

H I L A N D
C O M M E R C I A L

9008 Phoenix Pkwy
O'Fallon, MO 63368

THE GODDARD SCHOOL

Stabilized
Investment Property
For Sale



PROPERTY HIGHLIGHTS

Stabilized investment opportunity in the growing O'Fallon submarket

~10,800 SF building on ~1.45 acre lot, constructed in 2004

Long-term lease in place expiring May 31, 2034

Strong credit, long-standing tenant has been in operation since 2004

Net lease structure with minimal landlord obligations

New roof installed in 2022 with warranty in place

Two 5-year extension options at set rental rates

Excellent location and easy access from I-64/40

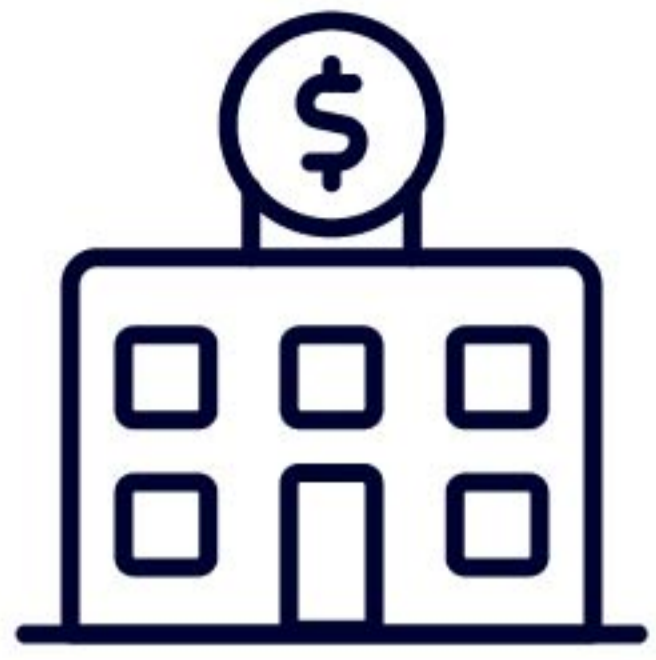
Strong demographics and thriving trade area

