

Multi-Tenant Retail Investment Property

COACHLIGHT PLAZA

2745 High Ridge Blvd
High Ridge, MO 63049



Kevin Eskridge
VP, Principal
keskridge@hillikercorp.com
O: (314) 781-0001

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Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144

314-781-0001

www.hillikercorp.com



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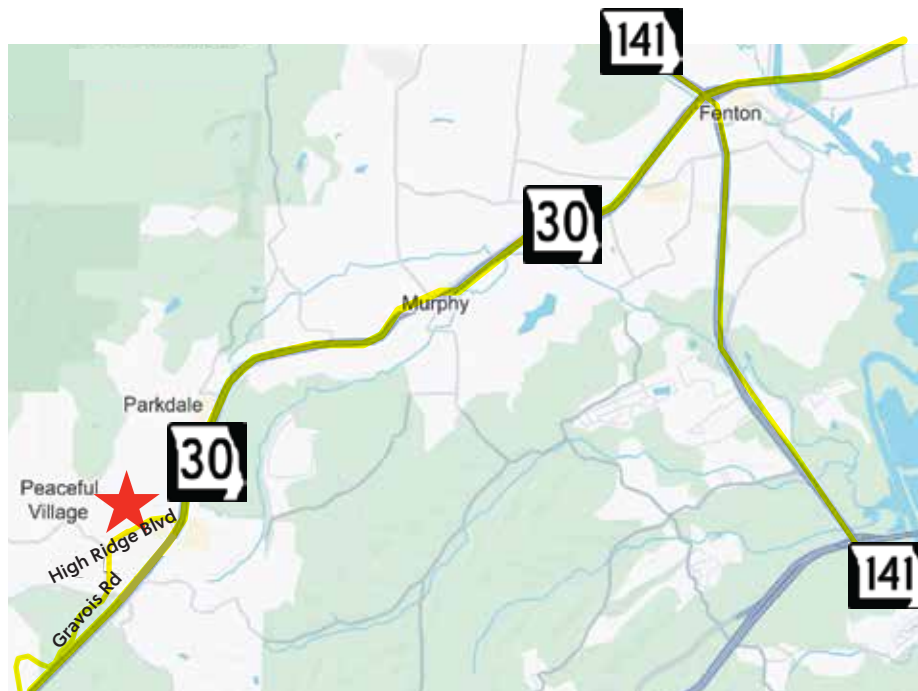
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Sale Price: **\$1,495,000.00**

7.8% Cap Rate



Property Overview

Coachlight Plaza is a fully-leased, multi-tenant retail and office center located along the High Ridge Blvd corridor near Route 30 (Gravois Rd) and Route 141 in Jefferson County, southwest of the St. Louis metro area. The property comprises 17 retail/office suites plus four basement storage units, occupied by 19 leasees spanning beauty and wellness, financial services, professional services, and retail tenants.

Value Add: Below Market Rents

Building Size: **14,690± SF GBA**

Leasable Retail/Office: **10,870± SF**

Basement Storage: **3,000± SF** (4 storage units)

Common Area: **820± SF**

Land Area: **1.2 acres**

Zoning: **CC2 Non-Planned Community Commercial**

Parking: **57 parking spaces** (Approximately 5/1,000 SF)

Roof: **New** (2023)

Parking Lot: **Resurfaced** (2025)

Security: **Cameras in place**

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