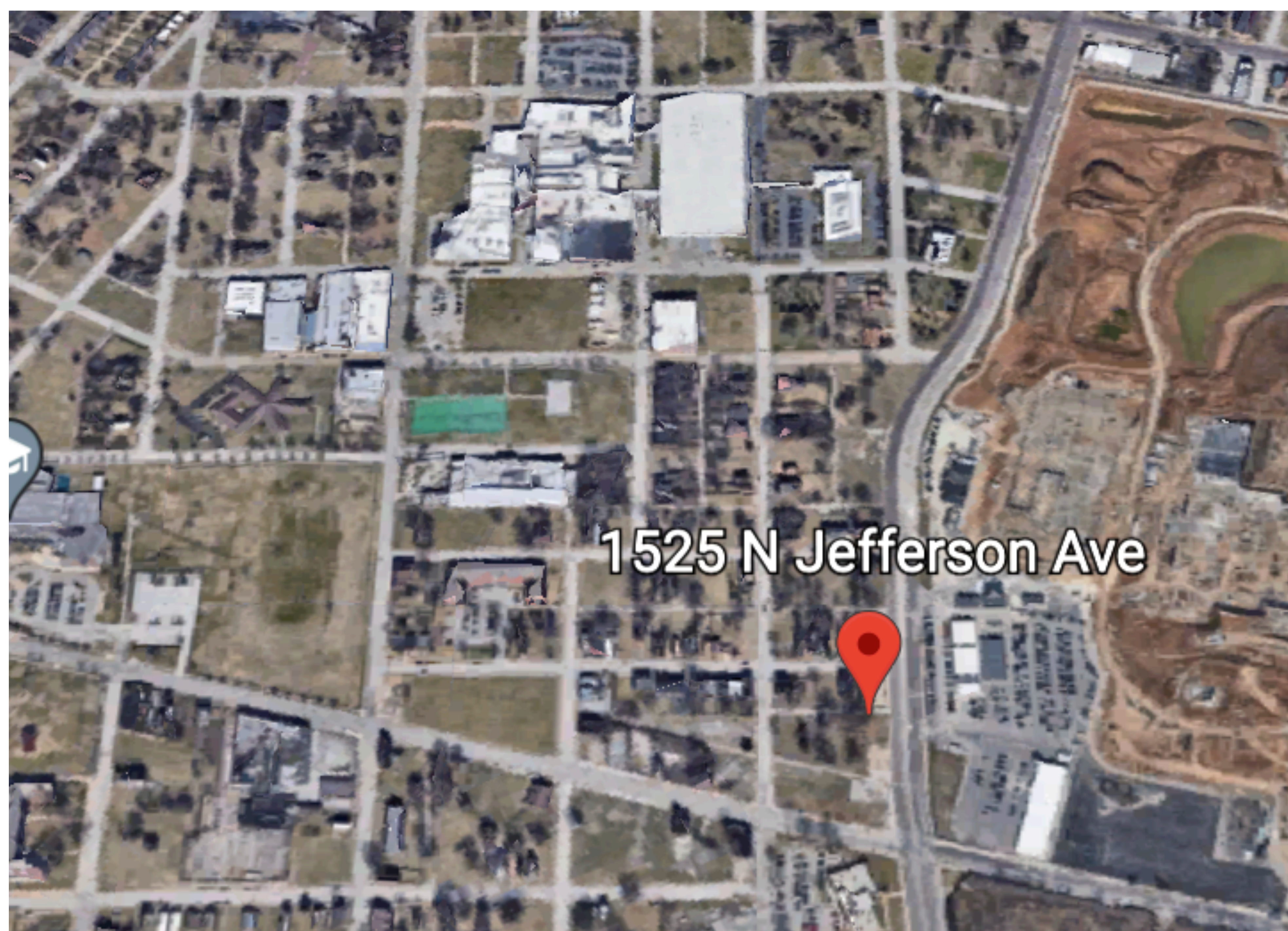


Prime St. Louis Billboard Investment Opportunity

\$135,000
Asking Price

FOR SALE

**1525 N. Jefferson Ave.
St. Louis, MO 63107**



120 N. Main St. Saint
Charles, MO 63301

For More Information

Jay Lindberg

Direct: 314-226-7979

jay.lindberg@newmonarch.com

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

1525 N. Jefferson Ave. St. Louis, MO 63107

Rare opportunity to own a turn-key high-income billboard investment in a prime St. Louis City location! Situated directly across from the \$2B Development / National Geospatial-Intelligence Agency (NGA), this strategically placed billboard generates a strong annual income of \$19,200, offering an impressive 14% cap rate.



