

AVAILABLE FOR SALE

100% Leased Regions Bank Anchored Offering

3803 S BROADWAY, ST. LOUIS, MO 63118

RETAIL



THE PROPERTY

- + **Credit Tenant** – The Property is anchored by Regions Bank. Regions operates 1,600 banking offices and 2,000 ATMs and has an investment grade credit rating of A2 by S&P Global Ratings Service.
- + **Long Term Tenancy** – Regions has been a tenant within this location for over 10 years and has 5 years of term remaining.
- + **High Traffic Location** – The subject property is located at the signalized intersection of Jefferson Ave., S. Broadway and Chippewa St. Positioned on the SW corner of the intersection, the property benefits from excellent access and visibility to over 31,250 vehicles per day.
- + **High Density Area** – Within 3 miles of the subject property, there are over 126,504 people.
- + **Low Rents In Place** – Existing rental rates in place average under \$6/SF. This is considered below market allowing future owners to enhance value by growing rental rates.

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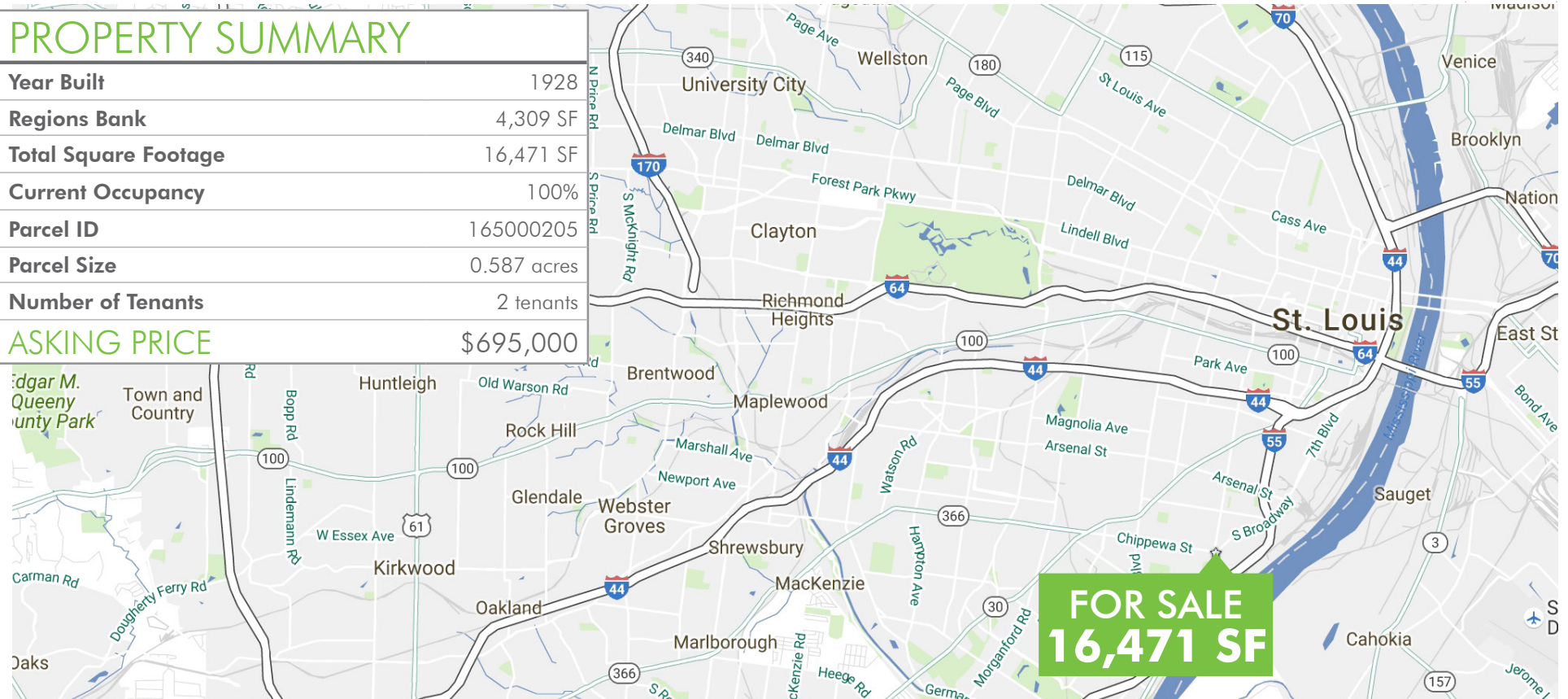
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PROPERTY SUMMARY

Year Built	1928
Regions Bank	4,309 SF
Total Square Footage	16,471 SF
Current Occupancy	100%
Parcel ID	165000205
Parcel Size	0.587 acres
Number of Tenants	2 tenants

ASKING PRICE \$695,000



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