8730 Big Bend Blvd
WEBSTER GROVES, MO

WEBSTER GROVES OFFICE-AVAILABLE FOR SALE

Price: ~~$1,119,500~~ NOW $990,000

IN-PLACE INCOME - INVESTMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- 5,239 SF single-story building on 0.14 acres
- Clear repositioning and lease-up upside with 2,660 SF front-facing vacancy
- 61 feet of prime Big Bend frontage
- Constructed in 1925 with historic Art Deco architecture
- 7 of 8 spaces leased, rents up to $48 psf
- High-visibility corridor with 57,840 VPD on I-44 and 10,942 VPD on Big Bend Blvd
- Located in the Crossroads Business District of Webster Groves
- Affluent surrounding demographics with $200,000+ average household income (1-mile)
- Strong walkability and neighborhood draw near Webster University and destination retail
- Rear access to 21-space public parking lot plus curbside parking

SPACE DESCRIPTION

This 5,239 SF single-story, multi-tenant office building offers strong in-place income with future upside, featuring 61 feet of Big Bend Boulevard frontage, signage, rear access to a 21-space public parking lot, shared amenities, and full utilities. The property is leased 7 of the 8 units at rents up to $48/SF, with a value-add opportunity. Supported by mostly short-term leases for near-term flexibility.

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	12,224	106,019	275,077
Households	4,367	46,368	124,823
Average HH Income	$201,814	$142,500	$141,971
Number of Business	428	4,467	12,860
Number of Employees	5,296	53,283	176,445

PROFORMA

	2026	2027	2028	2029	2030
Rental Income	$123,122	$128,705	$142,618	$146,923	$154,456
Expenses	$39,600	$40,788	$42,012	$43,272	$44,570
NOI	$57,800	$87,917	$100,606	$103,651	$109,886

CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS WITHOUT LIMITATIONS

For more information, please contact:

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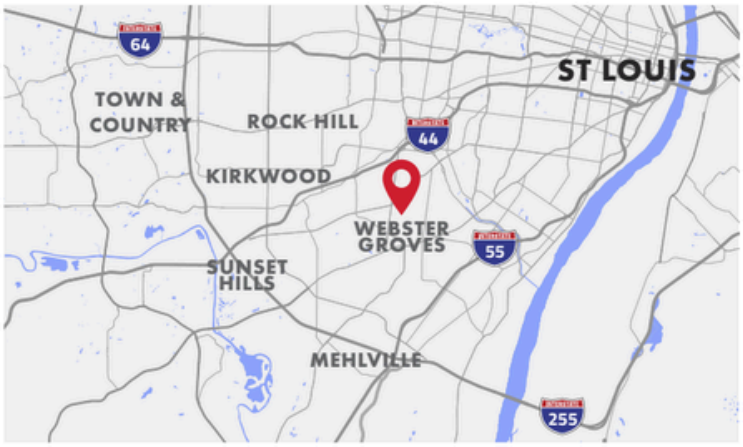

LOCATION OVERVIEW

Located in the "Crossroads Business District" of Webster Groves immediately north of the I-44/Elm Avenue interchange on Big Bend Blvd. west of S. Elm Ave. The Crossroads Business District is one of the five commercial districts in Webster Groves. Webster Groves is famous for the small-town atmosphere of a street lined storefronts and business that are easily accessible to the surrounding metropolitan area and are pedestrian friendly luring the surrounding residential neighborhoods support of the commercial districts by attracting providing neighborhood-level commercial services and small office space. That walkability/accessibility is a defining element of the community and commercial districts in Webster Groves. There is ample Free Parking both curbside and in the 21-space public lot located behind the building.

