



Circle K

\$3,480,000 | 5.00% CAP

1571 Bryan Rd, Dardenne Prairie, MO (St. Louis) 63366

- ✓ **Brand New 15-Year Absolute NNN Ground Lease** With 10% Increases Every 5 Years
- ✓ **Premier Signalized Hard Corner Location** With 44,854 Combined VPD at the Intersection of Bryan Rd. & Feise Rd.
- ✓ **Flagship Location in The Prairie Encore Development** | Brand-New \$90+ Million Mixed Use Luxury Development
- ✓ **Located in a Rapidly Growing**, Affluent Suburb in the St Louis MSA | Average HH Income is Over \$150,000
- ✓ **Global Convenience Leader** – Circle K Operates 14,000+ Locations Across 20+ Countries



Circle K is one of the largest convenience store brands in the world, with nearly **7,000 U.S. locations and 14,800** globally. Known for fresh food, premium beverages, and fuel, Circle K stores **average 1,500 daily** transactions and serve **over 545,000 customers** annually.



INVESTMENT OVERVIEW

CIRCLE K DARDENNE PRAIRIE, MO (ST. LOUIS)



CONTACT FOR DETAILS

Kyle Varni

Vice President
(469) 694-4189

kvarni@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

MO Broker of Record: Michael Swearngin

License #: 1999072529

\$3,480,000

5.00% CAP

NOI

\$174,000

Building Area

±5,200 SF

Land Area

±1.72 AC

Year Built

2025

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Brand New 15-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and Renewal Options
- ✓ **Flagship Location in the \$90 Million New Development "The Prairie Encore".** This high-end luxury development includes a 190-unit apartment complex, Beloved St. Louis BBQ Sugarfire Smokehouse with pickleball and sand volleyball courts, high end liquor store Macadoodle's, a brand-new Starbucks, Smalls Sliders, and now Circle K.
- ✓ **High Traffic Signalized Hard Corner Location With 44,854 Vehicles Per Day at Bryan Rd. & Feise Rd.**, offering outstanding visibility, full access, and direct connectivity to I-64 and Route 364. This highly trafficked intersection serves as a key corridor through one of the area's fastest-growing areas of St. Louis.
- ✓ **Located in Dardenne Prairie – One of Missouri's Most Affluent and Fastest-Growing Suburbs** With a 2025 median household income of \$155,585, 93% homeownership, and a 13.4% population increase since 2020, the area offers exceptional demographic stability and long-term retail demand.
- ✓ **Near Schools, Parks, and Master-Planned Neighborhoods including Liberty High School** (1,600+ students), Kinetic Park (featuring Missouri's largest outdoor skatepark), and Inverness, a 106-acre master-planned residential community with over 266 homes. These destinations support sustained traffic throughout the week from students, families, and recreation visitors.
- ✓ **Global Convenience Leader** – Circle K operates 14,000+ locations across 20+ countries, making it one of the largest and most recognized convenience store brands. Known for fuel, food, and essential goods, Circle K drives consistent traffic and delivers strong, reliable performance.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

CIRCLE K DARDENNE PRAIRIE, MO (ST. LOUIS)

Circle K

Lessee: Mac's Convenience Stores LLC (Corporate Guarantee)

