QT QuikTrip®

- 15-Year Absolute NNN Corporate Ground Lease
- Oversized 2.41-Acre Hard-Corner Signalized Intersection (51,000+ CPD)
- St. Louis MSA; 2.8 Million People


In Association with DESCO Commercial, LLC dba NAI DESCO | A Licensed Missouri Broker #2000157467

OFFERING MEMORANDUM

**ST. CHARLES (ST. LOUIS MSA), MISSOURI**

NAI DESCO

HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS

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In Association with DESCO Commercial, LLC dba NAI DESCO
A Licensed Missouri Broker #2000157467

# OFFERING SUMMARY

## LOCATION

QuikTrip
3889 Mexico Road
St. Charles (St. Louis MSA), MO 63303

VIEW ON GOOGLE MAPS

## OFFERING SUMMARY

| | |
|---|---|
| Price: | $3,745,000 |
| Current Net Operating Income (NOI): | $192,840 |
| Current Capitalization Rate: | 5.15% |
| July 2031 Net Operating Income (NOI): | $203,297 |
| July 2031 Capitalization Rate: | 5.43% |
| Net Rentable Area: | 6,021 |
| Year Built: | 2016 |
| Lot Size (Acres): | 2.41 |

## LEASE TERMS (1)

| | |
|---|---|
| Tenant: | QuikTrip Corporation |
| Rent Commencement: | 7/1/2016 |
| Lease Expiration: | 6/30/2031 |
| Lease Type: | Absolute NNN Ground Lease |
| Roof & Structure: | Tenant Responsibility |
| Monthly Rent: | $16,070 |
| Annual Rent: | $192,840 |
| Rental Increases: | None |
| Renewal Options: (2) | Ten 5-Year @ $16,941.00/Mo (1st Option) |
| Right of First Refusal: | 30 Days |
| Early Termination Right: (3) | Yes |

*(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.*
*(2) See rent schedule on Page 4.*
*(3) At any time after the fifth (5th) anniversary of the opening of the New Store (i.e. after May 12, 2021), Lessee may give Lessor written notice of the termination of the Lease.*


QuikTrip

## QUICK FACTS

**#2**
**Best Convenience Stores in the U.S.**
*American Consumer Satisfaction Index* (2024)

**#9**
**Largest Convenience Store Retailers**
*CSP* (2025)

**#14**
**Best Workplaces in Retail**
*Fortune* (2025)

# RENT SCHEDULE

| PRIMARY TERM: | RENT/MO | RENT/YR |
|---|---|---|
| Years 1 - 15 (Expiring 6/30/31) | $16,070.00 | $192,840.00 |

## OPTION TERMS:

| | | |
|---|---|---|
| 1st Option Term | $16,941.00 | $203,292.00 |
| 2nd Option Term | $17,425.00 | $209,100.00 |
| 3rd Option Term | $17,909.00 | $214,908.00 |
| 4th Option Term | $18,394.00 | $220,728.00 |
| 5th Option Term | $18,878.00 | $226,536.00 |
| 6th Option Term | $19,362.00 | $232,344.00 |
| 7th Option Term | $19,846.00 | $238,152.00 |
| 8th Option Term | $20,330.00 | $243,960.00 |
| 9th Option Term | $20,814.00 | $249,768.00 |
| 10th Option Term | $21,298.00 | $255,576.00 |

The information provided hereto is intended to be used and must be used for informational purposes only. You are responsible for conducting your own analysis before making any investment-based decision. Although best efforts are made to ensure that all information is accurate and up to date, information has been provided by sources outside of the company and errors and misprints may occur.

