



For Sale

Fieldstone Mall

4001 State Route 159
Smithton, IL 62285
(St. Louis MSA)

Value Add Investment
Opportunity

92% Leased 9,450/SF
Multi-Tenant Retail Center

Offering Memorandum

NAIDESCO

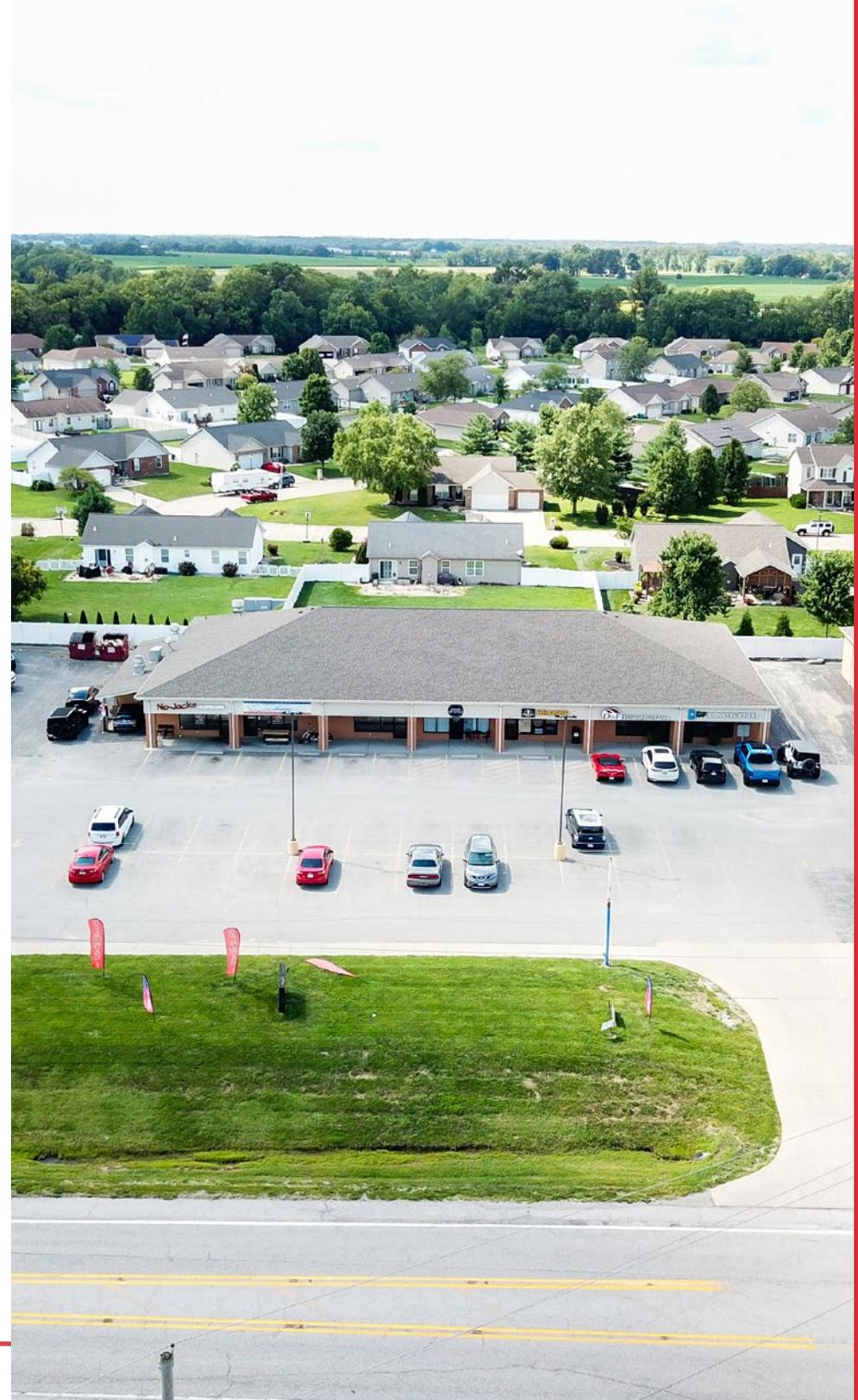


Table of Contents

- 01 Property Overview
- 02 Financial Summary
- 03 Location Overview

01

Property Overview



Investment Overview

Investment Offering

NAI DESCO is pleased to present Fieldstone Mall, a 9,450-square-foot multi-tenant retail center located in Smithton, Illinois (St. Louis MSA). The property is 92% occupied, secured by four (4) tenants, and offers a strong value-add opportunity for investors. **Buyers can significantly increase value by converting the current modified gross leases to NNN leases upon lease expiration.**

Strategically positioned off IL State Route 159, the property benefits from high visibility, with 12,646 cars per day passing by. The 10-mile population surrounding the property is 105,447, while the 3-mile average household income is \$126,959 per year. This investment presents an ideal opportunity for a 1031 exchange buyer seeking a stable, income-producing asset with potential for enhanced returns.

Offering Summary

Property	Fieldstone Mall
Address	4001 State Route 159, Smithton, IL 62285
NEW Asking Price	\$1,039,000
Pro Forma Net Operating Income	\$75,388
Price / SF	\$109.95
Pro Forma Cap Rate	7.25%

Property Specifications

Property	Multi-tenant retail center
Gross Leasable Area	9,450 / SF
Occupancy	92%
Land Area	0.82 / Acres
Year Built	1992
Parcel ID	13-28.0-206-047



Property Highlights

- **Value Add Opportunity** - Significantly increase value by converting current modified gross leases to NNN leases upon lease expiration
- 92% Occupied
- Priced at \$109.95 Per Square Foot
- Great 1031 Exchange Opportunity
- Located on State Route 159, a major north to south thoroughfare