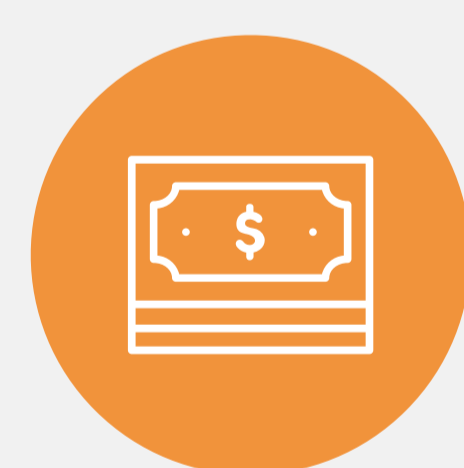
Overview

\$135,000
Asking Price

\$19,200
Annual Income

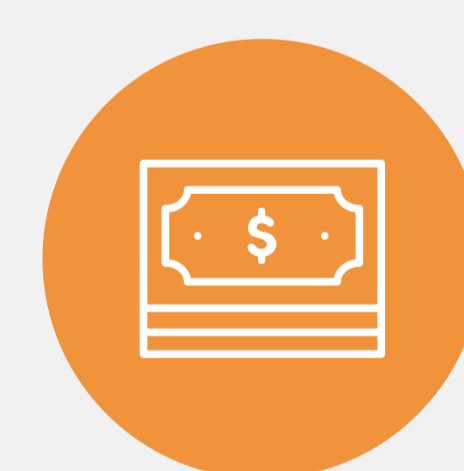
14%
CAP Rate

Details



Prime Location

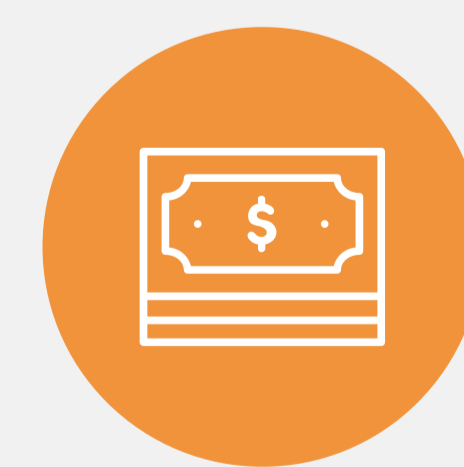
- **High Traffic & Visibility:** Exposure to an estimated 26,000 daily commuters.



Instant Cash Flow

- **Location Advantage:** Positioned in a redeveloping area adjacent to the multi-billion-dollar NGA project

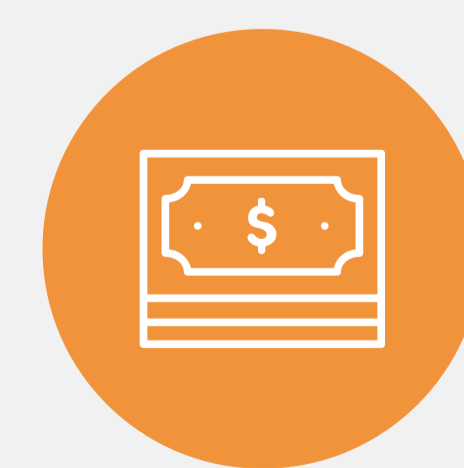
- **Income Potential:** Instant cash flow, billboard generates a strong annual income of \$19,200.



High Cap Rate

- **Passive Income Stream:** Income producing asset with minimal operational demands, perfect for investors seeking a hands-off investment.

- **Cap Rate:** Offers an impressive cap rate of 14.0%



Low Maintenance

- **Real Estate Ownership:** The sale grants the deed for the billboard and only the specific section of land beneath the billboard structure, ensuring complete ownership without any associated fees or leases for this parcel. No surrounding land is included.

