

# RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

## HUCK FINN SHOPPING CENTER 4419 McMasters Ave Hannibal, MO 63401

### INVESTMENT HIGHLIGHTS

- Wal-Mart Supercenter Shadow
- 69% National Credit Tenants
- Multiple Anchors:
  - Dunham's Sports
  - Big Lots
  - JC Penney
  - Goody's
- Adjacent to Lowe's Home Improvement
- Upside Potential (86% Occupied)
- Includes 3 Outlot Pads for Development
- Priced Well Below Replacement Cost
- Roof Under Warranty
- New Façade in 2008
- Parking Lot Restriped in 2014

### OFFERING SUMMARY

Price:	\$11,600,000
Cap Rate:	8.08%
GLA:	276,542 sf
Occupancy:	86%
Price Per Square Foot:	\$41.95
Site Area:	22.93 Acres



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