

807 US HWY 50 E, UNION, MO 60384

FOR SALE

\$4,532,374.00

New Price
Potential 13 Year Lease
Drive Through Lane
2% Broker Co-op Fee



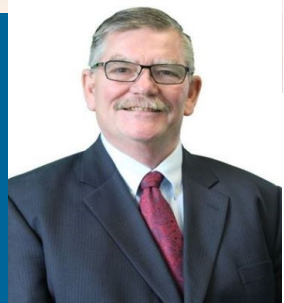
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COLDWELL BANKER | QUALITY
COMMERCIAL PROPERTIES



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OFFERING SUMMARY

Sale Price	\$4,532,374
Annual Income	\$315,000/YR
Investment Type	Absolute NNN
Cancellation Option:	August 2031 (owner is in negotiations with Walgreens to modify the cancellation option. Contact broker for status.)

Building Size	14,859 SF
Lot Size	64,904 SF / 1.4 9AC
Year Built	2006
CAP Rate	6.95%
Store Sales Volume	Good (contact broker)

PROPERTY HIGHLIGHTS

- ◆ Price / SF \$333.72
- ◆ Property Type: Retail
- ◆ Zoning B-2, HWY Business District
- ◆ Tenancy: Single
- ◆ 100% Leased
- ◆ Parking Spaces/ Ratio: 82 / 5.53: 1000 SF
- ◆ Lease: 57 Years Remaining (Several Options for early cancellation -TBV)
- ◆ Excellent Location; Including a Drive Through Lane
- ◆ Signalized Corner

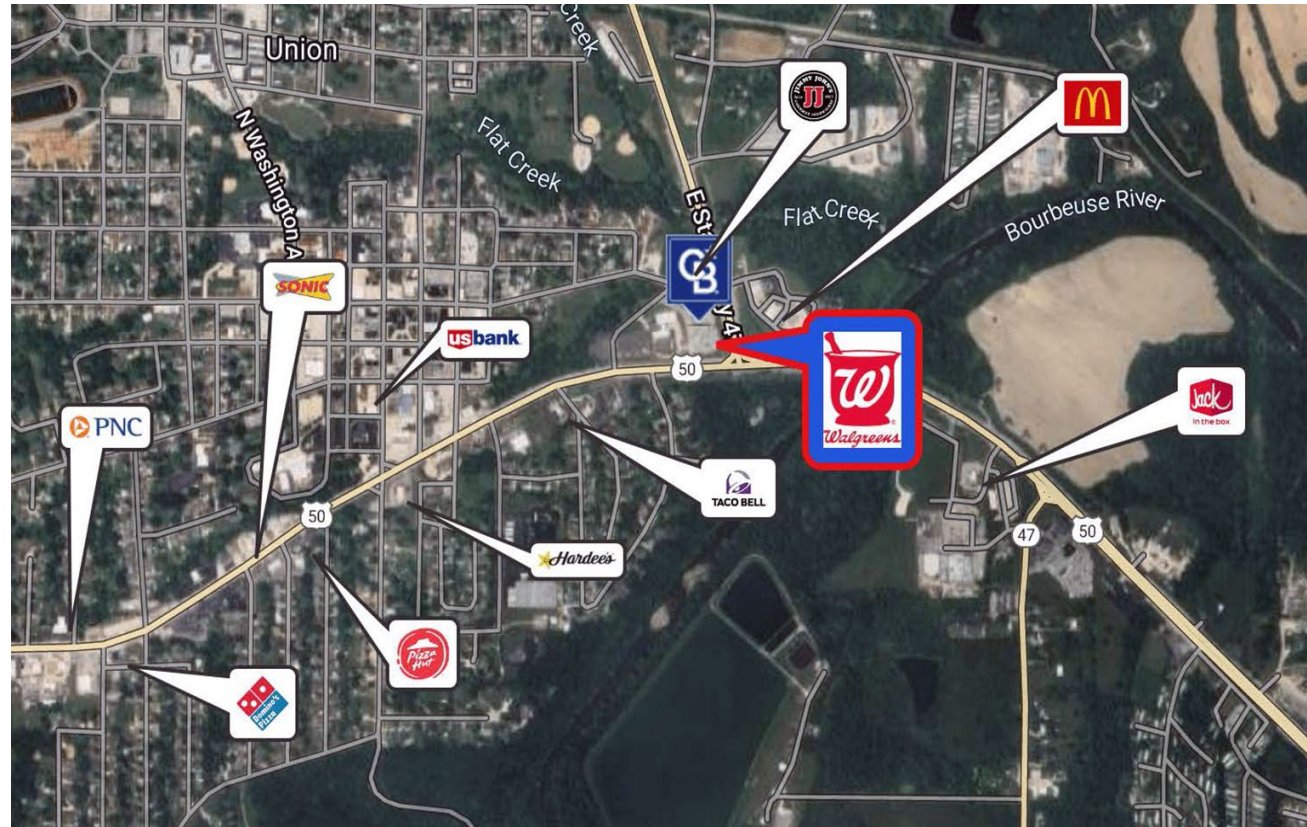


Walgreens Boots Alliance (Nasdaq: WBA) serves millions of customers and patients every day, with a 170-year heritage of caring for communities.

A trusted, global innovator in retail pharmacy with nearly 9,000 locations in all 50 states, WBA plays a critical role in the healthcare ecosystem. The company is reimagining local healthcare and well-being for all as part of its purpose – to create more joyful lives through better health. Through dispensing medicines, improving access to a wide range of health services, providing high quality health and beauty products and offering anytime, anywhere convenience across its digital platforms, WBA is shaping the future of healthcare.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	4,225	14,044	21,642
2023 Avg Household Income	67,735	73,598	81,570
2023 Med Household Income	58,581	60,100	66,692



TRAFFIC COUNT

STREET	CROSS STREET	CROSS STREET DIST.	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROPERTY
State Hwy 47		.04	2022	20,138	MPSI	.04
15097	E Main St- N	.04	2022	16,547	MPSI	.04
10373	E Main St- S	.09	2022	16,755	MPSI	.09
US Hwy 50	US Hwy 47- W	.14	2022	28,060	MPSI	.14

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UNION, MO



The City of Union, Missouri, is known for its convenient location in Franklin County, nestled right off I-44. It serves as a gateway to various tourist and recreational attractions in the surrounding area. Notably, Union is close to Six Flags St. Louis, one of the largest amusement parks in the region, offering thrilling rides and family entertainment. Additionally, Union is near Purina Farms, a popular destination for pet lovers and families, as well as Meramec Caverns, known for its stunning underground formations and guided tours. Furthermore, Union is situated within Missouri Wine Country, providing access to picturesque vineyards and wineries. Overall, Union is recognized for its accessibility to diverse leisure activities and attractions, making it an appealing destination for visitors and residents alike. Additionally, Union itself offers a host of enjoyable attractions to explore.