

8158 Big Bend Boulevard  
**WEBSTER GROVES, MO**

**FAST CASUAL NNN WITH BRAND NEW LEASE!**



**Newly Signed 5-Year Lease | 2% Annual Rent Bumps | Long Operating History**

## PROPERTY HIGHLIGHTS

- Single Tenant NNN Investment Property
- 1st Year NOI \$37,752
- 2% Annual Rent Increases
- New 5-Year Lease Commence. 01/01/2018
- Two Five-Year Options
- Solid Tenant Since 2008
- Multi-Restaurant Owner
- Lease Personal Guaranteed
- Great Webster Groves (St. Louis) Location
- Area Low Vacancy Rates 1.9%



**CARDINAL REALTY GROUP**  
REAL ESTATE & ACQUISITIONS  
WITHOUT LIMITATIONS

For more information, please contact:



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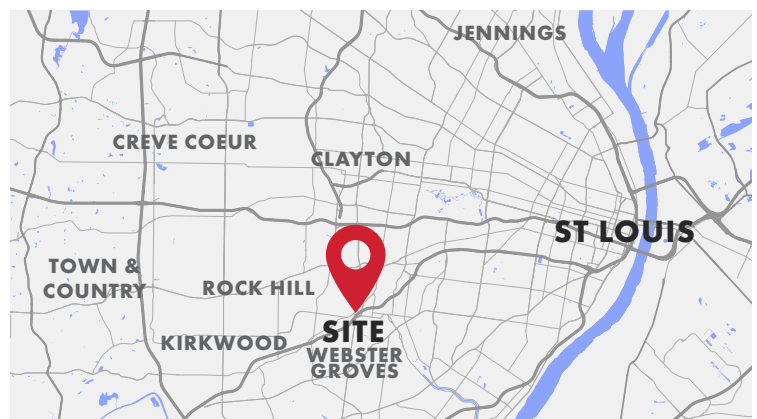
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Webster Groves is a suburb of St. Louis, Missouri Located in St. Louis County, the city is the 11th largest municipality in St. Louis County, and has a population of 23,230 people as of the 2010 census. The metropolitan area has a population of 2,811,588 and is ranked 20th in the United States.

## DEMOGRAPHICS:

	1-MILE	3-MILE	5-MILE
2017 POPULATION:	14,222	122,906	324,281
2022 POPULATION:	14,591	123,285	324,281
2017 AVE. HH INCOME:	\$95,470	\$87,905	\$88,454
ANNUAL POPULATION GROWTH 2017-2022	0.51%	0.06%	0.05%
TOTAL BUSINESSES	563	5,096	14,069
TOTAL EMPLOYEES	8,706	61,072	202,255



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## TENANT OVERVIEW

# TEI too

Saint Louis' fast-casual noodles & satay



Tei Too is fast-casual Asian cuisine restaurant and one of the best restaurants in Webster Groves with a Zomato rating of 3.9. Tei Too is owned and operated by Nippon Tei Corporation owner of three restaurants in the St. Louis Metro including; Ramen Tei, Nippon Tei, and Tei Too. The property underwent extensive renovations in 2002 when Quizno's leased the space including major updates to electrical, plumbing and décor. Tei Too has been a tenant since 2008. The building is 1716 sf and has a full basement with an exterior stairway. There is a front and rear entrance to the property. The rear entrance leads to a 79 space FREE public parking lot. Tei Too recently entered into a new five-year NNN (less roof and structure) lease with two five-year options and annual 2% rent increase making this an attractive investment with a year one NOI of \$37,752.



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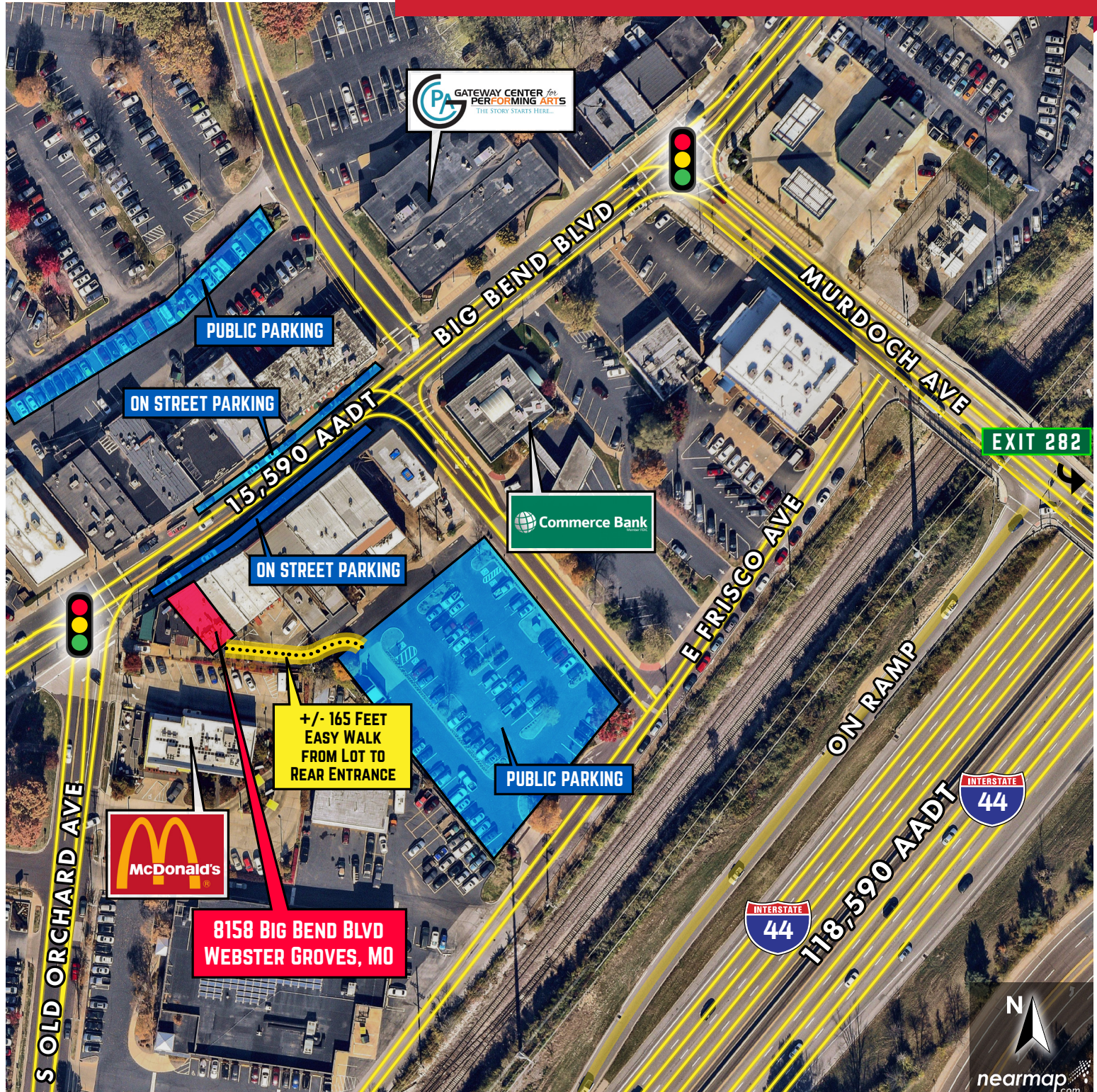
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