

HOWDERSHELL BUSINESS CTR

6 8 4 1

HOWDERSHELL ROAD  
HAZELWOOD, MO

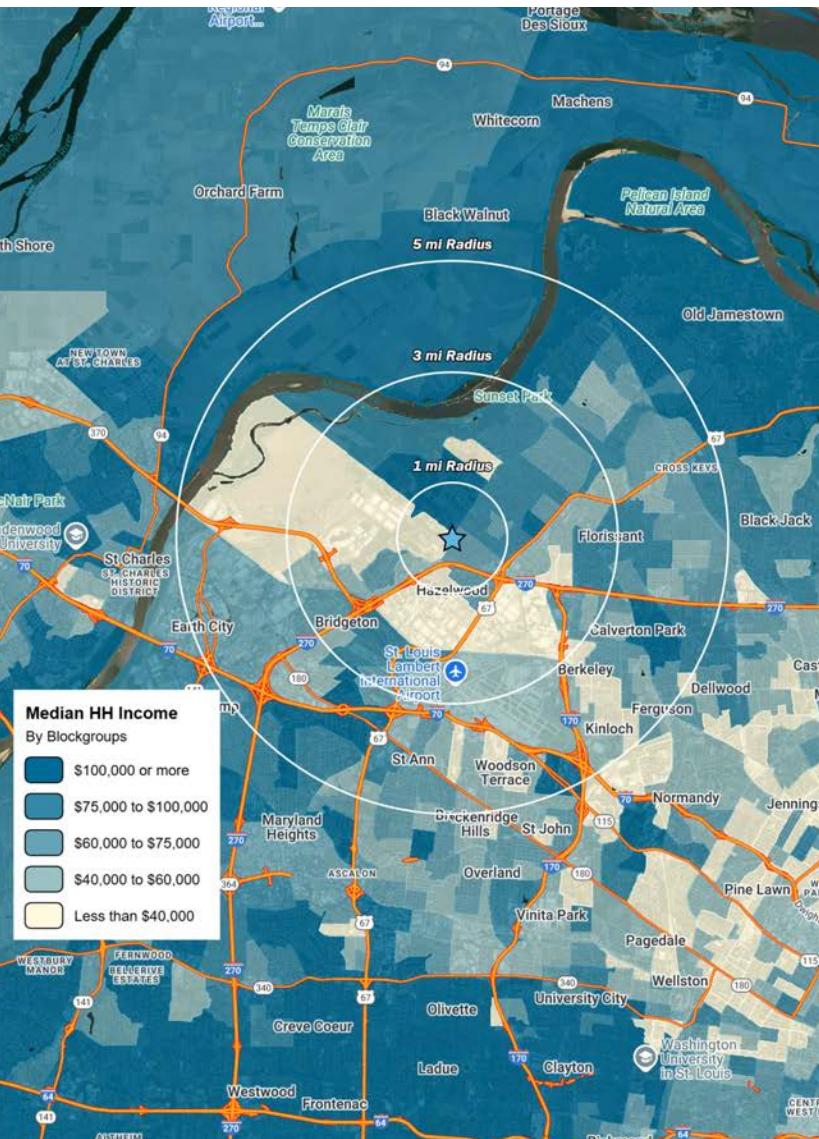
FOR SALE



**LCG**  
Capital Management

# 6841 HOWDERSHELL RD

## TRADE AREA INFO



### TRADE AREA OVERVIEW

The City of Hazelwood was originally incorporated as the Village of Hazelwood, on September 7, 1949. However, this area of the Florissant Valley has a proud and rich heritage dating back to Indian settlements in 4000 B.C. French explorers were the first to venture into the area in the late 1600's, with the French being the first to settle in the region and the Spanish settlers in the late 1700's. In 1797 a wagon train of American settlers made their way to the area from Virginia, Kentucky and the Deep South.

When industry and business began locating in the valley, the city of Florissant tried to annex what is now Hazelwood. However, a group of determined farmers did not want that to happen and banded together in 1944 to fight the annexation. Although the "battle" seemed a mismatch, the farmers won and on September 26, 1949, The Village of Hazelwood Board of Trustees met for the first time in the Elm Grove Schoolhouse now known as the little red schoolhouse.

Hazelwood has grown substantially since then and an election for Home Rule by Charter was held and passed overwhelmingly in October 1969. Today, Hazelwood is one of the largest cities in St. Louis County and home to nearly 27,000 residents and more than 1,000 businesses, including 12 Fortune 500 companies, six Fortune 1,000 companies and 10 corporate headquarters.

