

FOR SALE

\$981,000 7.3+ CAP

FAMILY DOLLAR / DOLLAR TREE

910 W US HWY 54
VANDALIA, MO
63382



**OFFERING MEMORANDUM
EXCLUSIVELY OFFERED BY:**

Primary Contact

KYLE PERSHING

+1 314 210-5342

Kyle.Pershing@cushwake.com

Local Retail Market Expert

DAVID WIRTH

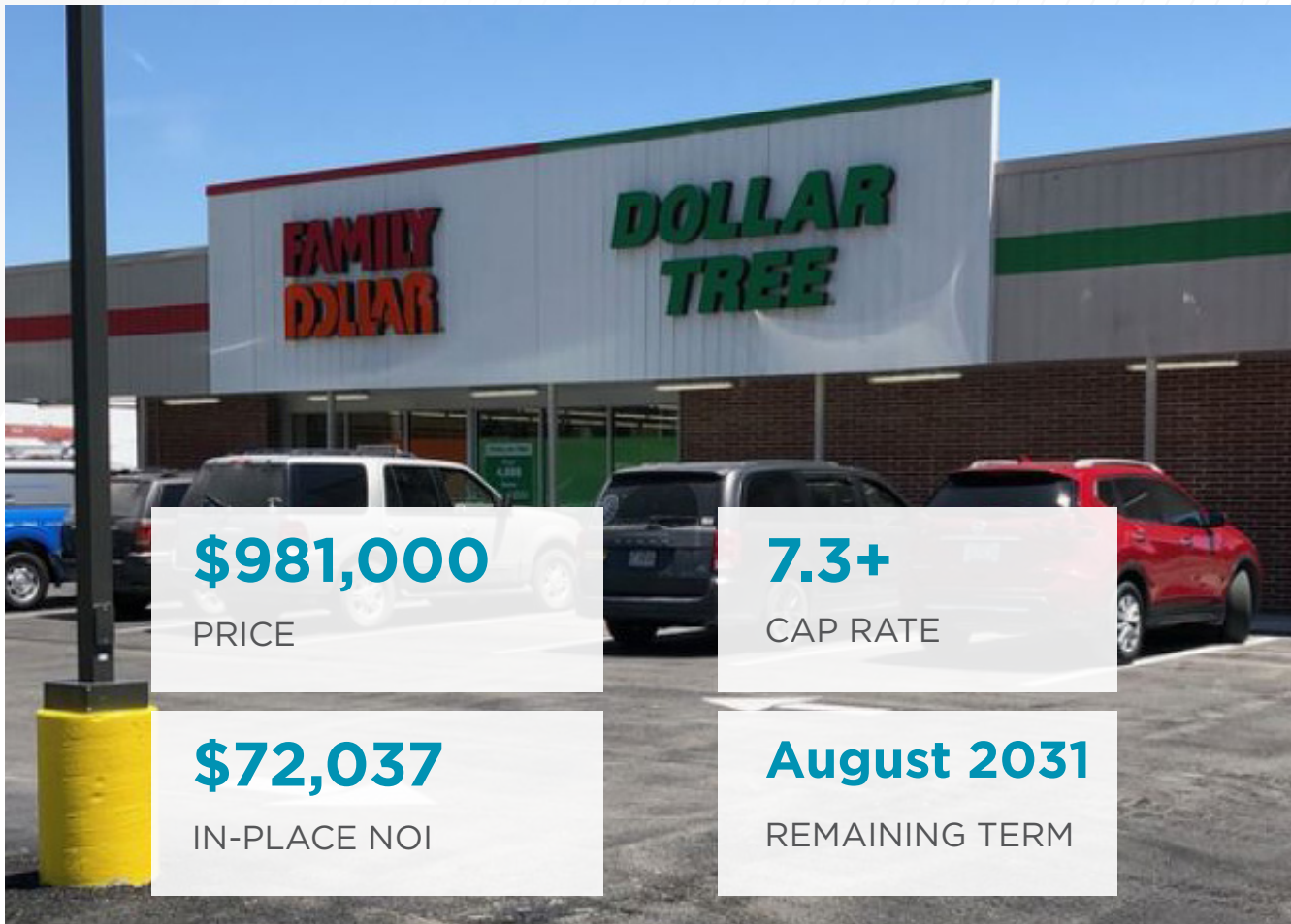
+1 314 498-0354

David.Wirth@cushwake.com



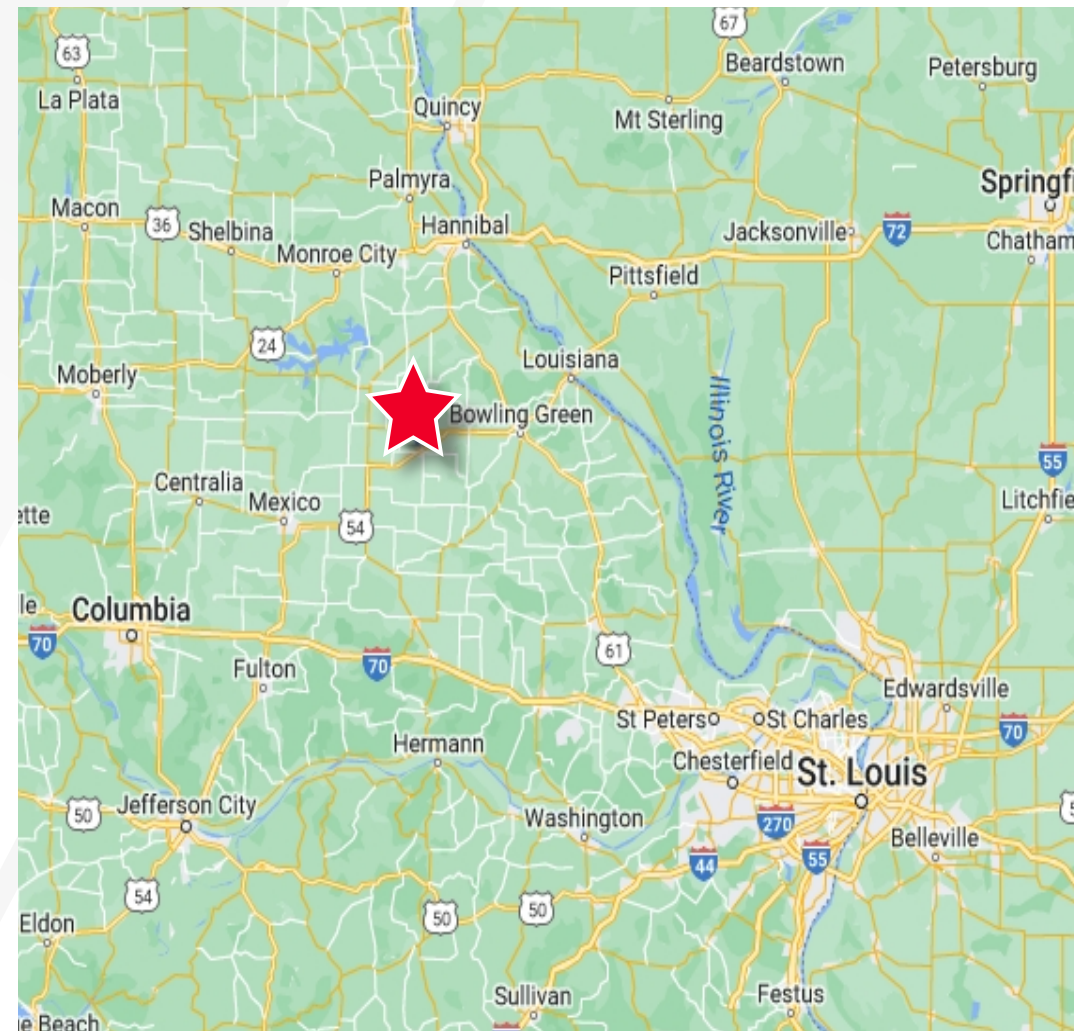
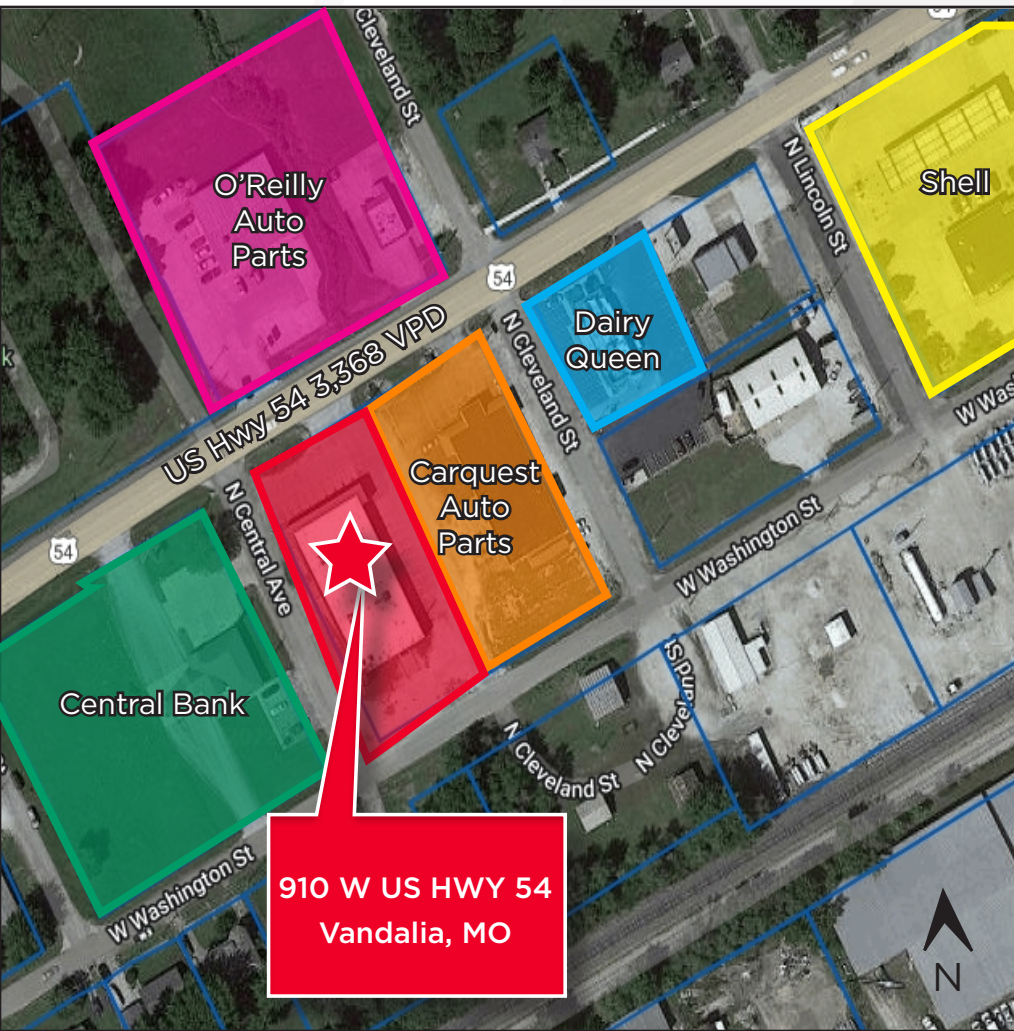
EXECUTIVE SUMMARY