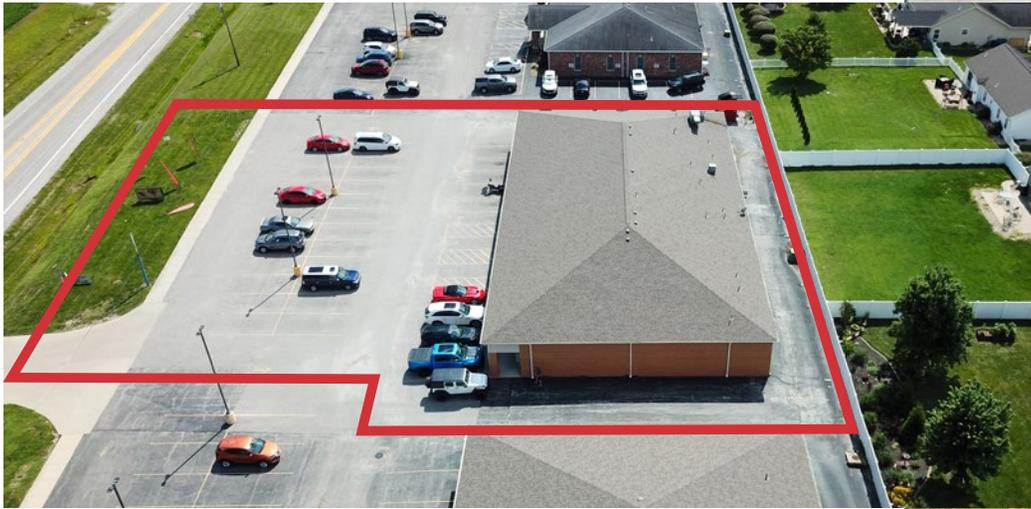
12,646 Vehicles Per Day



Household Income (3-Mile Radius) \$126,959



Population (10-Mile Radius) 105,447



Property Photos



Aerial



02

Financial Summary



Financial Summary

Rent Roll

Suite	Tenant	Unit Size (SF)	% of GLA	Lease Type	Lease Start	Lease End	Lease Term Months	Rent/Yr	Rent/SF	Expense Reimbursement	Options	Increases	
101	Herby Inc. (No Jacks)	4,500	47%	Mod Gross	5/1/2025	4/30/2030	60	\$54,000	\$13.67	None	None	2% Annually	
104	Sara Brand (House of Style)	1,600	16.9%	Mod Gross	8/1/2024	7/31/2027	36	\$20,820	\$13.01	None	None	Yes	
105	Vacant (Estimated)	750	8%	NNN	TBD	TBD	36	\$9,937	\$13.25	Yes	None	Yes	
106	D&F Home Builders	1,300	13.8%	Mod Gross	8/1/2024	7/31/2027	36	\$17,355	\$13.35	None	None	1.5% Annually	
107	D&F Contractors	1,300	13.8%	Mod Gross	8/1/2024	7/31/2027	36	\$17,355	\$13.35	None	None	1.5% Annually	
Total Vacant		750	8%										
Total Occupied		8,700	92%										
Total		9,450	100%						\$119,467				

Financial Analysis

Income Summary:	In-Place Pro Forma	S/SF
Rental Income	\$119,467	\$12.64
Insurance Reimbursement	\$0	\$0
Tax Reimbursement	\$0	\$0
OpEx/CAM Reimbursement	\$0	\$0
Gross Income	\$119,467	\$12.64

Operating Expenses:		
Insurance	\$6,396	\$0.68
Taxes - 2024	\$24,477	\$2.59
CAM	\$13,206	\$1.40
Total Operating Expenses	\$44,079	\$4.66

Net Operating Income	\$75,388	\$7.98
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Price	\$1,039,000
Price Per SF	\$109.95
CAP Rate	7.25%

Expenses:	Current	\$/SF
Electric - Common Area	\$1,080	\$0.11
Trash Removal	\$8,186	\$0.87
Pest Control	\$880	\$0.09
Snow Removal	\$1,300	\$0.14
Landscaping	\$1,760	\$0.19
Total CAM** Costs	\$13,206	\$1.40

** Common Area Maintenance

Value Add Strategy

» Converting Leases to NNN from Modified Gross

03

Location Overview



Location Overview



Smithton, Illinois, is a growing suburban community in St. Clair County, just 23 miles southeast of downtown St. Louis. As part of the St. Louis MSA, it offers a blend of small-town charm and suburban convenience, making it an attractive place to live and invest.

