



100% LEASED

INVESTMENT SALE | RETAIL

1 N CENTRAL AVE

CLAYTON, MO 63105



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Mark Kornfeld
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Offering Summary

Sansone Group is pleased to present a rare opportunity for qualified investors to acquire an 8,609-square-foot retail asset located at 1 N Central Avenue in the heart of the Clayton Central Business District, one of the most sought-after retail and office submarkets in the St. Louis region.

This premier property delivers a unique combination of location, quality, and strong, reliable cash flow, supported by long-term tenancy and exceptional market fundamentals.

Tenant Index

Tenant	Suite	SF
Chipotle	1	3,659
Hotbox Cookies	2	750
St. Louis Suit Co.	3	4,200
Total SF		8,609

Investment Highlights

- **Premiere Location**

Strategically positioned within Clayton's dynamic Central Business District, surrounded by upscale retail, office towers, luxury residential developments, and an abundance of dining and entertainment options.

- **Strong, Stable Cash Flow**

Long-term tenancy provides dependable income, making this an attractive, secure investment for both private and institutional investors.

- **Thriving Market Fundamentals**

Clayton boasts robust demographics, a strong employment base, and consistent retail demand, solidifying its position as one of the top-performing submarkets in the St. Louis metropolitan area.

Property Features

- Multi-tenant retail building with prime location on Central Avenue in the Clayton Business District
- Tenants: Chipotle, Hot Box Cookies and St. Louis Suit Company



314.727.6664
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120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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Investment Details

Price	\$3,000,000
Building Size	8,609 SF
Net Operating Income	\$183,946
Cap Rate	6%
Lease Structure	Triple Net (NNN)
Rental Revenue (Annual)	\$299,095



Tenant Summary

Tenant	Chipotle	Hot Box Cookies	St. Louis Suit Company
Square Feet	3,659 SF	750 SF	4,200 SF
Lease Start	May 2007	April 2016	October 1994
Renewal Option	2, 5 year options	2, 5 year options	N/A



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