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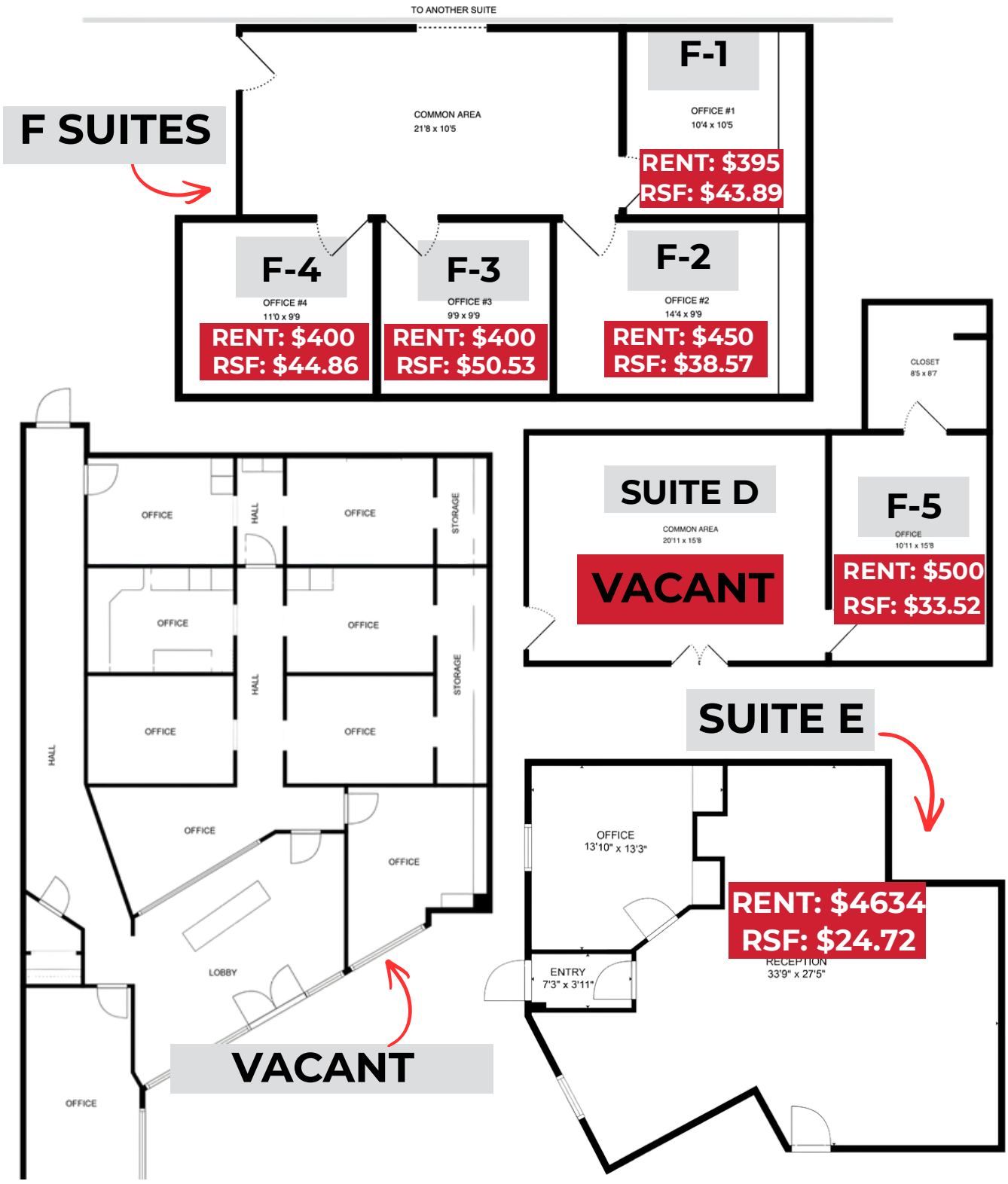