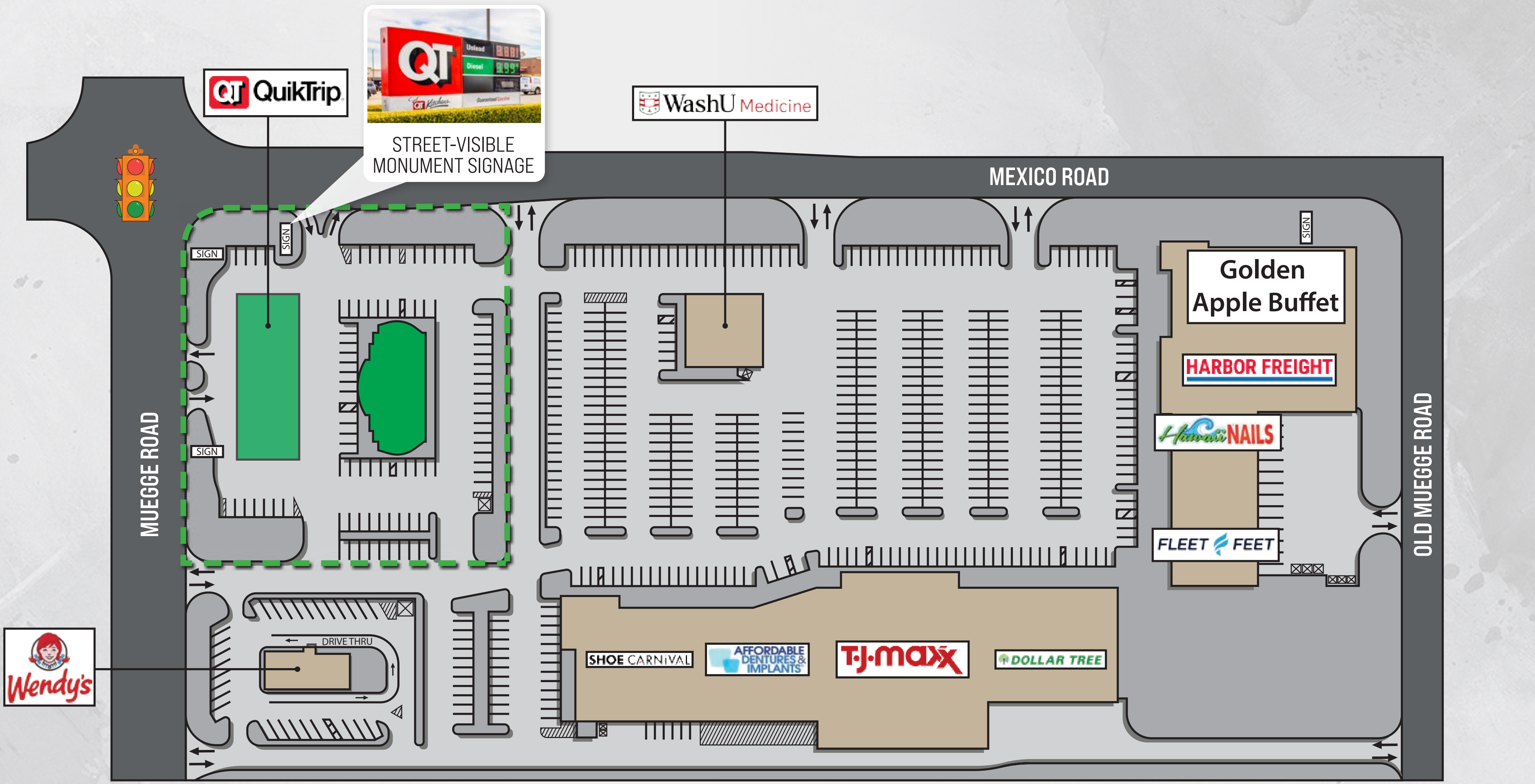

# INVESTMENT HIGHLIGHTS

- **Corporate QuikTrip Gas Station and C-Store Ground Lease:**
  - 15-year absolute NNN corporate ground lease; 5.5 years remaining
  - QuikTrip is one of the nation's leading convenience and gasoline retailers with over 1,100 convenience stores in 20 states
  - Ranked as one of the "Best Companies To Work For" for 15+ years – *Fortune*
  - #2 "Best Convenience Stores in the U.S." – *American Consumer Satisfaction Index* (2024)
  - #9 "Largest Convenience Store Retailers" – *CSP* (2025)
- **Pad to Home Depot and Target (2+ Million Combined Annual Visits, Placer.ai) and Adjacent to Cave Springs Crossings (1.5 Million Annual Visits (Placer.ai); Cave Springs Crossings is anchored by T.J. Maxx and Harbor Freight Tools**
- **2.41 Acres on the Irreplaceable Hard-Corner, Signalized Intersection Location of Mexico Road and Muegge Road (51,000+ CPD) on a Top Tier Intersection:**
  - The property has two points of ingress/egress and accessible from both Mexico Road and Muegge Road