**NICK HARTIG**

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### DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>	<b>9,527</b>	<b>50,600</b>	<b>146,343</b>
<b>HOUSEHOLDS</b>	<b>4,014</b>	<b>21,294</b>	<b>59,778</b>
<b>EMPLOYEES</b>	<b>5,377</b>	<b>34,869</b>	<b>82,426</b>
<b>MED HH INCOME</b>	<b>\$72,118</b>	<b>\$69,394</b>	<b>\$68,879</b>

### PROPERTY SNAPSHOT:

- 100% LEASED, VALUE-ADD RETAIL CENTER
- SALE PRICE: \$750,000 (\$135 PSF)
- SIZE: 5,750 SF (5 UNITS) ON 0.66 ACRES
- PARKING: FRONT & REAR

### FINANCIAL SNAPSHOT:

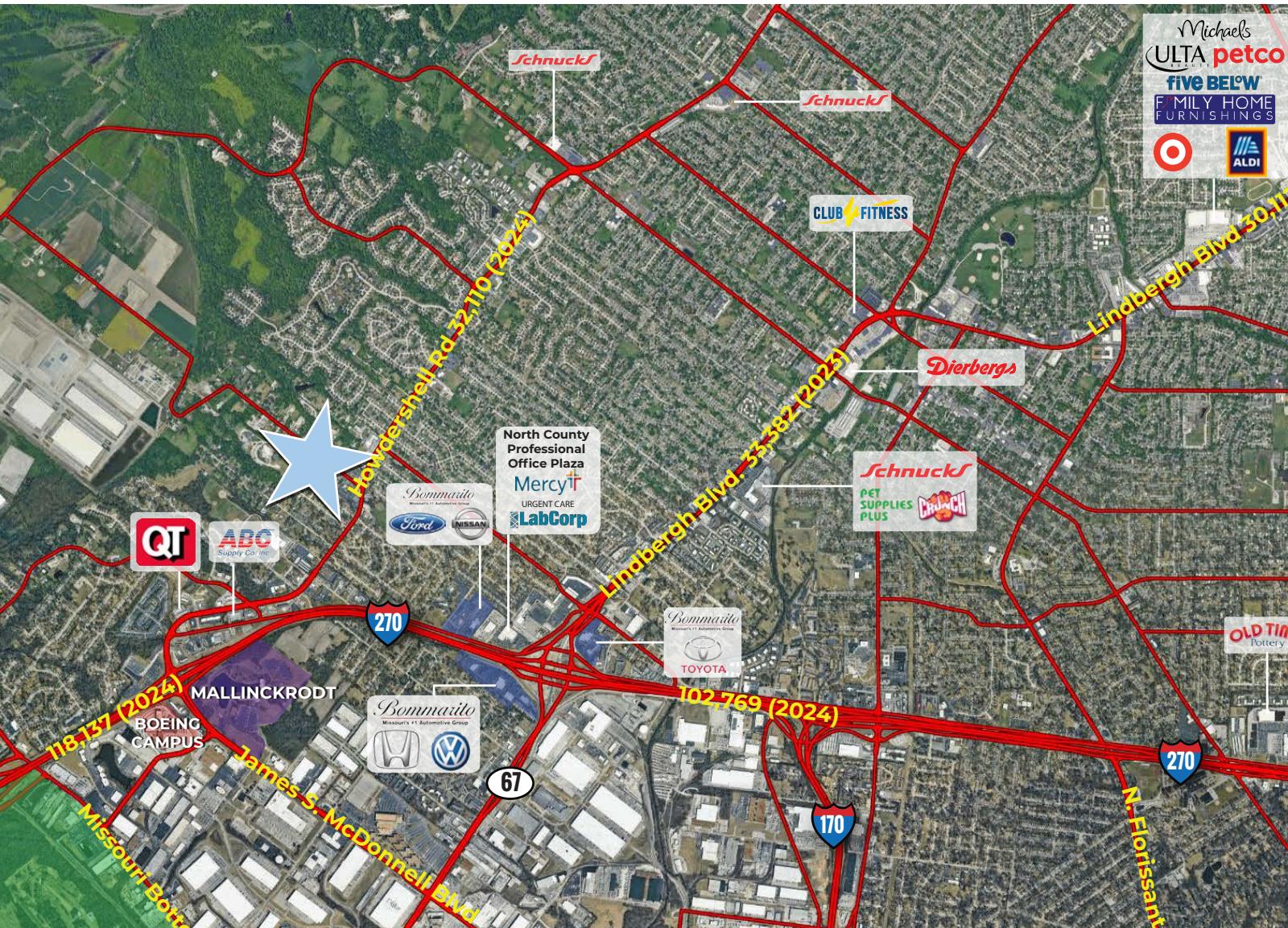
- CURRENT
  - 2024 RENT ROLL: \$81,435/YR
  - 2024 NOI: \$46,479
- PROFORMA
  - 2028 PROFORMA RENT ROLL: \$113,600/YR
  - 2028 PROFORMA NOI: \$75,398

[www.LCGCap.com](http://www.LCGCap.com)

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# 6841 HOWDERSHELL RD

## MARKET AERIAL + DETAILS



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- 100% LEASED
- MAJORITY LONG-TERM TENANTS
- VALUE-ADD OPPORTUNITY, ALL RENTS BELOW MARKET
- 30,000+ VEHICLES PER DAY
- EASY ACCESS TO I-270, HIGHWAY 370, AND LINDBERGH BLVD
- ORIGINAL BUILDING OWNER
- RE-SEALED ASPHALT, PARKING LOT STRIPING AND ADA UPDATES COMPLETED IN 2025
- 40 PARKING SPACES IN FRONT AND REAR OF BUILDING, ALONG WITH EASEMENT TO REAR OF PROPERTY
- FULLY ADA COMPLIANT