-Producing Retail Asset – Established neighborhood retail center with a diversified tenant mix.
- Anchor Tenant Rent Increase Scheduled for 2027 – Built-in revenue growth as the liquor store anchor tenant’s rental rate increases under the existing lease structure.
- Stable Cash Flow with Upside Potential – Combination of current income and contractual rent growth enhances long-term investment performance.
- Established Trade Area – Serves a dense residential population along the heavily traveled Halls Ferry Road corridor.
- High Visibility Location – Prominent frontage and excellent exposure to daily traffic.

Demographics	1 Mile	3 Mile	5 Mile
Population	12,238	90,728	199,019
Households	5,032	37,509	81,477
Average Household Income	\$49,042	\$59,964	\$64,273
Traffic Volume	23,181	71,577	102,139





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