# INVESTMENT HIGHLIGHTS

- **Highly Trafficked and Accessible Corridor:** The property is directly off of Interstate 70 (123,000 CPD)
- **Affluent Population With Huge Growth – St. Charles County is the #1 Fastest-Growing County in Missouri:** Over $113,500 AHHI in a 5-mile radius [(Link to Economic Development Site)]
- **Close Proximity to St. Charles Historic District and The Ameristar Casino Resort Spa (5.5 Million Visitors Per Year):** 5 miles from both historic Main Street and The Ameristar Casino Resort Spa, which features 397 rooms and 130,000 SF of the casino floor
- **St. Louis MSA is One of the Largest MSA's in the United States:** 2.8 million residents
  - 14 *Fortune 1,000* companies are headquartered in St. Louis
  - ***St. Louis Lambert International Airport (15 minutes from the property)*** – 15.6 million passengers annually
  - ***Downtown St. Louis (30 minutes from the property)*** – Includes Busch Stadium (home to the St. Louis Cardinals), the famous Gateway Arch, the St. Louis Convention Center, and the St. Louis Blues Museum
  - ***Four Major Universities*** – Washington University (16,550 students), St. Louis University (13,500 students), University of Missouri-St. Louis (21,000 students), and St. Louis Community College (35,000 students)

# SITE PLAN / PARCEL MAP




**QuiktTrip**
3889 Mexico Road
St. Charles (St. Louis MSA), MO 63303

SUBJECT PROPERTY | PROPERTY PARCEL | NOT A PART | **APN:** 6-0011-C274-00-0001.0000000

The site plan provided is for illustrative purposes only and may not be accurate or to scale. Actual layout and dimensions may vary. Please consult official documentation for precise details.

# SURROUNDING TENANTS




# AERIAL OVERVIEW

# AERIAL OVERVIEW

# AERIAL OVERVIEW


## DEMOGRAPHICS

| | |
|---|---|
| **Population:** | |
| 1-Mile Radius | 8,871 |
| 3-Mile Radius | 71,896 |
| 5-Mile Radius | 169,948 |
| **Household Income:** | |
| 1-Mile Radius | $114,370 |
| 3-Mile Radius | $109,726 |
| 5-Mile Radius | $113,880 |

# AERIAL OVERVIEW

# AERIAL OVERVIEW

# REGIONAL MAP


## ST. LOUIS LAMBERT INTERNATIONAL AIRPORT

- More than 15.9 million annual passengers (2024)
- 270 daily departures to 80 nonstop domestic and international locations
- A key economic driver, generating $27.5B in economic impact and supporting 102,000 jobs

# TENANT PROFILE



QuikTrip (QT) is a nationally recognized convenience store and fuel retailer known for its strong operating model and consistent performance across market cycles. Founded in 1958 and headquartered in Tulsa, Oklahoma, QuikTrip has grown into one of the largest privately held convenience store chains in the United States, operating more than 1,115 locations across 20 states, with a particularly strong presence in the Midwest and South.

QuikTrip is distinguished by its focus on high-traffic locations, operational efficiency, and an elevated customer experience. Stores are typically positioned at prominent intersections and along major commuter corridors within urban and suburban growth markets, benefitting from excellent visibility, ease of access, and strong daily traffic counts. The company's modern store prototypes feature expansive footprints, ample fuel dispensers, and thoughtfully designed interiors that emphasize speed, cleanliness, and convenience.

