

For Sale: \$2,300,000
8.75 Cap in 2026



Cave Springs Square - Small Shops

4111 - 4139 N CLOVERLEAF DRIVE | ST. PETERS, MISSOURI

BACK ON THE MARKET!



**CUSHMAN &
WAKEFIELD**

OFFERING HIGHLIGHTS

For Sale \$2,300,000



Neighborhood Center

Established, 100% Leased, Neighborhood Center with mix of Essential Business and Service Oriented Tenants



Surrounding Demand Drivers

Part of an active commercial and retail trade area such with numerous demand drivers including Kokomo Joe's Family Fun Center, Barnes Jewish St. Peters Hospital, and nearby Target and Home Depot big box stores.



Attractive Investment

Fully leased with NNN Lease Structures. Competitive "below-market" rental rates with ability to increase rents.



Investment in the Community

St Peters has continued to experience population and business growth. Including infill, such as the adjacent 143 apartment complex built in 2019. The property is also in near proximity to Barnes Jewish St Peters Hospital complex.

YEAR 1 NOI

\$178,911

YEAR 2 NOI

\$201,270

OCCUPANCY

100%

TENANTS

4

TOTAL GLA

16,460

PROPERTY DESCRIPTION



Year Built

1980



GLA (SF)

16,460



Occupancy

100%



Site Area

1.623 ACRES



Intersection (VPD)

+/- 7,411

AT VETERANS
MEMORIAL PARKWAY

CENTER

Cave Springs Square small shops consists of 4 service oriented tenants occupying a total of 16,460 SF. The shops are anchored by the 86,000+ SF Kokomo Joe's Family Fun Center (not a part of the offering).

TRADE AREA

Located in the St. Charles retail submarket of the St. Louis MSA, Cave Springs Square is positioned along Veterans Memorial Blvd and I-70. The Trade Area has Numerous Demand Drivers in the Immediate Area including Park 370 a large industrial park recently developed to the North of the property which includes and Amazon Fullfillment Center, and Barnes Jewish St Peters Hospital to the West. Numerous national retailers in the area, including Home Depot, Hobby Lobby, Target, as well as many QSRs and service oriented businesses.

ACCESSIBILITY

Access is provided via Veterans Memorial Parkway or Cave Springs Blvd

SIGNAGE

There is a large pylon sign on Veterans Memorial Pkwy.

PARKING

Open asphalt paved parking lot with shared cross parking with the larger Cave Springs Square shopping center.

SITE PLAN



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