

INVESTMENT OPPORTUNITY – RETAIL CENTER FOR SALE

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



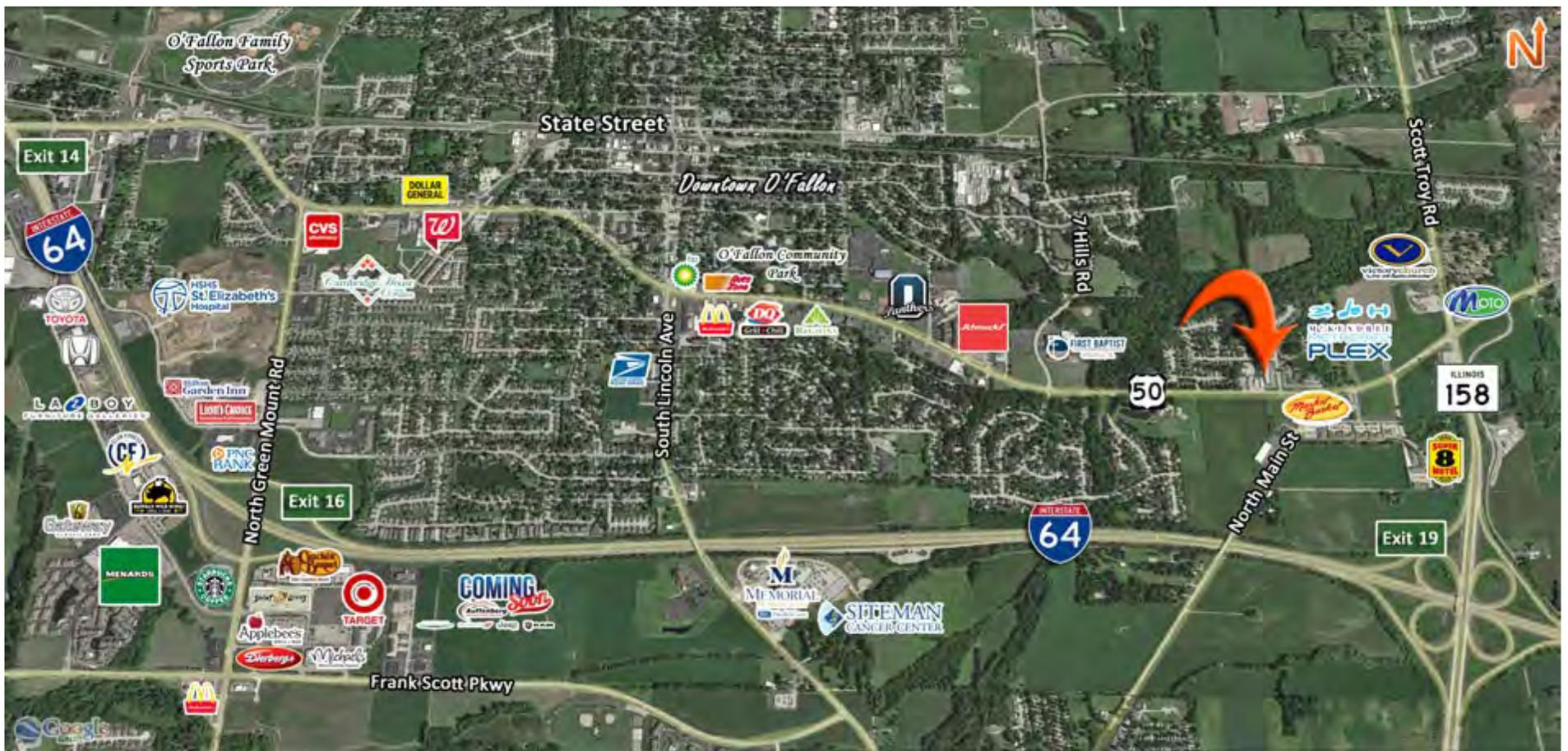
BARBERMURPHY

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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.

