

SINGLE TENANT NET INVESTMENT OPPORTUNITY



2800 South McKnight Road
Rock Hill, MO 63119



INVESTMENT OVERVIEW

- **Brand New 10 Year Lease with a 10% Increase at Year 6**
 - Lease term began June 2018
 - Two 5-year option periods with 10% increases in each option
- **Net Lease**
 - Tenant pays for all CAM, taxes, insurance and all general maintenance & repairs
 - Landlord responsible for roof, structure and replacement of parking lot
 - Ideal for out of state investors and hands off ownership
 - 15 year manufacturer's warranty on roof
- **New Construction**
 - Single tenant building with drive-thru
 - Easy access from McKnight and cross-access with Mobil on the Run next door
 - Drive-thru building provides long-term residual value
- **Proven Franchisee**
 - Sales are projected to be one of the highest performing stores in the national network
 - Personal guaranty by strongest franchisee in Missouri
 - Six locations including the #1 store in Missouri
- **Strong Corridor**
 - Major thoroughfare for daily traffic to/from Clayton, St. Louis County's central business district
 - On the "AM" side of the road for most of those headed to work
 - Established surrounding residential and expanding retail presence
 - Excellent visibility from McKnight and Manchester Roads with approximately 40,000 vehicles per day



PROPERTY OVERVIEW

| | |
|---------------|---|
| Building Size | 1,200 SF free-standing building with drive-thru |
| Land Area | 0.61 AC |
| Address | 2800 South McKnight Road Rock Hill, MO 63119 |
| Year Built | 2018 |

INVESTMENT HIGHLIGHTS

| | |
|------------|---|
| Lease Term | New 10-year lease with two 5-year renewal options |
| Sale Price | \$1,250,000 |
| Cap Rate | 5.66% |
| Tenant | Largest Smoothie King franchisee in Missouri with 6 locations |
| Lease Type | NN |

JOSEPH S. HILL, CCIM, SIOR
Senior Vice President
314.584.6213 direct
joe.hill@colliers.com

ERIN P. TORNEY, JD, MBA
Vice President
314.584.6215 direct
erin.torney@colliers.com

Colliers
INTERNATIONAL

Colliers International
101 South Hanley Road, Suite 1400
St. Louis, MO | 63105
314.863.4447
colliers.com/stlouis

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