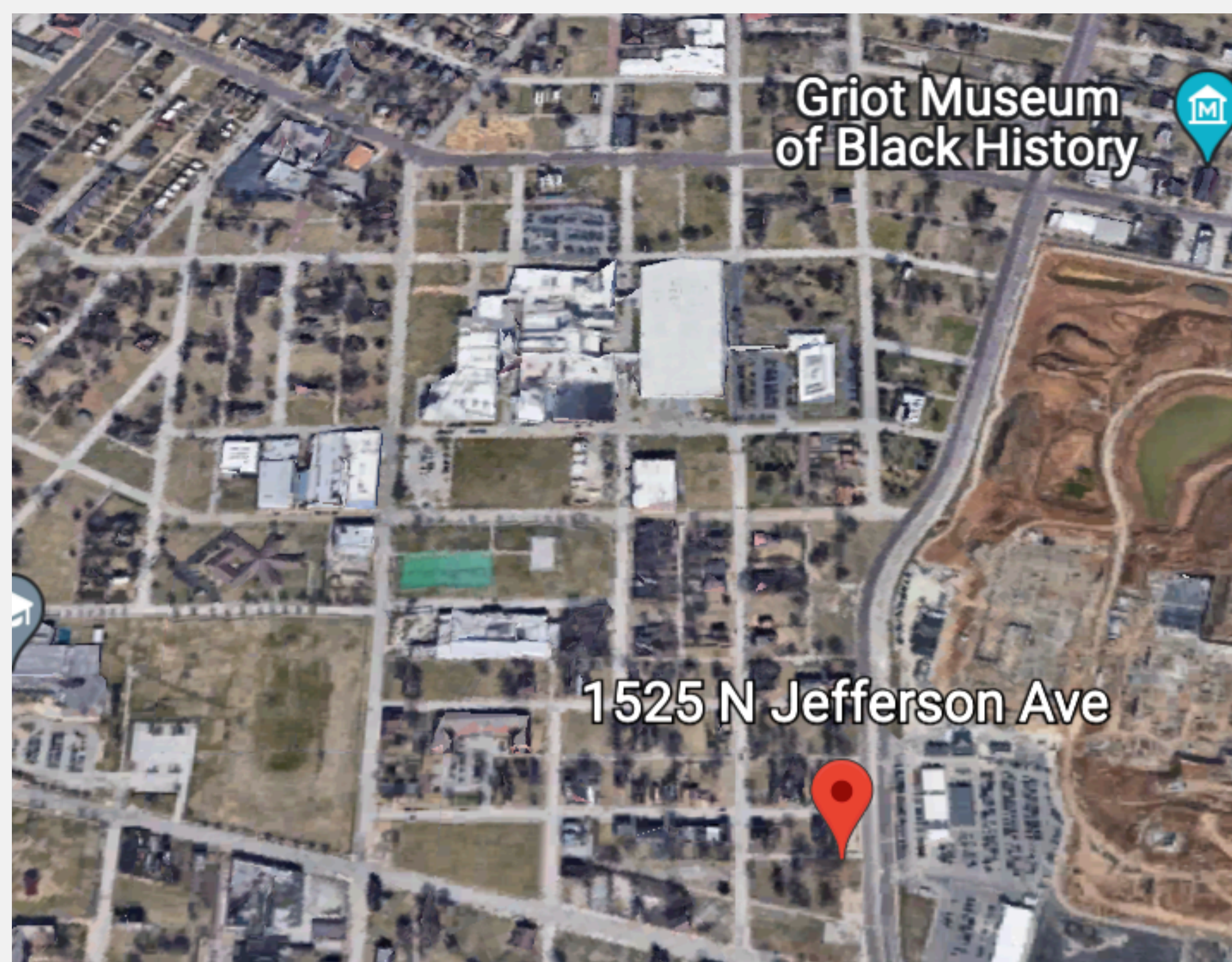
- **Structure:** Durable steel pole structure, 6ft x 12ft double-sided metal billboard, designed for longevity and low maintenance.

TRAFFIC COUNT

**1525 N. Jefferson Ave
St. Louis, MO 63107**

High-Impact Location on a Major St. Louis Roadway: Positioned on a bustling thoroughfare, this billboard reaches about 25,000 daily commuters, offering advertisers continuous high visibility and enhancing ad effectiveness, which supports a reliable income stream.

