

FOR SALE

HAZELWOOD, MO

6841

HOWDERSHELL ROAD





6841 Howdershell Rd

DEMOGRAPHIC INFO

EMILY ACKLEY

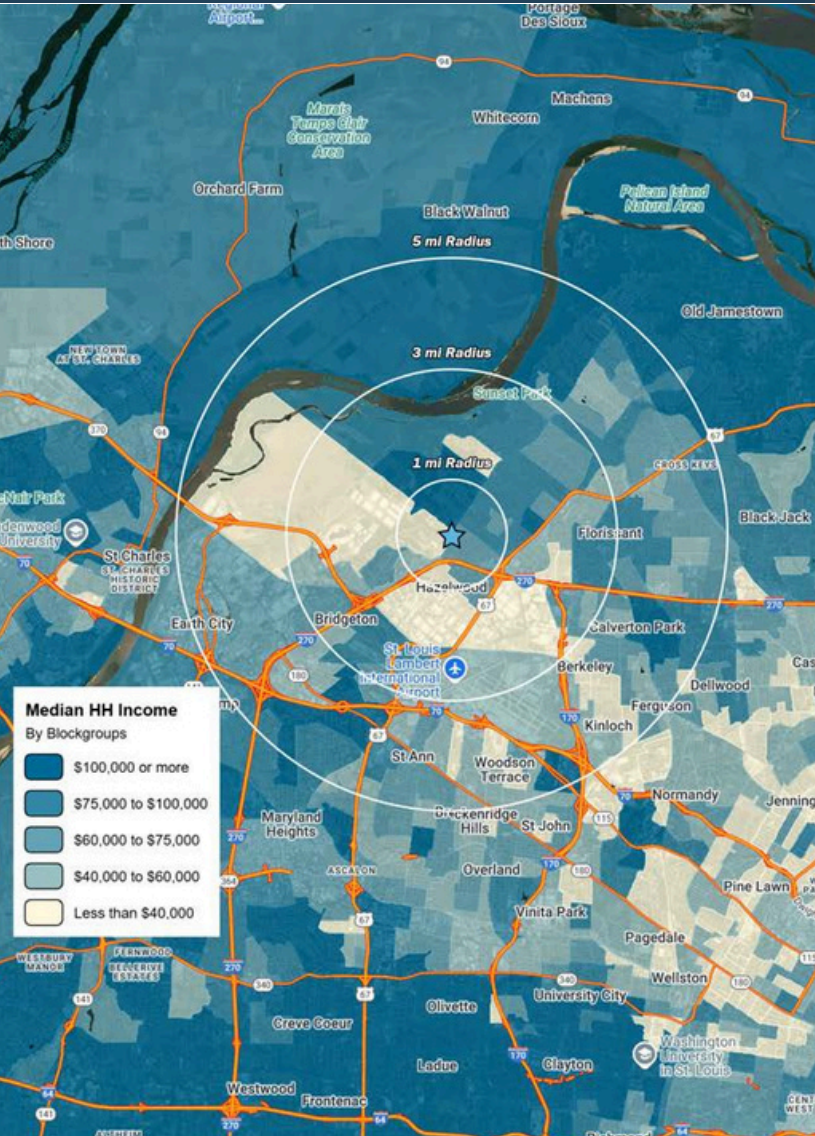
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TRADE AREA OVERVIEW

The City of Hazelwood was originally incorporated as the Village of Hazelwood, on September 7, 1949. However, this area of the Florissant Valley has a proud and rich heritage dating back to Indian settlements in 4000 B.C. French explorers were the first to venture into the area in the late 1600's, with the French being the first to settle in the region and the Spanish settlers in the late 1700's. In 1797 a wagon train of American settlers made their way to the area from Virginia, Kentucky and the Deep South.

When industry and business began locating in the valley, the city of Florissant tried to annex what is now Hazelwood. However, a group of determined farmers did not want that to happen and banded together in 1944 to fight the annexation. Although the "battle" seemed a mismatch, the farmers won and on September 26, 1949, The Village of Hazelwood Board of Trustees met for the first time in the Elm Grove Schoolhouse now known as the little red schoolhouse.

