

# MIXED USE INVESTMENT OPPORTUNITY

36,126 SF ON 1.96 AC



**16721-16759 MAIN STREET**  
WILDWOOD, MISSOURI 63040



# Executive Summary

## Wildwood Town Center

Intelica is pleased to present investors with the opportunity to acquire 16721–16795 Main Street in Wildwood, Missouri (“Wildwood TC”). Situated in the heart of Wildwood with prominent visibility along MO-100/Manchester Road, this modern, high-image property offers immediate and diversified cash flow supported by 93% occupancy and no lease expirations until April 30, 2027.

## Investment Highlights

- Modern Class A mixed use building located in the heart of Wildwood, MO.
- Stabilized asset with upside potential.
- Stabilized rent roll with anchor tenants leased out beyond 2030 and a 4.6 WALT.
- Directly across the street from the proposed 189-unit multi-family development.
- High image and well-maintained.
- Diverse tenant mix including restaurants, retail, medical, and professional office.
- Over \$500,000 in Tenant Improvements performed under current ownership.



## Investment Snapshot



\$6,000,000  
Sale Price



8.16%  
Cap Rate



36,193 SF  
On 1.96 Acres



\$489,638  
In-Place NOI



14  
Tenants



93%  
Occupancy



2006  
Year Built



4.6 Years  
WALT



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