REVENUE
\$26.2 BILLION

CREDIT RATING
MOODY'S: BAA1
S&P: BBB

LOCATIONS
14,800+



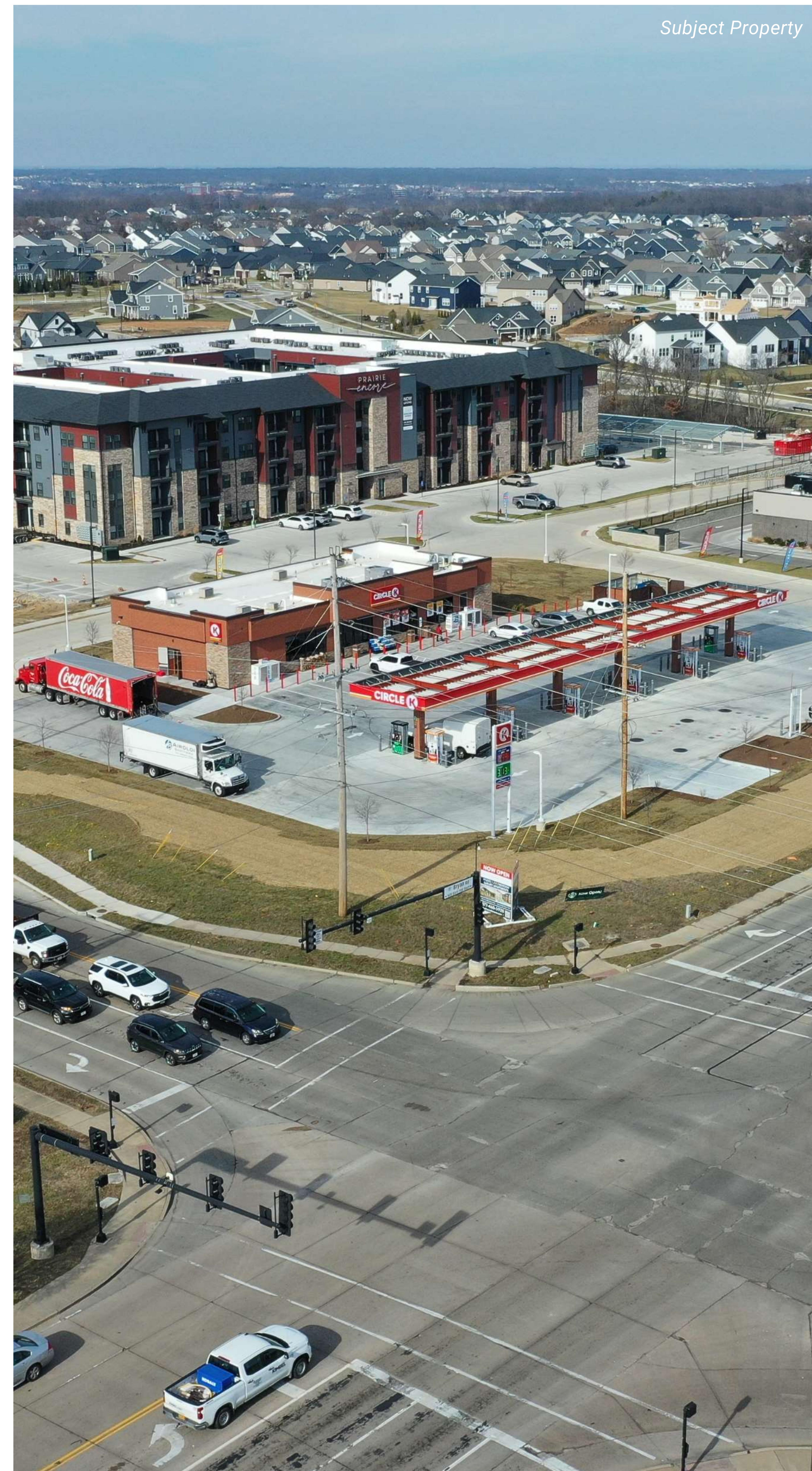
circlek.com

Founded in 1951, Circle K is one of the largest company-operated convenience store chains in the world and a key brand under Alimentation Couche-Tard Inc. (TSX: ATD), a global leader in fuel and convenience retail.

Circle K operates **more than 6,900 stores** in the **U.S. and 14,800 globally**, offering fuel, food, beverages, and essential items in suburban, highway, and urban markets.

The brand continues to expand through **strategic acquisitions and new construction** while investing in elevated store formats, foodservice offerings, and electric vehicle charging infrastructure. Couche-Tard reported **\$71.8 billion** in revenue in FY 2023, with investment-grade credit ratings and operations **across 24 countries and territories**. Circle K stores average over **1,500 transactions per day**, underscoring the brand's strength in serving everyday needs in high-traffic corridors.

Mac's Convenience Stores LLC is a wholly owned subsidiary of Couche-Tard. Confirmed further in Couche-Tard annual information form on page 20 ([Click Link to Annual Report.](#))



IN THE NEWS

CIRCLE K DARDENNE PRAIRIE, MO (ST. LOUIS)

Circle K to Expand Across Upstate New York

NOVEMBER 04, 2024 (NACS)

The retailer announced a franchise development agreement with The Briad Group.

Circle K plans to more than **double its current store count** in the state of New York through a new franchise development agreement with The Briad Group, the company announced last week. The Briad Group will **open 40 franchised** Circle K stores in Upstate New York as part of the agreement, according to a press release from **Alimentation Couche-Tard**, the parent company of Circle K.