Hazelwood has grown substantially since then and an election for Home Rule by Charter was held and passed overwhelmingly in October 1969. Today, Hazelwood is one of the largest cities in St. Louis County and home to nearly 27,000 residents and more than 1,000 businesses, including 12 Fortune 500 companies, six Fortune 1,000 companies and 10 corporate headquarters.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	9,527	50,600	146,343
HOUSEHOLDS	4,014	21,294	59,778
EMPLOYEES	5,377	34,869	82,426
MED HH INCOME	\$72,118	\$69,394	\$68,879

PROPERTY SNAPSHOT:

- 100% LEASED, VALUE-ADD RETAIL CENTER -
 SALE PRICE: \$750,000 (\$135 PSF) - SIZE: 5,750 SF (5 UNITS) ON 0.66 ACRES - PARKING: FRONT & REAR

FINANCIAL SNAPSHOT:

- CURRENT
 2024 RENT ROLL: \$81,435/YR
 2024 NOI: \$46,479
- PROFORMA
 2028 PROFORMA RENT ROLL: \$113,600/YR
 2028 PROFORMA NOI: \$75,398



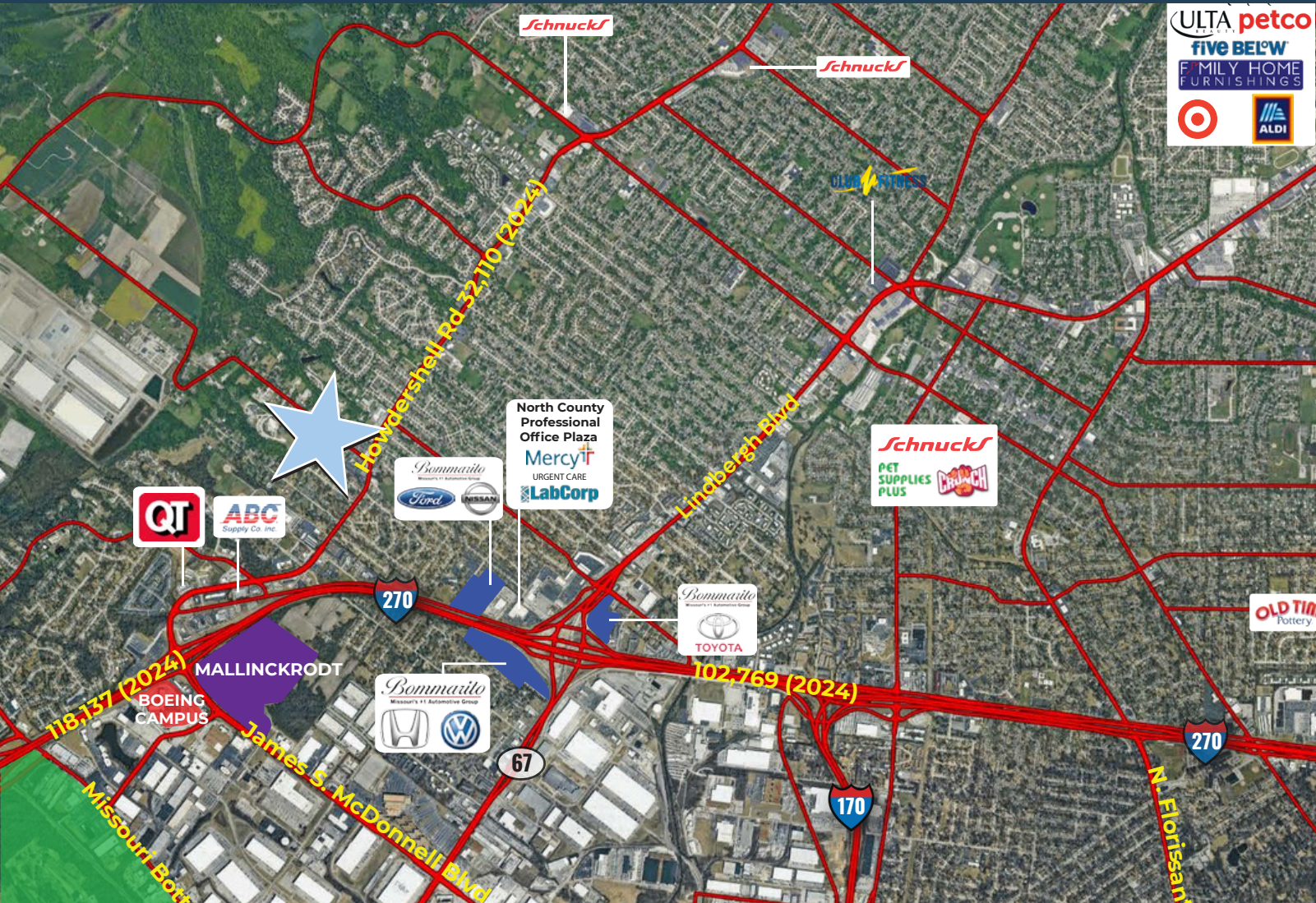
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AERIAL + DETAILS

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- 100% leased with stable in-place income
- Fully ADA compliant property
- Strong traffic exposure with 30,000+ vehicles per day
- Original building owner
- Majority long-term tenants providing tenant stability and retention
- Parking lot improvements completed in 2025, including asphalt resealing, restriping, and ADA updates
- Ample parking with 40 spaces located at the front and rear of the building, plus rear access easement
- Convenient regional access to I-270, Highway 370, and Lindbergh Blvd
- Value-add opportunity with all current rents below market rates