With a population of approximately 3,909 and a median household income of \$106,012, Smithton is a stable, high-income community with a strong presence of families and professionals. The area benefits from its proximity to major employers, including Scott Air Force Base (13,000+ personnel), Amazon, Memorial Hospital, and several St. Louis-based Fortune 500 companies. Many residents commute to these job centers, supporting a strong local housing market and a growing retail sector.

Smithton is well-connected via Illinois Route 159, I-64, and Route 13, providing easy access to Belleville, Fairview Heights, and downtown St. Louis. Regional airports, including MidAmerica St. Louis (BLV) and Lambert-St. Louis International (STL), further enhance its connectivity.

The community offers essential retail, dining, and recreational amenities, with larger shopping and entertainment destinations just a short drive away in Belleville and Fairview Heights. Local parks and green spaces add to its family-friendly appeal.

For investors, Smithton stands out as a prime opportunity, thanks to its affluent population, commuter-friendly location, and growing residential market. Whether for retail, residential, or mixed-use development, the community offers a strong foundation for long-term growth and investment success.

“Affluent population, commuter-friendly location, & growing residential market”

\$106,012

Median Household Income

64,203

*Daytime Population
(10-Mile Radius)*

Major Employers

- **Scott Air Force Base**
(13,000+ personnel)
- **Amazon**
- **Memorial Hospital**
- **Several St. Louis-based Fortune 500 companies**



St. Louis MSA

The St. Louis Metropolitan Statistical Area (MSA) is a major economic and cultural hub in the Midwest, spanning both Missouri and Illinois. It is home to a diverse economy, a strong education system, and a well-developed infrastructure. With a population of over 2.8 million, St. Louis offers the advantages of a big city while maintaining an affordable cost of living and a high quality of life. Its central location makes it a prime destination for businesses, education, and transportation.