FAMILY DOLLAR / DOLLAR TREE VANDALIA, MO



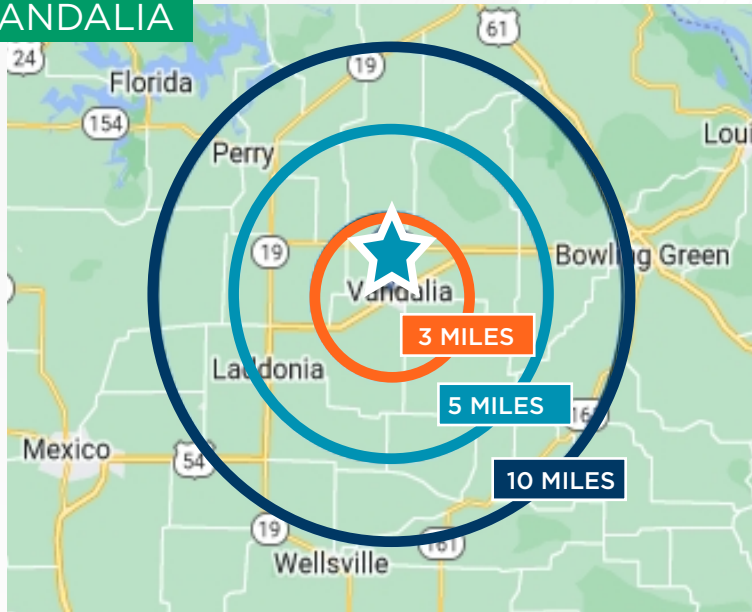
ASSET LOCATION

- » 910 W Hwy 54, Vandalia, Missouri is located in Audrain County, U.S. Route 54 connects Vandalia with Bowling Green, MO to the east, and Mexico, MO to the west.
- » The Property is at the intersection of US Highway 54 and N Central Ave, across the street from O'Reilly Auto Parts, the neighboring tenants include Carquest Auto Parts, Central Bank, Dairy Queen, and Shell.

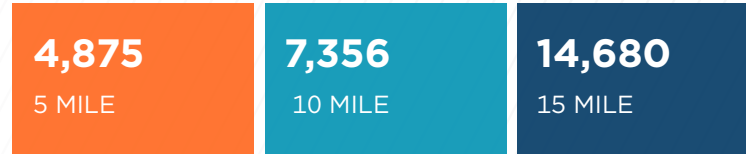


DEMOGRAPHICS

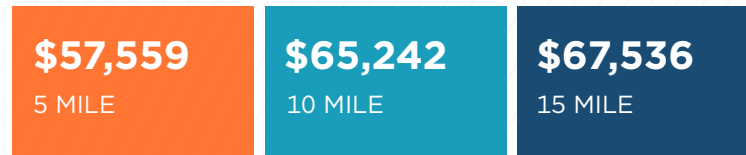
VANDALIA



VANDALIA POPULATION



VANDALIA AVERAGE HH INCOME



Primary Contacts

KYLE PERSHING

+1 314 210 5342

Kyle.Pershing@cushwake.com

Local Retail Market Expert

DAVID WIRTH

+1 314 498 0354

David.Wirth@cushwake.com

7700 Forsyth Blvd., Suite 1210 | St. Louis, Missouri 63105
cushmanwakefield.com

©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.