

# Dick's Sporting Goods | PetSmart St. Joseph, MO



**Purchase Price:**  
**\$7,934,571**

**Cap Rate:**  
**8.75%**

**Stan Johnson Company**, on behalf of ownership, is pleased to exclusively offer for sale the opportunity to acquire the 100% fee simple interest in the commercial property located at 4204 N Belt Hwy, St Joseph, MO 64506 (the "Property"). The Property consists of a multi-tenant, +/- 57,352 SF building on a +/- 5.29 acre parcel of land. The Property is 100% occupied by Dick's Sporting Goods and PetSmart. Each Tenant is operating under a Net Lease term with at least 4 years and 3.6 years remaining on the base lease terms. The leases have very limited landlord responsibilities and feature rental increases every five years.

## Location Synopsis

**St Joseph** is a city in and the county seat of Buchanan County, Missouri, United States. Small parts of St. Joseph extend into Andrew County, Missouri, United States. It is the principal city of the St. Joseph Metropolitan Statistical Area, which includes Buchanan, Andrew, and DeKalb counties in Missouri and Doniphan County, Kansas. As of the 2010 census, St. Joseph had a total population of 76,780, making it the eighth largest city in the state, and the third largest in Northwest Missouri.

## Investment Highlights

- Name Brand Retailers - leaders within their respective industries
- Highly Passive Lease Structures - limited landlord responsibilities
- Rental Growth - increases every 5 years
- Strong Traffic Counts with High Visibility - over 20,000 combined vehicles
- Dense Retail Corridor
- Highly Populous Area with Strong Demographics - over 68,000 residents within 5 miles & average household incomes in excess of \$62,000



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