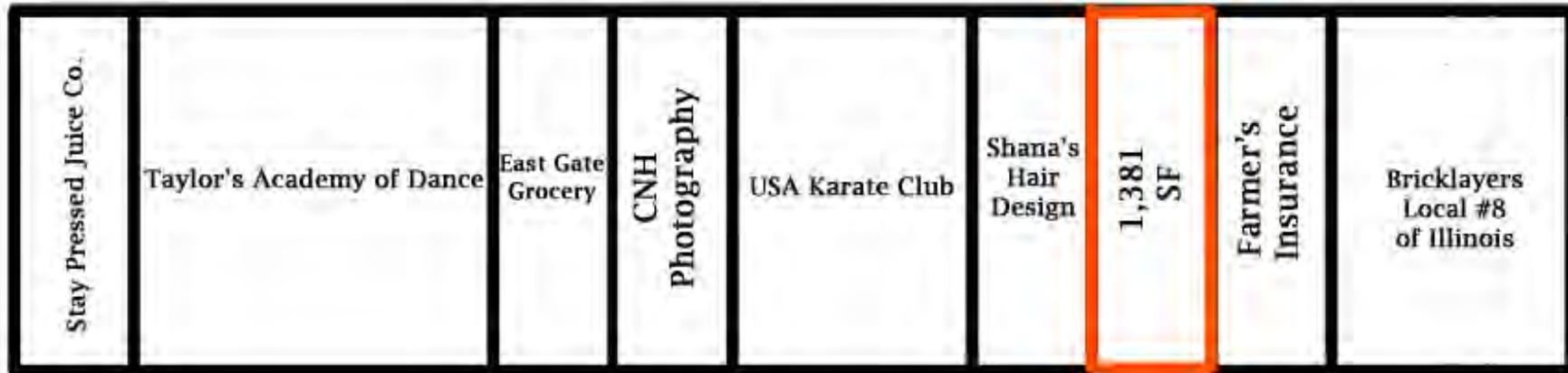


PROPERTY SUMMARY

- Lakepointe Center - 15,600 SF Retail Center with 1,391 SF for Lease
- Located directly off Hwy 50 and only 1 mile from I-64 (exit 19)
- Join Stay Pressed Juice Co., Taylor's Dance Academy, East Gate Grocery, CNH Photography, USA Karate Club, Shana's Hair Design, Farmer's Insurance and The Bricklayers Union

SALE PRICE: \$1,375,000 / NOI: \$126,349 / CAP RATE: 9%

*Licensed Real Estate Broker has ownership interest



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.

Exterior and Interior improvements completed in 2019.

DEMOGRAPHICS

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

Listing No: 1690

Retail Investment

Total Units: 1

715 Lakepointe Centre Drive
O'Fallon, IL 62269

SALE INFORMATION:

For Sale: No
Sale Price: \$1,375,000
Sale Price/SF:
CAP Rate: 9.0%
GRM:
NOI: \$126,349

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: \$28,139.00
Tax Year: 2021



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: \$174,769.00
Gross Other Income: \$0.00
Total Income: \$174,769.00

EXPENSES:

Property Taxes: \$28,332.00
Insurance: \$3,840.00
CAM & Other: \$14,809.00
Utilities: \$1,439.00
Property Management: \$0.00
Total Expenses: \$48,420.00

Property Amenities

Unit Amenities

Comments

O'Fallon Retail Center on Hwy 50. Located by new McKendree Metro Rec Plex. Current tenants include Cold Press Juice Bar, Taylor Dance Academy, East Gate Grocery, Shana's Hair salon, CNH Photography, Farmer's Insurance and the Bricklayers Union. Exterior and Interior improvements completed in 2019. Located in growing corridor of O'Fallon with good access to I-64. Licensed Broker has ownership interest.

Listing Broker(s)

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NOI

\$126,349.00

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