In 2025, Circle K announced a franchise development deal with The Briad Group to open 40 new locations across Upstate New York, more than doubling its presence in the region. This rollout reinforces the brand's aggressive national growth strategy.

Circle K said that it currently operates and franchises **approximately 30 locations** in New York State.

"We're very pleased to partner with The Briad Group to bring Circle K to new communities in New York and look forward to **supporting their efforts** to make our customers' lives a little easier," said Pat Fitzpatrick, vice president of global franchise for Circle K. "Their proven **experience as restaurant and hotel operators** and intimate knowledge of their guests will make them a tremendous asset for the Circle K brand as we accelerate our growth in the Northeast."

The development of these **new locations is set to begin** in early 2025, according to Circle K.

"We are excited about this partnership with Circle K and look forward to the **mutual growth and success** it will bring," said Brad Honigfeld, CEO of The Briad Group. "These new store locations will offer **enhanced convenience and fueling services** to the various New York communities, aligning with our commitment to **delivering excellence** across our business segments."

[EXPLORE ARTICLE](#)



Circle K honored with 2025 NACS Convenience Retail Technology Award Europe

MAY 28, 2025 (PR NEWSWIRE)

Recognizing an AI-driven digital people platform that transformed Circle K's recruitment, onboarding, and training across 12 countries.

Circle K Europe has been named Convenience Retail Technology Award Europe winner by the National Association of Convenience Stores (NACS), honoring its AI-powered digital people platform. Shortlisted alongside leading global retailers, Circle K's **solution earned top marks** for its ability to streamline hiring, **boost new-hire** readiness, reduce turnover, and deliver measurable results across more than **5,200 stores in 12 European markets**.

Circle K received the 2025 NACS Convenience Retail Technology Award for its AI-driven hiring and training platform, which boosted job applications by 90% and reduced employee turnover by 13%. The initiative highlights Circle K's innovation and operational excellence.

In an industry facing acute labor shortages, Circle K reimagined every stage of the employee journey. A two-part, mobile-first application replaces traditional CVs with a situational judgment test and personal assessment, instantly **ranked by predictive analytics** saving store managers over two hours per new hire. New hires then engage in a unified, **game-based onboarding experience** that blends interactive digital modules with hands-on tasks, all tailored in real time by AI-generated feedback. Ongoing engagement comes to life via additional gamified training challenges such as **"Customer Star"** and **"Beat the Boss"** ensuring all team members master customer-centric skills in a fun and engaging way.

[EXPLORE ARTICLE](#)



LEASE OVERVIEW

CIRCLE K DARDENNE PRAIRIE, MO (ST. LOUIS)

Initial Lease Term	15 years, plus (5), 5-year options to renew
Rent Commencement	December 2025
Lease Expiration	December 2040
Lease Type	Absolute NNN Ground Lease
Rent Increases	Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$174,000.00
Annual Rent YRS 6-10	\$191,400.00
Annual Rent YRS 11-15	\$210,540.00
Option 1	\$231,594.00
Option 2	\$254,753.40
Option 3	\$280,228.74
Option 4	\$308,251.61
Option 5	\$339,076.78

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



SSM HEALTH ST.
JOSEPH
HOSPITAL
(216 BEDS)



THE PRAIRIE ENCORE

- \$90 MILLION MIXED-USE COMPLEX FEATURING A 190-UNIT LUXURY APARTMENT BUILDING ALONGSIDE RETAIL AND DINING OPTIONS SUCH AS SUGARFIRE SMOKEHOUSE, MAC-A-DOODLES, SMALLS SLIDERS, STARBUCKS, AND A 7,500 SQ FT ANIMAL HOSPITAL.
- STRATEGIC ACCESS AND FREE-FLOWING ENTRANCES TO ALLOW MORE TRAFFIC TO MOVE THROUGH BOTH THE APARTMENT COMPLEXES AND THE RETAIL SPACE

PRAIRIE RIDGE
ANIMAL HOSPITAL



CIRCLE K™



BRYAN ROAD
(28,128 VPD)


CVS/pharmacy



DUTCH BROS
COFFEE







SITE OVERVIEW

CIRCLE K DARDENNE PRAIRIE, MO (ST. LOUIS)

