

# RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

## BELLEVILLE CROSSING 5875 Belleville Crossing St. Belleville, IL 62226

### INVESTMENT HIGHLIGHTS

- 90% National Credit Tenants
- Multiple Shadow Anchors
  - Target
  - Home Depot
- Scheduled Rent Increases
- Class "A" Construction
- No Near Term Lease Rollover
- Long Term NNN Leases
- Stabilized (94% Occupied)
- Excellent Visibility from Highway
- Adjacent to Highway Exit
- Suburb of St. Louis
- Dominant Retail Center in the Market

### OFFERING SUMMARY

Price:	\$14,500,000
Cap Rate:	7.42%
GLA:	86,398 sf
Occupancy:	94%
Site Area:	6.059 Acres
Year Built:	2007



**Riser Retail Group**  
600 East 96<sup>th</sup> Street • Suite 590 • Indianapolis, IN 46240

**John F. Riser**  
[jriser@riserretailgroup.com](mailto:jriser@riserretailgroup.com)

© 2009 Riser Retail Group. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



5875 BELLEVILLE CROSSING ST • BELLEVILLE, IL 62226



© 2009 Riser Retail Group. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.