

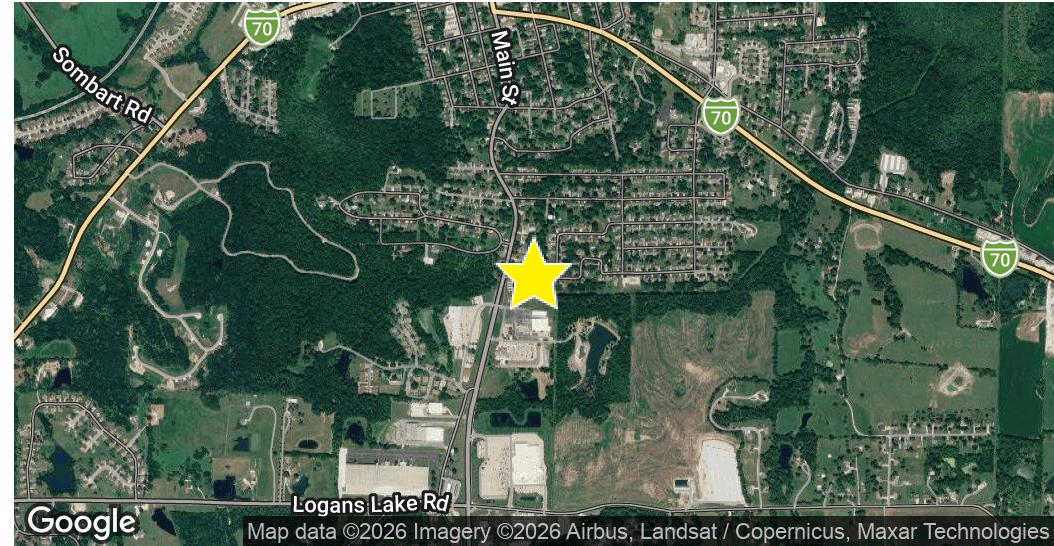


1920 MAIN ST

1920 MAIN STREET, BOONVILLE, MO
65233

GINA RENDE

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OFFERING SUMMARY

Sale Price:	\$1,735,000
Building Size:	41,304 SF
Lot Size:	6.03 Acres
Year Built:	1985/2010
Zoning:	C-1

PROPERTY OVERVIEW

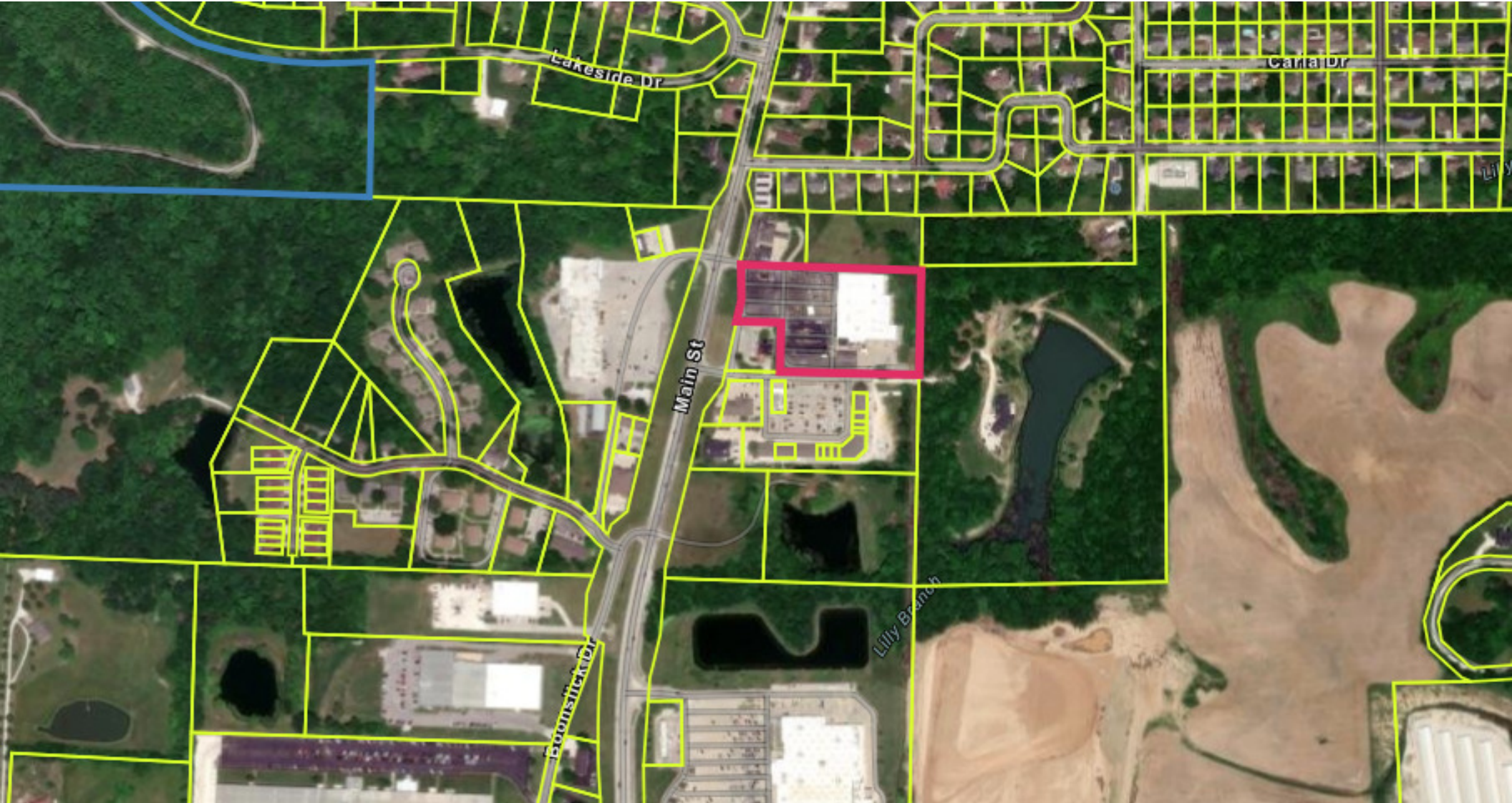
Retail investment opportunity in Boonville, MO, leased to Tractor Supply Co.