 Year Built	2025
 Building Area	$\pm 5,200$ SF
 Land Area	± 1.72 AC
 Pumps	6
 Fueling Positions	12

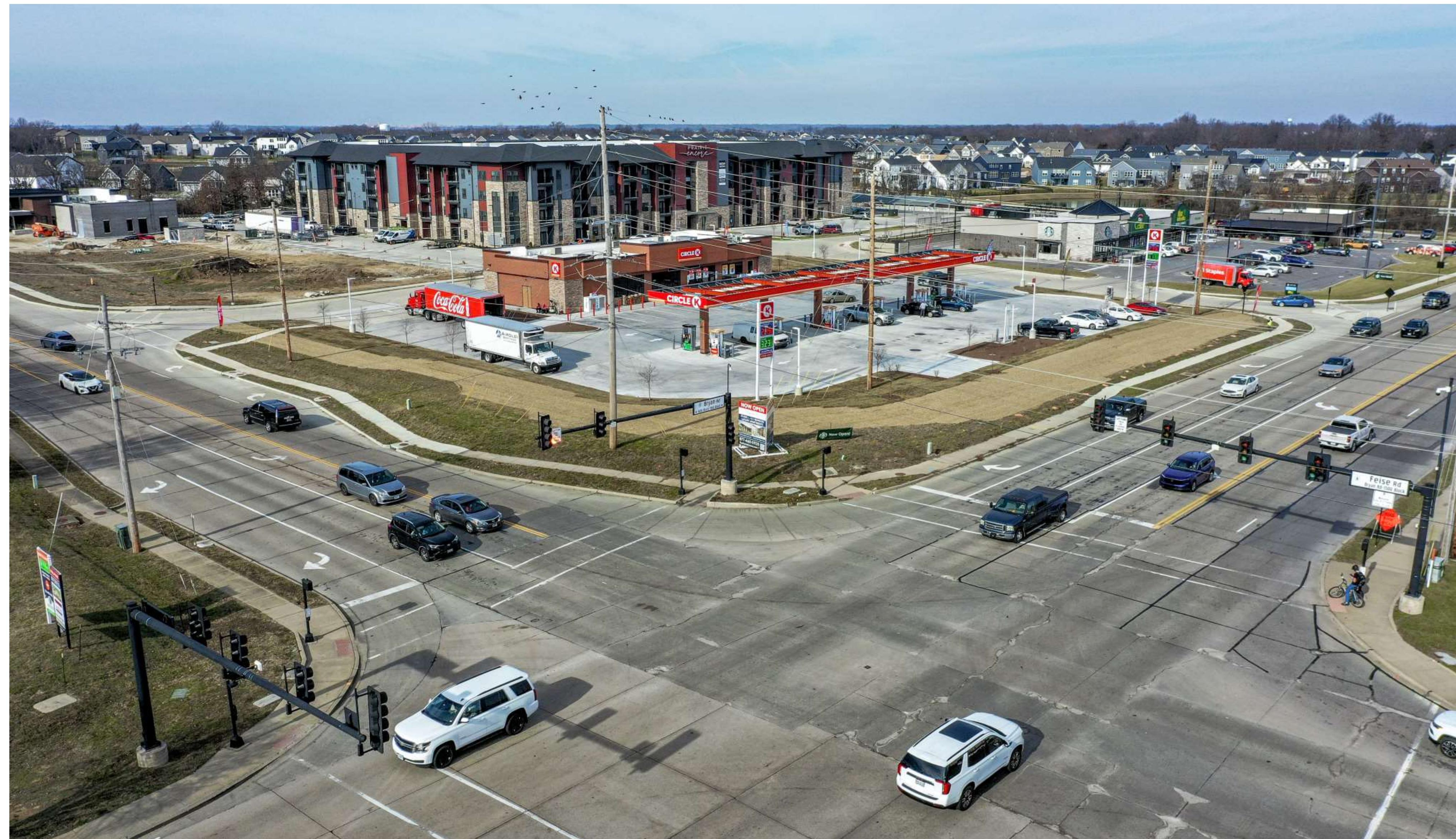
NEIGHBORING RETAILERS

- Walmart Supercenter
- Target
- Lowe's Home Improvement
- The Home Depot
- Kohl's
- Michaels
- Ashley Store
- Fresh Thyme Market
- JCPenney
- T.J. Maxx