Beyond traditional fuel sales, QuikTrip has made significant investments in its fresh food program, which now contributes approximately 25% of the company's total revenue. QT Kitchens offer an efficient, made-to-order menu featuring breakfast sandwiches, tacos, wraps, and pizzas, along with premium beverages and frozen treats.

QuikTrip employs more than 30,000 people and generates an estimated $20 billion in annual revenue. The company is known for its strong corporate culture and community involvement, contributing 5% of net profits to charitable organizations in the communities it serves.

| | |
|---|---|
| **Company Type**: | Private |
| **Locations**: | 1,115+ |
| **Website**: | quiktrip.com |

**#2**
**Best Convenience Stores in the U.S.**
*American Consumer Satisfaction Index* (2024)

**#9**
**Largest Convenience Store Retailers**
*CSP* (2025)

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**Best Workplaces in Retail**
*Fortune* (2025)

stcharles
REGIONAL CHAMBER

## St. Charles County Celebrates National Recognition: Top Three Missouri Cities Among U.S. News' "Best Places to Live in America"

June 12, 2025

The St. Charles Regional Chamber proudly announces a significant achievement for the region: three of our premier cities—O'Fallon, St. Peters, and St. Charles—have earned recognition on the prestigious U.S. News & World Report list of the "Best Places to Live in the United States" for 2025–2026. Equally impressive, all three secured the top spots among Missouri's best communities to call home.

This top-three ranking within Missouri is a testament to the vibrant quality of life, strong civic infrastructure, and exceptional community spirit that define our county.

"This recognition underscores the tremendous progress and collaborative efforts across the St. Charles County communities," said Scott Tate, President & CEO of the St. Charles Regional Chamber.

CLICK FOR ARTICLE

METROWIRE MEDIA

## Two New Hotels Set to Revitalize Long-Stalled Riverpointe Development in St. Charles

By MWM Staff | August 19, 2025

For more than a decade, the Riverpointe development along the Missouri River in St. Charles lay largely dormant, despite early enthusiasm for its promising vision. Envisioned as a sweeping, mixed-use waterfront transformation spanning approximately 82 to 120 acres between Interstate 70 and Main Street, the project was drafted by Lamar Johnson Collaborative, which conceived a vibrant plan featuring a lake spanning 30 to 40 acres, office and residential towers, a hotel, riverfront retail and dining, a central plaza, landscaped townhomes, and a pedestrian bridge connecting to Bangert Island, all knit together by a rebuilt Katy Trail and an active Riverwalk promenade.

In early phases, CRG, Clayco's development division, assumed the lead for multiple phases, advancing critical infrastructure work such as grading, filling, utility extensions, new roads, sidewalks, and trail elevations above the 500-year floodplain—ensuring the land is prepared for future construction.

CLICK FOR ARTICLE

## St. Charles, MO

- A picturesque suburb of St. Louis situated on the Missouri River; the county seat of St. Charles County
  - 23 miles northwest of St. Louis; 227 miles east of Kansas City, MO; 325 miles southwest of Chicago
- 72,458 city population making it the 8th largest city in the state; 429,000 county population
- #1 “Merriest Main Street in America” — *TODAY Show* (2024)