26k Avg. Daily Traffic



South Bound Traffic

13,517 Daily Traffic

CST JEFFERSON AVE S (Year: 2023)	
Name	Quantity
AADT	13517
AAWDT	13517
MOTORCYCLE VOLUME	48
PASSENGER CAR VOLUME	8550
PU/PANEL TRUCK VOLUME	4240
BUS VOLUME	12
SINGLE UNIT TRUCK VOLUME	537
COMB SEMI TRAILER VOLUME	130
PEAK HOUR VOLUME AM	968
PEAK HOUR VOLUME PM	1780

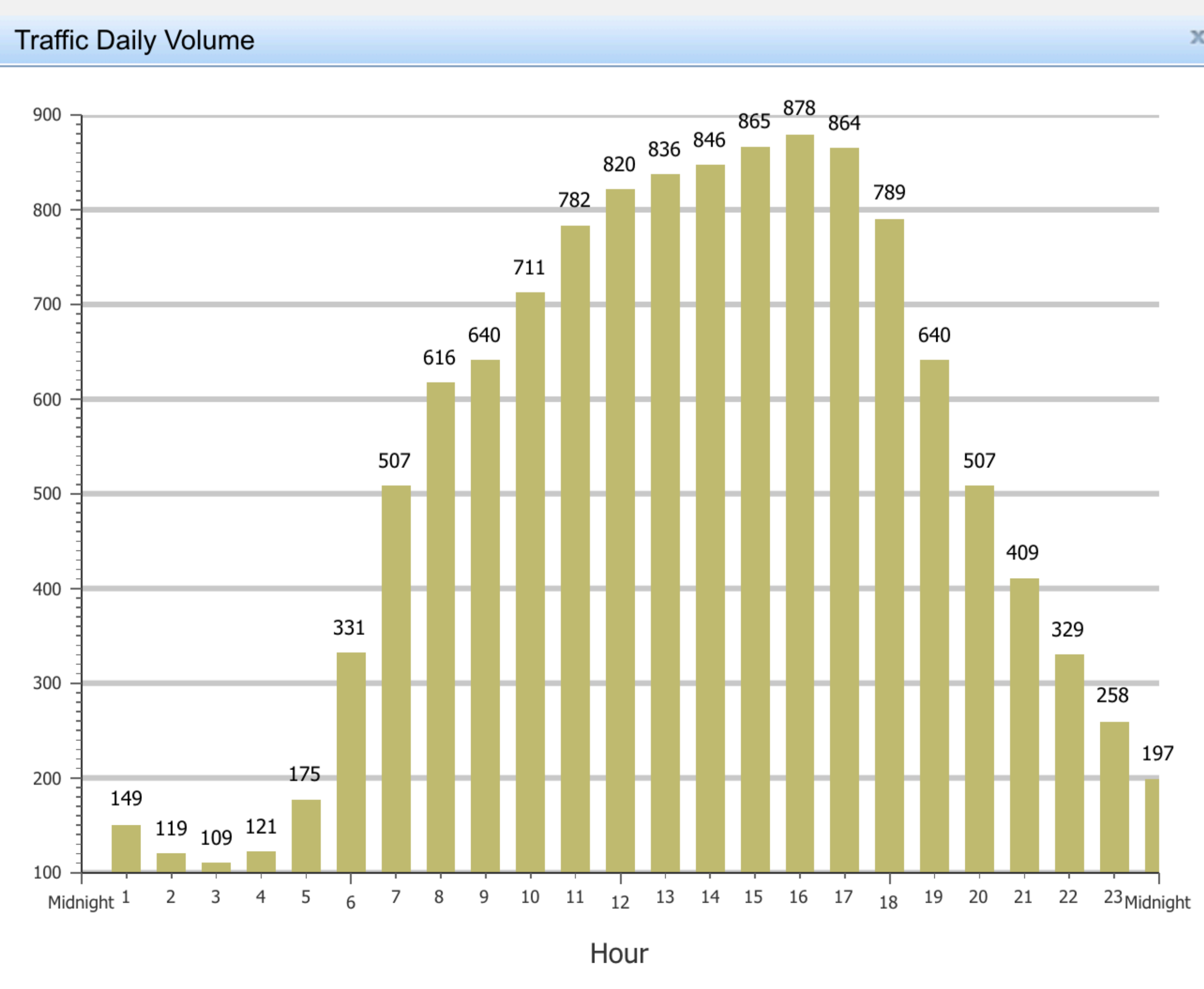
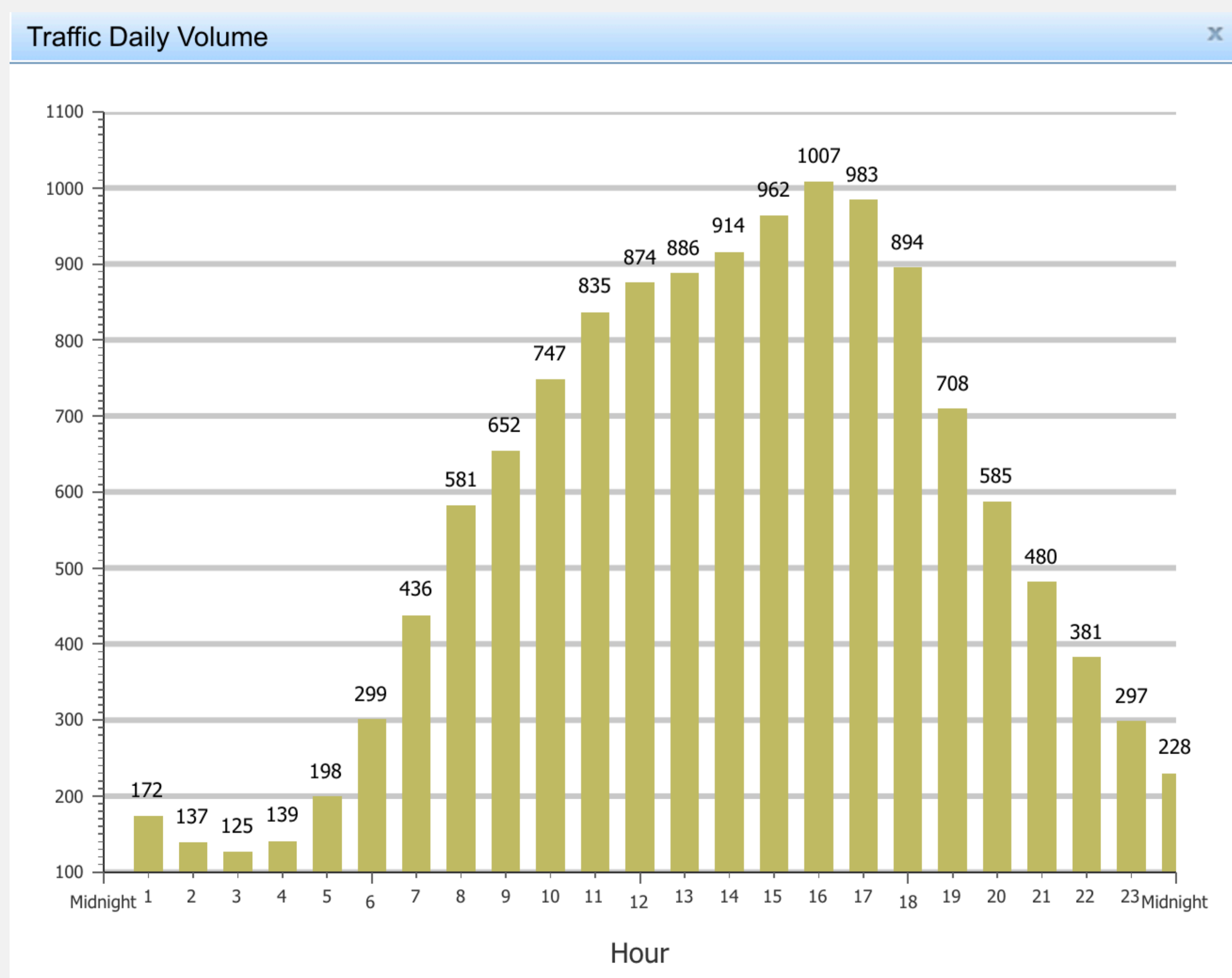
[Show Traffic Daily Volume](#)
 Note: Volumes represent one direction only.
 Select other direction to see opposing volumes.

North Bound Traffic

12,496 Daily Traffic

CST JEFFERSON AVE N (Year: 2023)	
Name	Quantity
AADT	12496
AAWDT	12496
MOTORCYCLE VOLUME	44
PASSENGER CAR VOLUME	7904
PU/PANEL TRUCK VOLUME	3921
BUS VOLUME	11
SINGLE UNIT TRUCK VOLUME	497
COMB SEMI TRAILER VOLUME	119
PEAK HOUR VOLUME AM	1931

[Show Traffic Daily Volume](#)
 Note: Volumes represent one direction only.
 Select other direction to see opposing volumes.



Contact



For More Information

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Real Results.

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