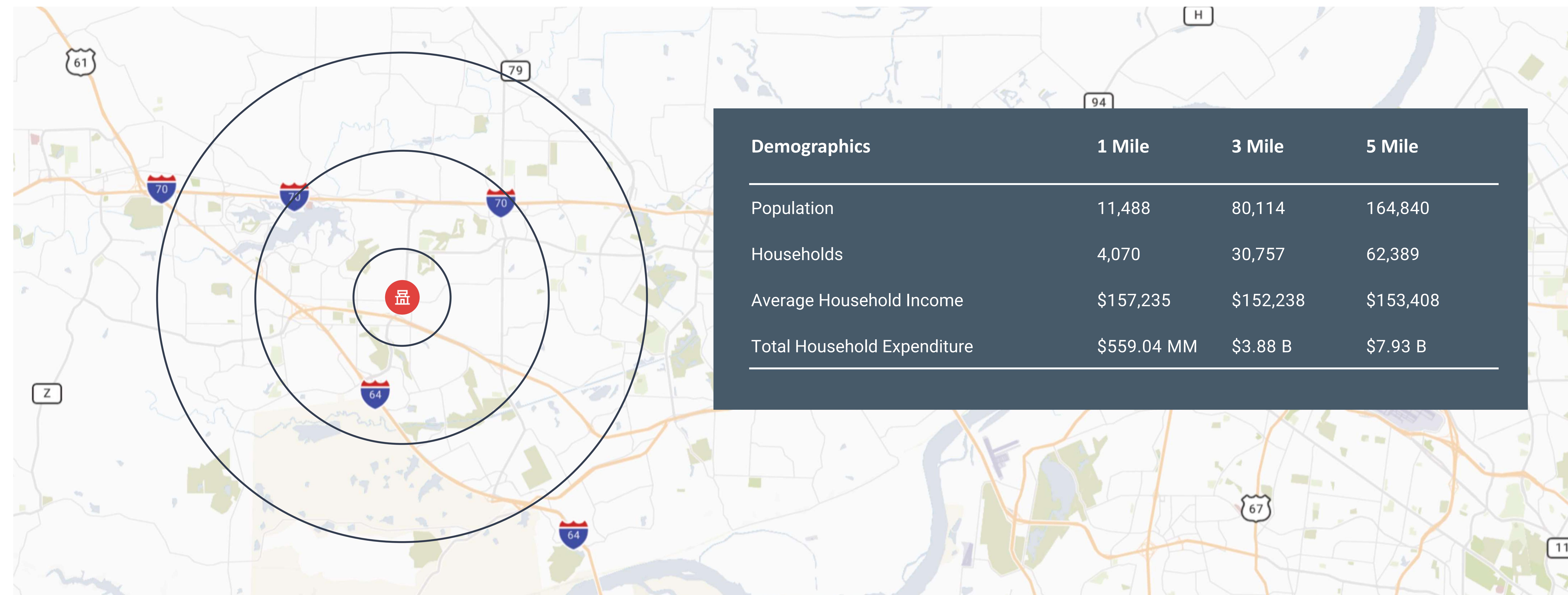
PROPERTY PHOTOS

CIRCLE K DARDENNE PRAIRIE, MO (ST. LOUIS)



LOCATION OVERVIEW

CIRCLE K DARDENNE PRAIRIE, MO (ST. LOUIS)



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Amazon (5,041)
2. General Motors Corporation (4,124)
3. MasterCard Worldwide (3,450)
4. Ameristar Casino St. Charles (1,900)
5. Citigroup (1,858)
6. Nike Air Manufacturing Innovation (800)
7. FedEx Ground (694)
8. CarShield (NRM) (650)
9. NISC (610)
10. Lear Corporation (558)

LOCATION OVERVIEW

CIRCLE K DARDENNE PRAIRIE, MO (ST. LOUIS)

Dardenne Prairie

Missouri

14,489

Population

\$155,585

Median Household Income



More Than Double the
National Average

MEDIAN HOUSEHOLD
INCOME

Homeownership Rate

93%

Dardenne Prairie is a rapidly expanding suburb of St. Louis located in the heart of St. Charles County, Missouri's fastest-growing county.