### ECONOMY

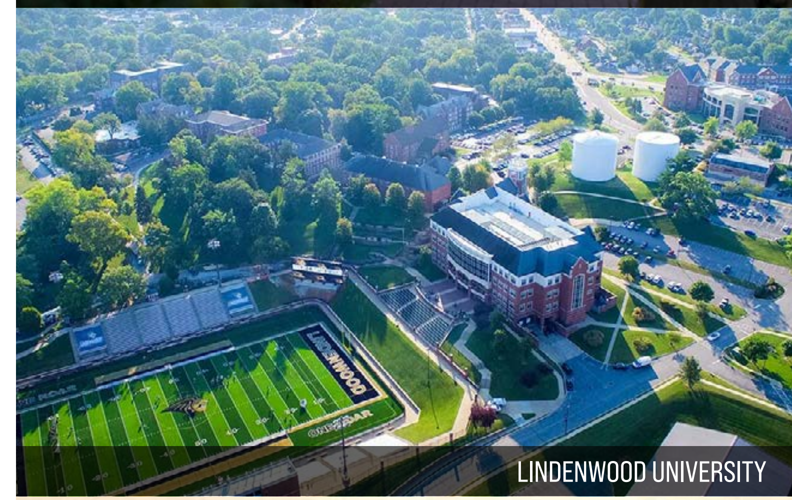
- An economic growth leader for the greater St. Louis metropolitan area due to its diverse economic base
  - Important sectors include education, health care, defense, entertainment, advanced manufacturing, secondary office, logistics, and customer service
- 238,889 in the county’s labor force; 3% unemployment rate (September 2025)
- Boasts an educated workforce with 42% of the population holding a bachelor’s degree or higher
- $120,250 average household income; the cost of living is 7% lower than the national average
- **Lindenwood University** - A private liberal arts university established in 1832; 7,288 student enrollment
- The largest area employers include SSM Saint Joseph Health Center (1,258), Boeing (1,200), Lindenwood University (1,116), Ameristar Casino (1,075), Saint Charles School District (1,031), and Emmaus Homes (643)

### DEVELOPMENTS

- **Boroughs of Riverwalk** - A 5.5-mile long, $2 billion project along the Missouri River that will consist of 6 separate boroughs: Northtown, Frenchtown, North Main, Historic South Main, Riverpointe, and South City
  - **Riverpointe** - A $350 million, 120-acre mixed-use development underway that will include hotels, residential, businesses, and entertainment venues; expected to create 4,000 permanent jobs
- **Fox Haven Square** - A 7.5-acre, 70,000 SF project to become a retail and dining destination
- **City Centre Complex** - An $85 million project to include a new city hall, historical society, senior center, rec plex, indoor farmers market, food court, offices, arts and culture center, and restaurant incubator
- **Ameristar St. Charles** - A 43,000 SF expansion of the convention facilities that opened in September

**#36 “Best Places to Live” — *U.S. News & World Report* (2025)**

DOWNTOWN ST. CHARLES


LINDENWOOD UNIVERSITY


RIVERPOINTE RENDERING

# AREA OVERVIEW

## St. Louis, MO

- Located in East-Central Missouri on the west bank of the Mississippi River
- 297,700+ total residents; 2.8 million in the greater metropolitan area
- 2nd-largest city in the state
- Cost of living is 6% below the national average
- Listed among "Worlds Greatest Places" – *Time Magazine*