Contact Broker for Pricing Information





Investment Opportunity
FOR SALE

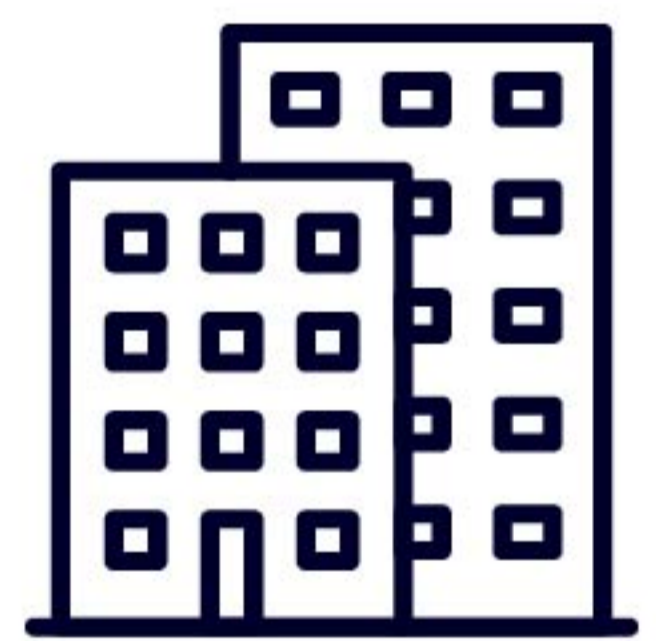


RARE
OPPORTUNITY



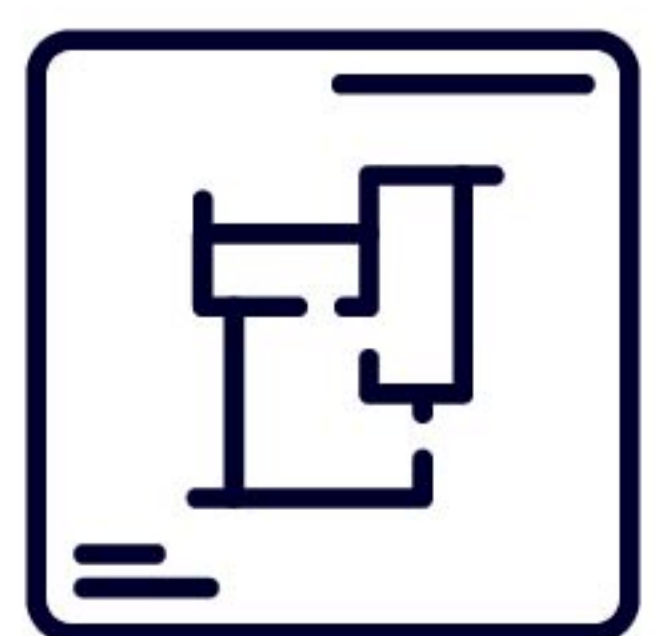
2034
LEASE EXPIRATION

~\$350K
CURRENT NET INCOME



A
CLASS BUILDING

2004
YEAR BUILT



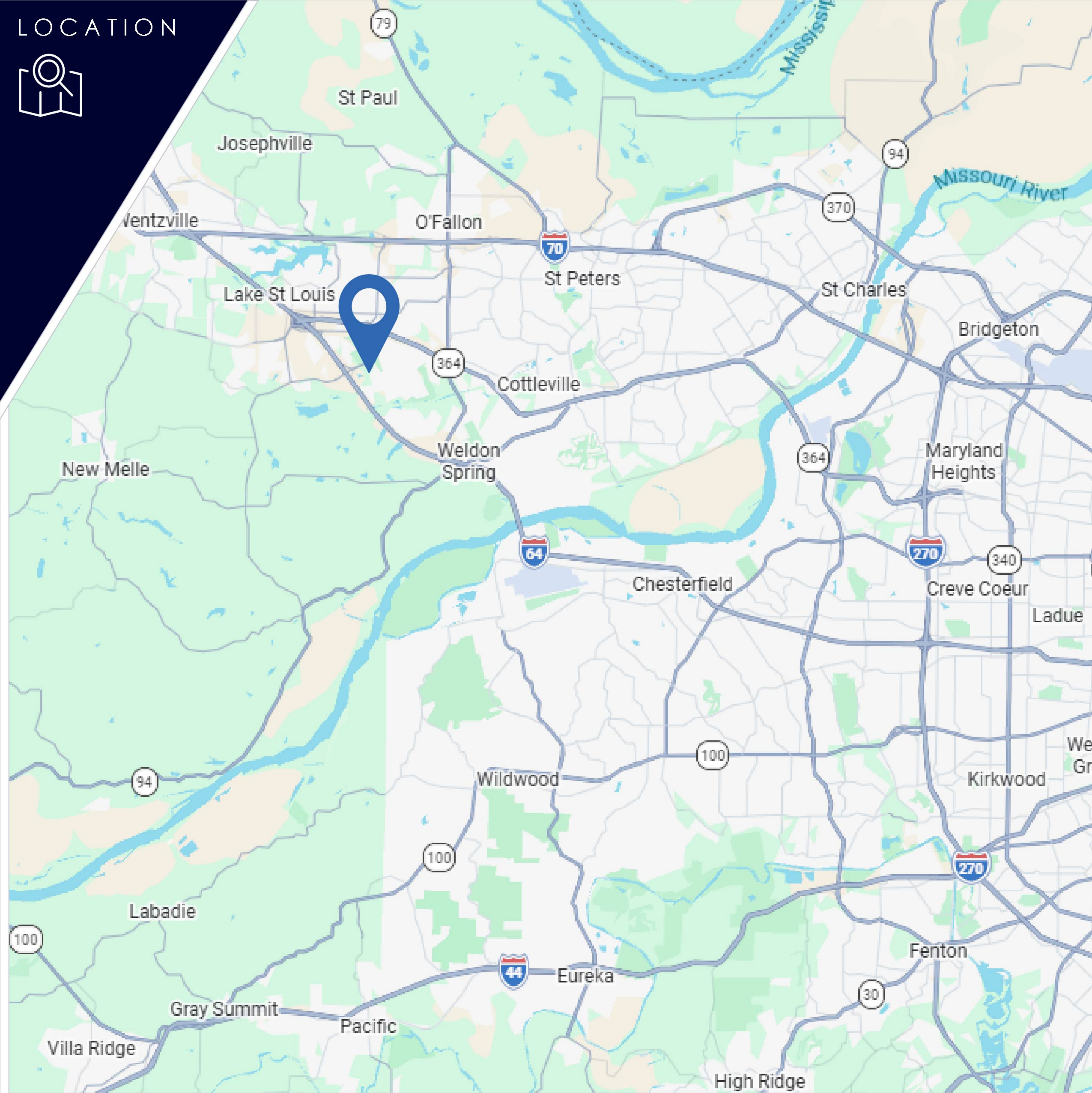
10,800
SF BUILDING

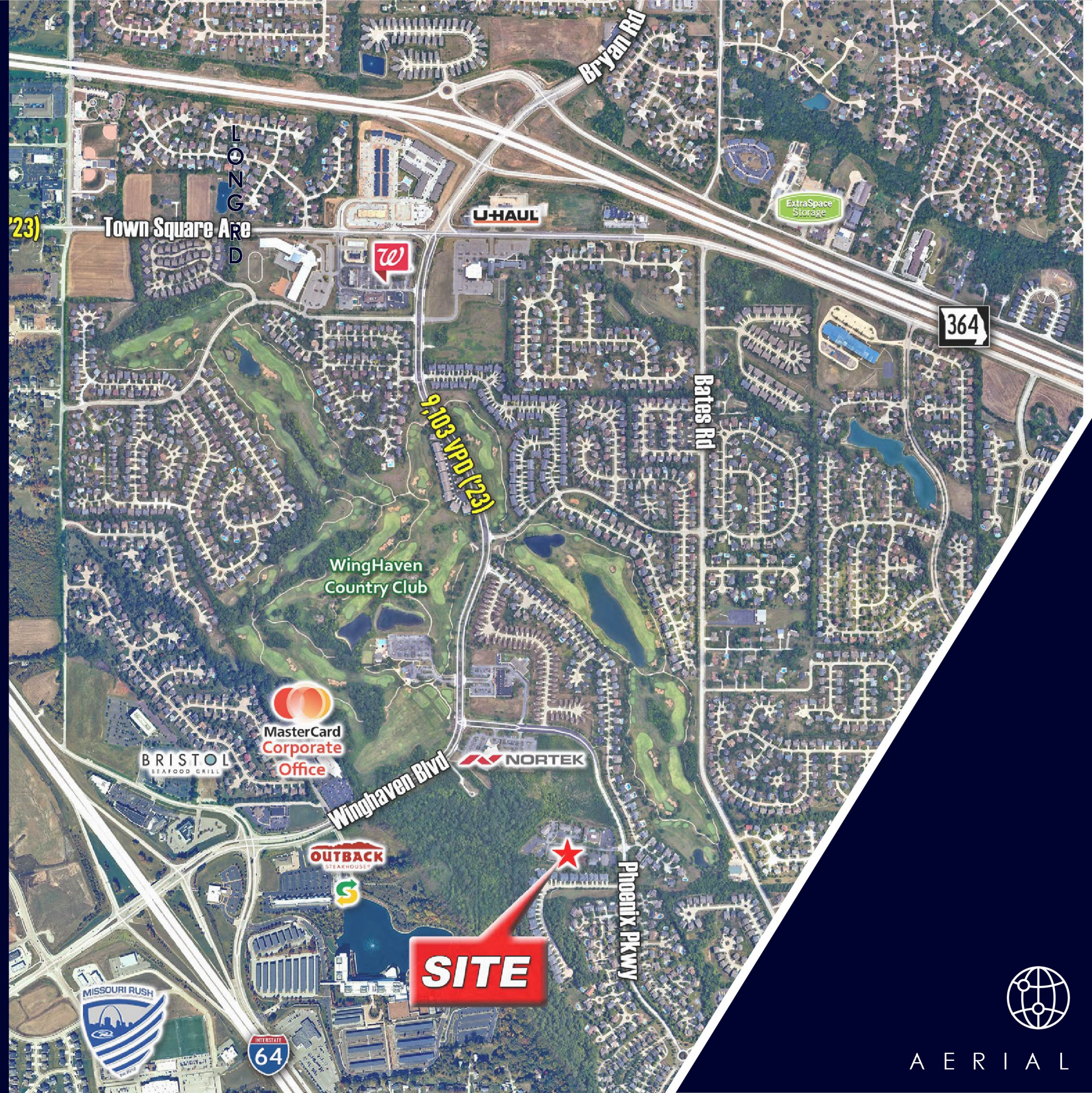
1.45
ACRE LOT





LOCATION





23)

Town Square Area

LONG
D

Bryan Rd

U-HAUL

ExtraSpace
Storage

364

9,103 VPD (23)

Bates Rd

WingHaven
Country Club

MasterCard
Corporate
Office

BRISTOL
SEAFOOD GRILL

NORTEK

Winghaven Blvd

OUTBACK
STEAKHOUSE

Phoenix Pkwy

SITE

MISSOURI RUSH

INTERSTATE
64



A E R I A L



9008 Phoenix Pkwy
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For Additional Information, Please Contact

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