Known for its high-income households, top-tier public schools, and family-oriented lifestyle, Dardenne Prairie continues to attract residents seeking a strong quality of life and proximity to major employment hubs.

One of Missouri's most affluent and fastest-growing suburbs, with 93% homeownership and top-tier schools.

The city has grown over 13% since 2020 and is home to a well-educated population, with more than 52% of adults holding a bachelor's degree or higher.

Residents enjoy access to highly rated school districts like Wentzville R-IV and Fort Zumwalt, as well as exceptional recreational amenities such as Kinetic Park, Lake Forest Country Club, and miles of neighborhood trails. Master-planned communities like Inverness continue to fuel residential growth, while the city's prime location near I-64 and Route 364 supports easy access to O'Fallon, Chesterfield, and downtown St. Louis. With strong fundamentals, low crime, and a growing retail base, Dardenne Prairie offers long-term stability and consistent demand for essential services and daily-needs retail.

IN THE NEWS

CIRCLE K DARDENNE PRAIRIE, MO (ST. LOUIS)

Mia Rose Holdings Launches \$90M+ Development: The Prairie Encore

RACHEL BROWN (MIA ROSE HOLDINGS)

The development will feature 190 luxury residential units, a Smalls Sliders, Sugarfire Smokehouse, Mac-A-Doodles, Starbucks, Circle K, and Animal Hospital.

St. Louis-based developer Mia Rose Holdings has begun construction of The Prairie Encore, a uniquely designed, upscale **mixed-use community** in Dardenne Prairie, Missouri, a city in western St. Charles County.

Located at the intersection of Bryan Road and Feise Road, the development will feature a **190-unit luxury** living multifamily development, a **3,000-square-foot**, stand-alone Sugarfire Smokehouse with sand volleyball and pickleball courts, one of the first Smalls Sliders restaurants in Missouri, an **11,000-square-foot building** for Mac-A-Doodles Fine Wine, Beer & Spirits, a Starbucks with a drive-through, a Circle K Convenient Store, and a **7,500-square-foot** Animal Hospital. Vertical construction on the site is underway.

Mixed-use project bringing 190 luxury apartments, retail, restaurants, and walkable amenities to the corner of Bryan & Feise, fueling sustained growth near the subject property.

The **218,800-square-foot** apartment building will consist of **190 residential units** with three elevators and extensive amenities. Its broke ground on June 28th and will welcome residents in the Fall of 2025. Between '**The Prairie**' at the southwest corner of Highway 364 and Bryan Road, which was completed in 2023, and 'The Prairie Encore', Mia Rose is investing over **\$150 million** in the community of Dardenne Prairie.

"We are focused on bringing community enhancements, amenities, and services that the residents of the community of Dardenne Prairie would like to have," said Tom Kaiman, founder of Mia Rose Holdings. "The city has **limited amounts** of ground to develop that can produce a significant amount of sales tax to cover the city's base expenses. We are opening a significant amount of the retail space early in the **development timeline**, which is a substantial benefit to the city and ultimately to the residents."

[EXPLORE ARTICLE](#)



St. Charles County, MO Growth Statistics (2025)

LANA PRINSTER (LIVINGSTLOUISO)

We compiled the most important statistics about St. Charles County's growth trajectory by 2030, according to the county's master plan.

In this report on St. Charles County, we will cover:

- **Population growth and projections**
- **Economic growth**
- **Housing development and projections**
- **Land use projections and growth**

77% of the population growth is expected on the county's western side.

The St. Louis region is seeing a **westward expansion within** the I-70 and I-64 corridors. This trend has been happening for decades, and St. Charles County has grown substantially because of it.

This westward expansion includes:

- **New residential construction**
- **Commercial development**
- **Infrastructure improvement**
- **Expansion of public utilities**


The rapid movement west can be **primarily attributed** to the abundance of **inexpensive land and a good network** of streets and highways. Compared to St. Louis County and St. Louis City, St. Charles County has far more land available for **new development**. It's also cheaper.

[EXPLORE ARTICLE](#)



METRO AREA

CIRCLE K DARDENNE PRAIRIE, MO (ST. LOUIS)



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Kyle Varni
Vice President
(469) 694-4189
Kvarni@securenetlease.com

Ben Johnson
Associate
(469) 729-6441
bjohnson@securenetlease.com

Bob Moorhead
Managing Partner
(214) 522-7210
bob@securenetlease.com