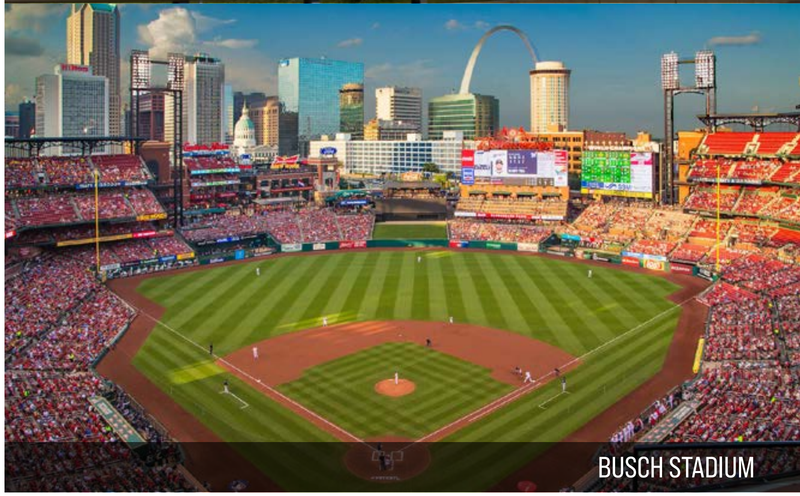
### ECONOMY

- $160 billion Gross Domestic Product (GDP)
- Diverse economy with major industries in bio-science, health care, and education and strengths in service, manufacturing, trade, transportation, and tourism industries
- Major employers include Washington University (18,947 employees), BJC Health Systems (15,424), St. Louis University (9,826), City of St. Louis (7,957), Defense Finance & Acct Services (6,164), and A G Edwards/Wells Fargo (5,768)
- Home to 16 *Fortune 1000* companies and 9 of the 10 Fortune 500 companies based in Missouri
- Major companies headquartered or with significant operations in the city include: Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Spire, Inc., MilliporeSigma, FleishmanHillard, Square, Inc. U.S. Department of Agriculture, and National Geospatial-Intelligence Agency
- Strong medical industry; home to Anthem BlueCross and Blue Shield, Express Scripts, and Centene Corp.
- Financial corporations located here include: Wells Fargo Advisors, Stifel Financial, U.S. Bank, and Federal Reserve Bank of St. Louis
- **Lambert-St. Louis International Airport (STL)** - Located 15 miles northwest of downtown; marked 5th straight year of passenger growth serving nearly 15.9 million passengers in 2019
- 3 professional sports teams: the St. Louis Cardinals of Major League Baseball, the St. Louis Blues of the National Hockey League, and the St. Louis BattleHawks of the newly formed XFL
- Home to 630-foot Gateway Arch in the downtown area, St. Louis Zoo, and the Missouri Botanical Garden, which has the 2nd largest herbarium in North America

**2.8 Million Population in the MSA**

ST. LOUIS DOWNTOWN SKYLINE


ANHEUSER-BUSH INC.



BUSCH STADIUM

# DEMOGRAPHICS

| POPULATION | 1-Mile | 3-Mile | 5-Mile |
|---|---|---|---|
| 2030 Projections | 9,105 | 73,332 | 174,456 |
| 2025 Estimates | 8,871 | 71,896 | 169,948 |
| 2020 Census | 8,684 | 70,816 | 166,282 |
| 2010 Census | 7,498 | 67,870 | 158,813 |
| Growth 2010-2020 | 15.82% | 4.34% | 4.70% |
| Growth 2020-2025 | 2.15% | 1.53% | 2.20% |
| Growth 2025-2030 | 2.64% | 2.00% | 2.65% |
| **HOUSEHOLDS** | | | |
| 2030 Projections | 4,300 | 31,918 | 73,925 |
| 2025 Estimates | 4,110 | 30,868 | 71,077 |
| 2020 Census | 3,870 | 29,690 | 68,099 |
| 2010 Census | 3,328 | 27,891 | 62,720 |
| Growth 2010-2020 | 16.29% | 6.45% | 8.58% |
| Growth 2020-2025 | 6.20% | 3.97% | 4.37% |
| Growth 2025-2030 | 4.62% | 3.40% | 4.01% |
| **2025 POPULATION BY SINGLE-CLASSIFICATION RACE** | | | |
| White Alone | 6,732 | 57,085 | 135,279 |
| Black or African American Alone | 852 | 5,464 | 12,406 |
| American Indian and Alaska Native Alone | 18 | 144 | 340 |
| Asian Alone | 497 | 2,229 | 5,778 |
| Native Hawaiian and Other Pacific Islander Alone | - | - | 170 |
| Some Other Race Alone | 124 | 1,582 | 3,569 |
| Two or More Races | 648 | 5,320 | 12,406 |
| **2025 POPULATION BY ETHNICITY (HISPANIC OR LATINO)** | | | |
| Hispanic or Latino | 390 | 3,595 | 8,497 |
| Not Hispanic or Latino | 8,480 | 68,300 | 161,451 |
| **2025 AVERAGE HOUSEHOLD INCOME** | $114,370 | $109,726 | $113,880 |

## AREA SNAPSHOT

**169,948**
POPULATION (5-Mile)

**163,484**
DAYTIME POPULATION (5-Mile)

**15.82%**
POPULATION GROWTH (1-Mile, 2010-2020)

**$114,370**
AVERAGE HOUSEHOLD INCOME (1-Mile)

**$365,472**
AVERAGE HOME VALUE (1-Mile)

Source: ESRI (2025)

HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS

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500+

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*500+ transactions in last 36 mos.*