



MARKET STREET PLAZA

FOR SALE

907 N Illinois Route 3,
Waterloo, IL 62298



SALE/LEASEBACK INVESTMENT OPPORTUNITY - MULTI-TENANT RETAIL PLAZA

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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.

AREA MAP

907 N Illinois Route 3, Waterloo, IL 62298



LOCATION OVERVIEW

Positioned along the highly visible Illinois Route 3 commercial corridor in Waterloo, IL., this asset benefits from its superb Walmart shadow location and convenient access throughout the growing Monroe County communities. Waterloo is approximately 8 miles south of Columbia, 13 miles northwest of Red Bud, 20 miles from Belleville and 25 miles from downtown St. Louis, with Interstate 255 approximately 10 miles north.

PROPERTY PHOTOS

907 N Illinois Route 3, Waterloo, IL 62298

REAR EXTERIOR



SIDE EXTERIOR



MONUMENT SIGNAGE



SURROUNDING RETAILERS



INVESTMENT HIGHLIGHTS

907 N Illinois Route 3, Waterloo, IL 62298

100% OCCUPIED RETAIL CENTER

Multi-tenant investment property along Waterloo's established IL Route 3 commercial corridor.

ANNUAL NOI: \$295,932

Stabilized net operating income provides strong, predictable cash flow.

7.6% CAP RATE

Attractive investment opportunity with strong in-place returns.

LONG-TERM LEASE STABILITY

Approximately 6.9-year WALT with leases extending through 2031 and beyond.

ESTABLISHED ANCHOR TENANTS

Sav-On Liquor & Wine leased through 2036 and Champions Pub through 2033.

NNN LEASE STRUCTURE

Tenant-paid NNN/CAM reimbursements help minimize landlord expenses.

DIVERSIFIED INCOME STREAM

Revenue generated from five separately leased suites.

DIVERSE TENANT MIX

Medical, healthcare, restaurant, beverage, and wireless retail tenants.

FINANCIAL INFO AVAILABLE

Contact broker for rent roll and financials.

STRONG OWNERSHIP & SALE-LEASEBACK

Plaza is owned by Sav-On Liquor & Wine, a 10-unit regional chain & operator of Champion Corner Grill & Pub.

STRATEGIC SALE & LEASE-BACK

Sav-On ownership purchased the Plaza in 2023 & is now selling (Sale & Lease-back) to fuel expansion in the St. Louis region.

PERSONAL GUARENTEES

The two long-term leases are backed by personal guarentees from a stroing net-worth operator.

INVESTMENT PROPERTY SUMMARY

907 N ILLINOIS ROUTE 3

LISTING # 3293

PROPERTY INFO:

Tenants/Units: 5
Parcel #: 07-13-401-007-000
County: IL - Monroe
Zoning: B-2 - Waterloo
Complex: Market Street Plaza

STRUCTURAL DATA:

Year Built: 2004
Yr Renovated: 2024
Construction Type: Exterior - Block, Masonry

FACILITY INFO:

Parking Spaces: 76

LAND MEASUREMENTS:

Acres: 1.67 Acres
Frontage: 270
Depth: 396

PROPERTY DESCRIPTION:

Market Street Plaza is currently owned and anchored by SAV-ON Liquors & Wine, a 10-unit regional chain that also owns and operates Champions Corner Grill & Pub. The Sav-On ownership purchased the Plaza in 2023 and is now selling (Sale & Lease-Back) to fuel additional expansion in the STL region. The two long term leases are backed by Personal Guarantees by a strong net-worth operator. The property produces approximately \$295,932 in stabilized annual NOI, supported by a diversified tenant roster spanning medical, healthcare, restaurant, beverage, and wireless retail uses. The investment offers an attractive approximately 6.9-year rent-weighted average lease term (WALT), with several tenants committed through 2031 and beyond, including Sav-On Liquor and Wine through 2036 and Champions Pub through 2033. Tenant-paid NNN/CAM reimbursements offset property operating expenses, providing investors with predictable cash flow, limited landlord expense exposure, and diversified income from five separately leased suites. Contact broker for rent roll and financials.



SALE INFORMATION:

Sale Price: \$3,900,000
Price / SF: \$265.31
CAP Rate: 7.59 %
NOI: \$295,932
GRM: 13.18

INCOME:

Total Monthly Income: \$24,661

EXPENSES:

Taxes: \$38,401.04
Tax Year: 2025
Insurance: \$12,446
Repair/Maintenance: \$5,100
Property Management (3.5%): \$10,234
Utilities: \$3,252
Annual Op/Ex: \$69,433
Monthly CAM: \$4.79/SF
Estimated CAM: \$5.00/SF