Density of Fortune 1000 Companies

St. Louis is a powerhouse for corporate headquarters, with a high concentration of Fortune 1000 companies across multiple industries. The presence of these companies fosters a dynamic business environment, attracting talent and investment from across the country. St. Louis' corporate landscape supports innovation in sectors such as healthcare, finance, manufacturing, and logistics.

Transportation

St. Louis offers a strong transportation network, making it a prime business and logistics hub. With Lambert-St. Louis International Airport, major interstates, Mississippi River shipping routes, and an extensive rail and public transit system, the region ensures seamless connectivity.

Higher Education

The region hosts over 30 four-year colleges and universities, enrolling 120,000+ students annually. Institutions like Washington University, Saint Louis University, and UMSL drive research, innovation, and workforce development, ensuring a steady pipeline of highly skilled professionals in various fields, including healthcare, engineering, business, and technology.

Affordability

One of St. Louis' most attractive features is its affordability. The city offers a lower cost of living than many other major metropolitan areas. With competitive housing, affordable healthcare, and low tax rates, it's one of the most cost-effective choices for businesses, startups, and residents alike.



2,811,927

Total Population



\$109,235

Avg. HH Income



99,395

Total Businesses



1,500,000

Total Employees



120,000+

Total Students



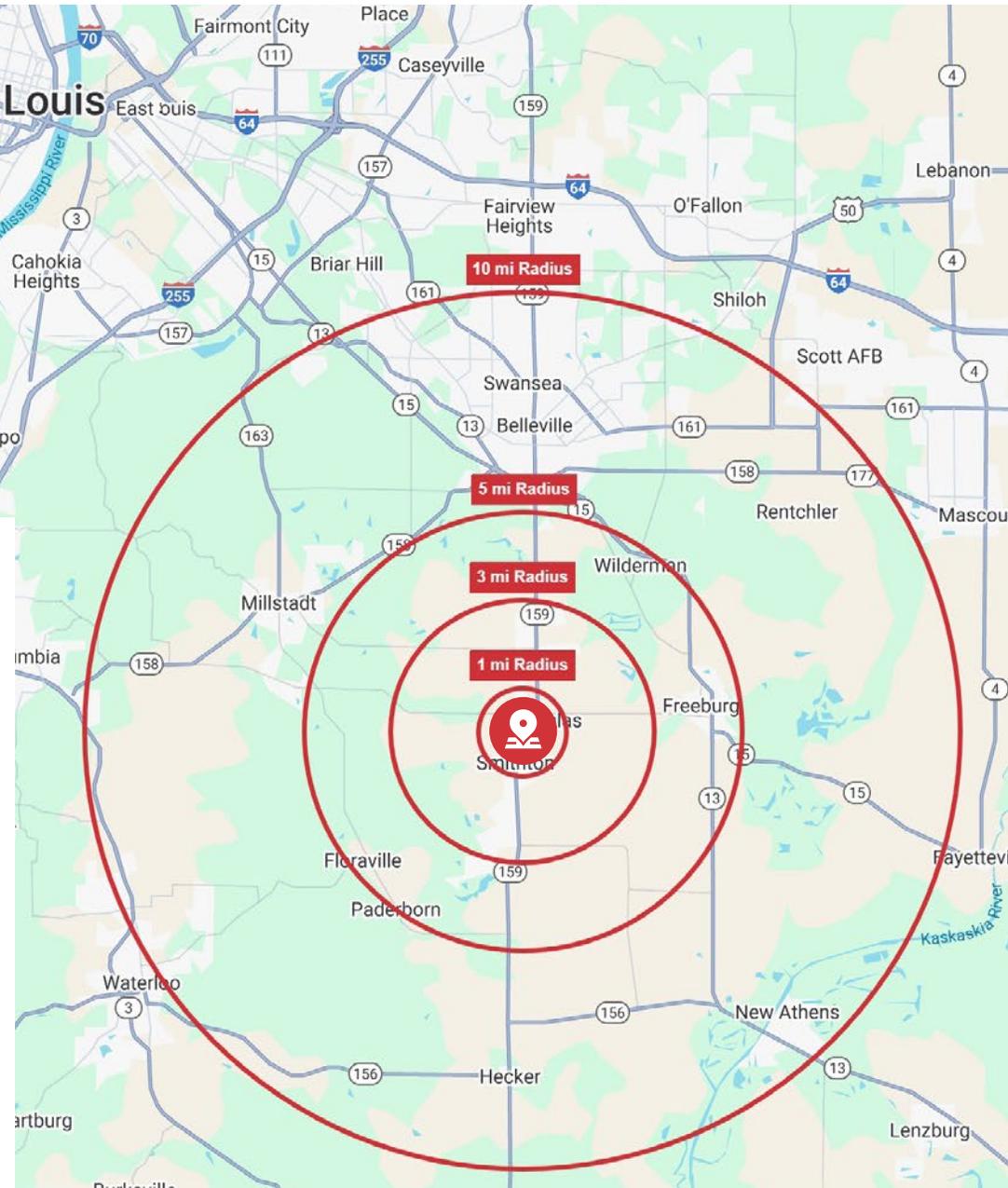
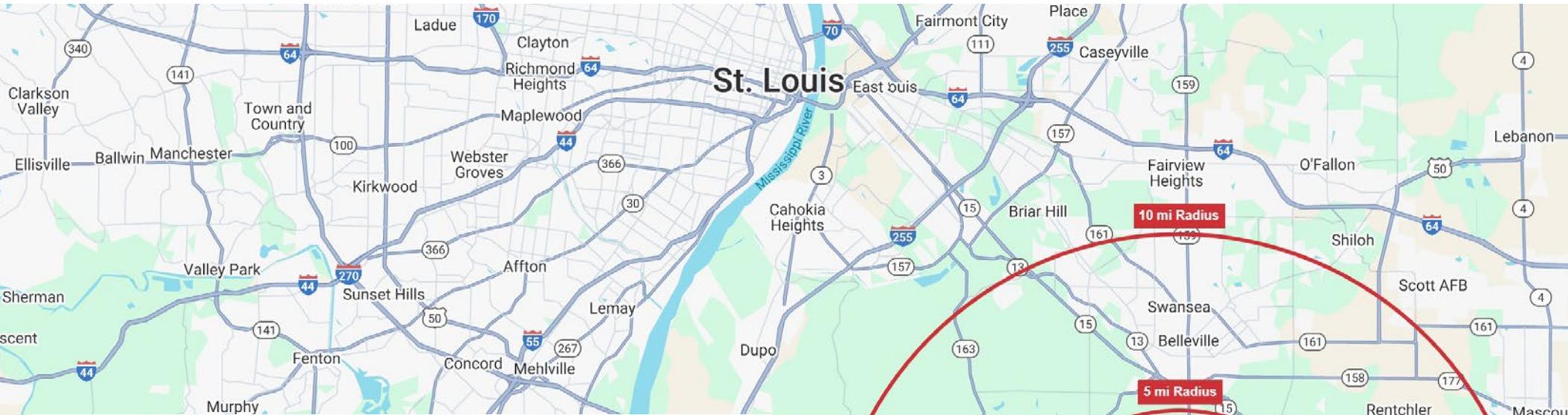
3.7 %

Unemployment

Top Area Employers



Demographics



	3 Mile	5 Mile	10 Mile
 Population	4,254	11,493	105,447
 Daytime Population	1,706	5,364	64,203
	1 Mile	3 Mile	5 Mile
 Households	1,737	4,664	44,692
 Average HH Income	\$126,959	\$126,754	\$102,744

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