

Investment Opportunity Fully Leased Retail Center

715 Lakepointe Centre Dr., O'Fallon, IL 62269



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

John L. Eichenlaub
C: 618.570.8344
JohnE@barbermurphy.com



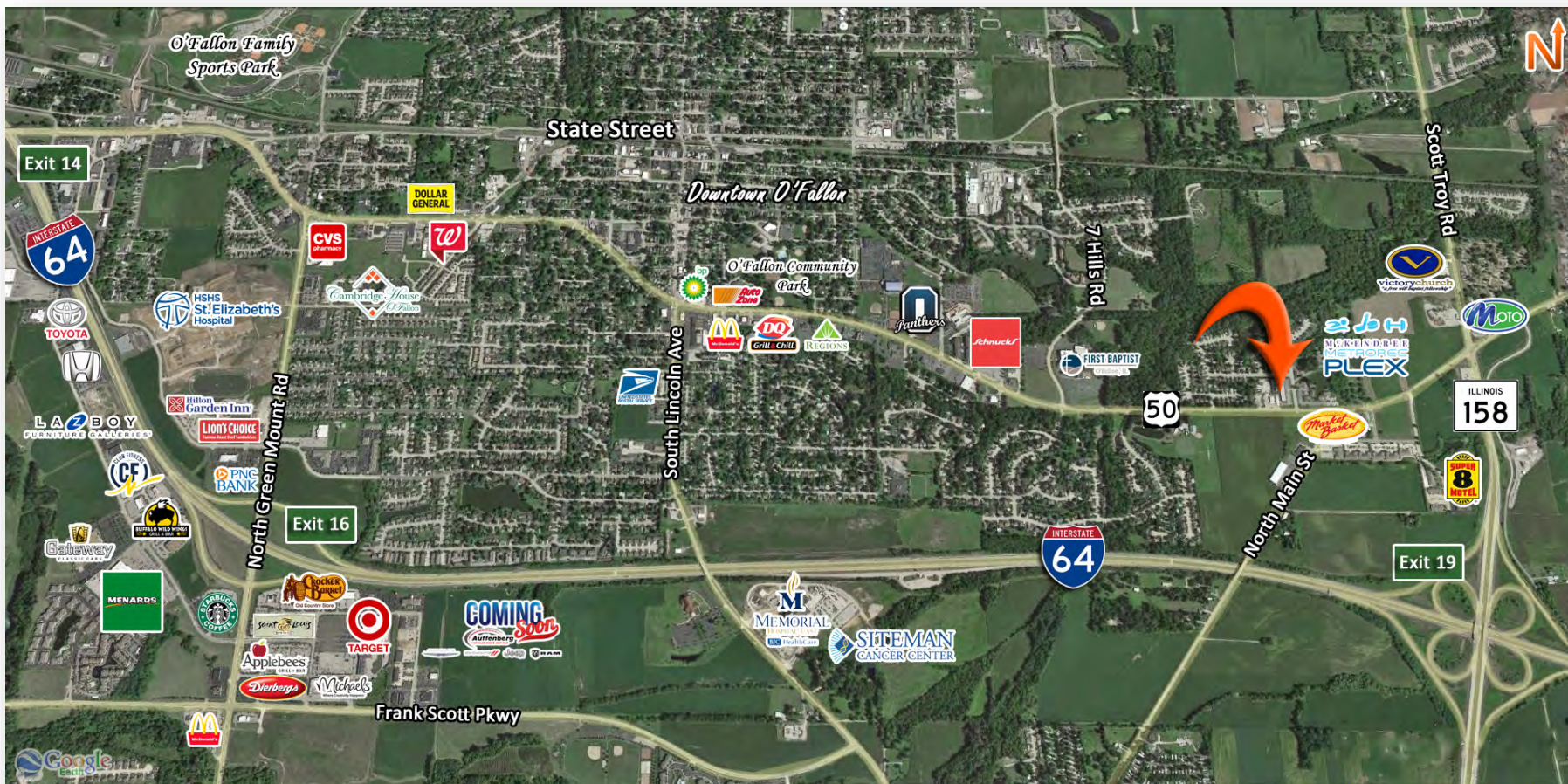
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



Property Summary

Lakepointe Centre
15,600 SF - Fully Leased Retail Center
Located Directly off Hwy 50
1 Mile from I-64 (exit 19)

REDUCED SALE PRICE: \$1,375,000
NOI: \$120,862
CAP Rate: 9.0%



AERIAL VIEW

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,394	27,783	64,970
HH Income	\$61,717	\$79,120	\$74,943

FLOOR PLAN

B&B Super Import	Taylor's Academy of Dance	East Gate Grocery	CNH Photography	IRON SHARP Muscle & Fitness	Shana's Hair Design	Tan Solutions	88 Keys Academy	FM Exteriors
------------------------	---------------------------	----------------------	--------------------	--------------------------------	---------------------------	------------------	--------------------	-----------------

PROPERTY HIGHLIGHTS

Investment Opportunity. Fully Leased O'Fallon Retail Center on Hwy 50. Located by the new McKendree Metro Rec Plex in a growing corridor of O'Fallon with good access to I-64.

Current tenants include B&B Import, Taylor Dance Academy, East Gate Grocery, Iron Sharp Fitness, Shana's Hair salon, Tan Solutions, CNH Photography, 88 Keys, and FM Exteriors.

Exterior and Interior improvements completed in 2019.

Listing No: 1690

Retail **Total Units:** 1

715 Lakepointe Centre Drive
O'Fallon, IL 62269

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,375,000
Sale Price/SF: \$88.14
CAP Rate: 9.00%
GRM:
NOI: \$120,862

PROPERTY INFORMATION:

Parcel No: 04-33.0-201-001
County: St. Clair
Zoning: B-1
Zoning By: City of O'Fallon
Complex: Lakepointe Centre
Acres: 1.40
Property Tax: \$27,534.00
Tax Year: 2019



STRUCTURAL DATA:

Year Built: 2003
Rehab Year: 2019
Floors: 1
Roof: Shingle
Exterior: Brick/Block

FACILITY INFORMATION

Elevator: N/A
Heating: Yes
Cooling: Yes
Parking: 62.00
Surface Type: Asphalt

INCOME

Gross Rental Income \$158,220.00
Gross Other Income \$0.00
Total Income \$158,220.00

EXPENSES:

Property Taxes \$27,534.00
Insurance \$3,435.00
CAM \$4,960.00
Utilities \$1,429.00
Property Management \$0.00
Total Expenses \$37,358.00

Property Amenities

Unit Amenities

Comments

Investment Opportunity. Fully Leased O'Fallon Retail Center on Hwy 50. Located by new McKendree Metro Rec Plex. Current tenants include B&B Import, Taylor Dance Academy, East Gate Grocery, Iron Sharp Fitness, Shana's Hair salon, Tan Solutions, CNH Photography, 88 Keys, and FM Exteriors. Exterior and Interior improvements completed in 2019. Located in growing corridor of O'Fallon with good access to I-64.

Listing Broker(s)

John L. Eichenlaub
 Office: (618) 277-4400
 johne@barbermurphy.com
 Cell: (618) 570-8344

NOI \$120,862.00