PROPERTY HIGHLIGHTS

- NNN Lease recently extended through and including 1/31/2031
- Annual Rent \$123,912 / \$3.00 / SF
- 7.14%
- Three Remaining Options of 5 years each
- 12,000 SF of exterior display/sales area and approximately 110,000 SF parking area
- Concrete Block Construction, Reinforced concrete slab foundation, rear loading dock,
- Flat membrane roof replaced in 2018 and under warranty, 12 RTU's

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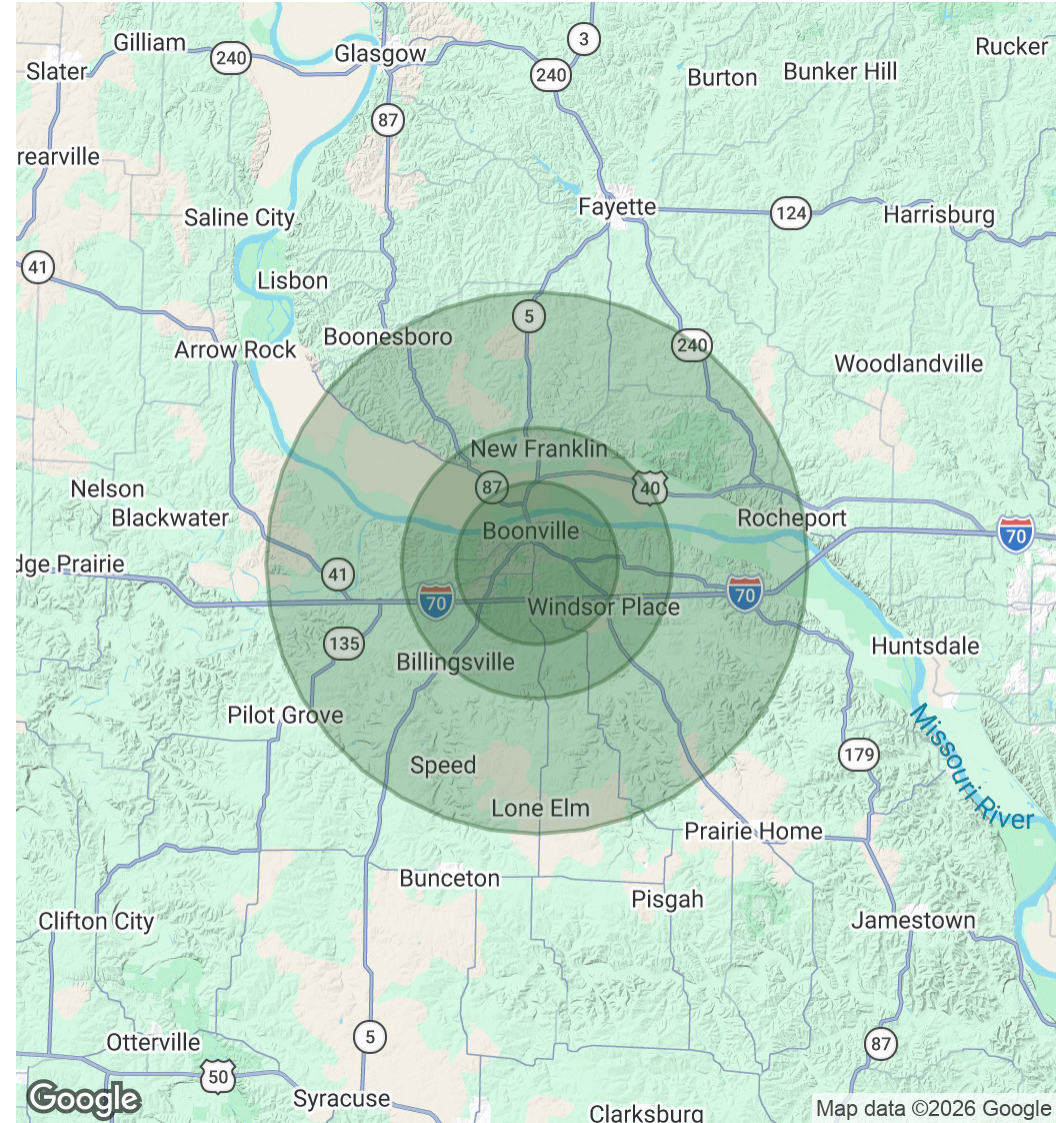


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,621	9,427	13,356
Average Age	41.1	40.8	41.5
Average Age (Male)	39.2	38.5	39.4
Average Age (Female)	42.2	42.7	43.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,624	3,306	4,782
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$72,459	\$74,659	\$81,213
Average House Value	\$187,660	\$185,043	\$202,785

2023 American Community Survey (ACS)



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