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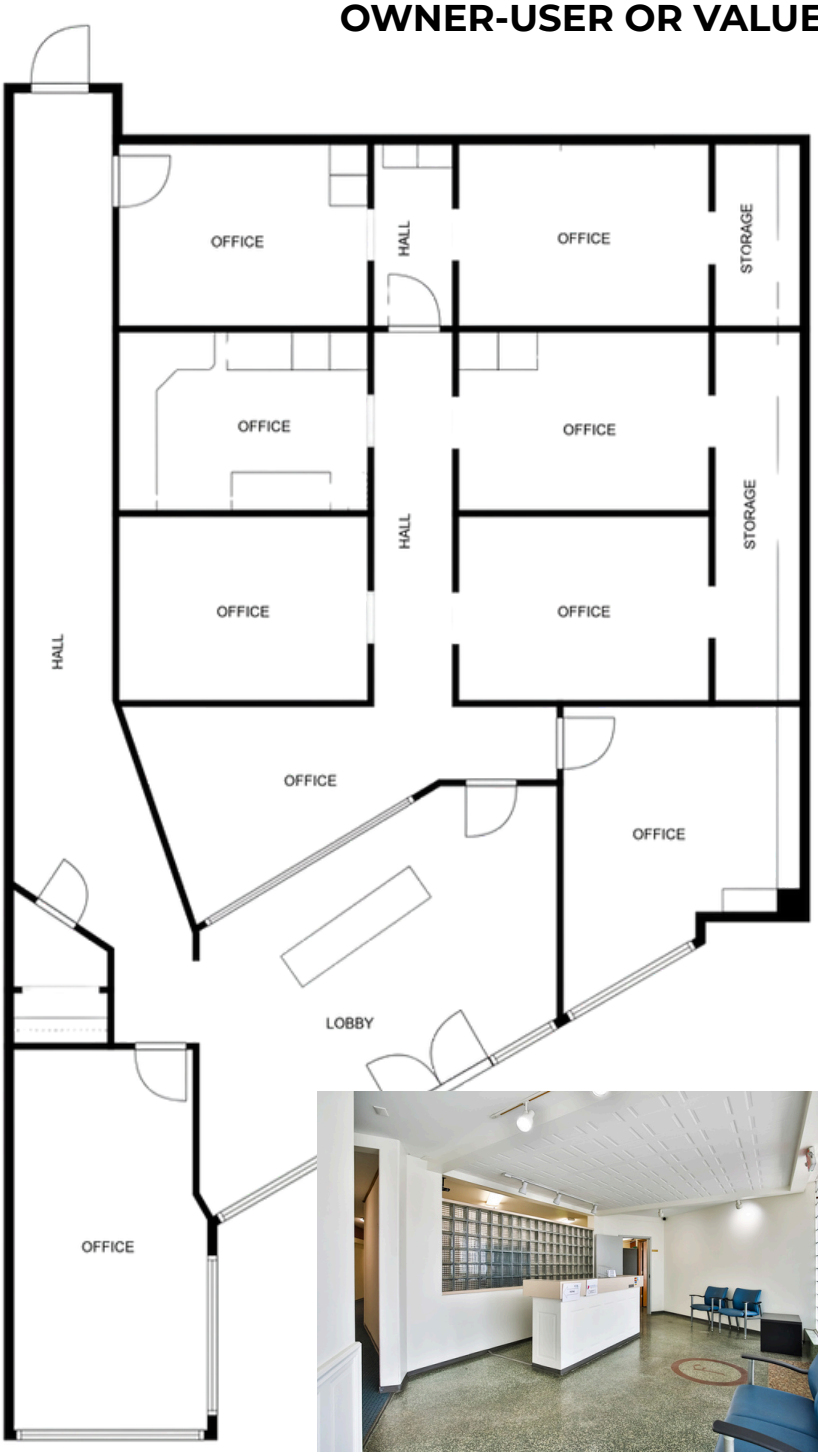
PROFESSIONAL OFFICE | RETAIL POTENTIAL | 267-2660 SF AVAILABLE | OWNER-USER OR VALUE-ADD POTENTIAL



- Professional Office/Retail Potential
- $21-32/SF/YR
- 2660 SF Office- May be subdivided into smaller Spaces from 267 SF
- Some Offices with Glass Block Windows
- Terrazzo Floors
- Large Reception Area
- Webster Groves, MO Location
- 1 block from I-44 N. Elm Ave. Interchange
- Plenty of Street-Curbside and Public Parking Nearby

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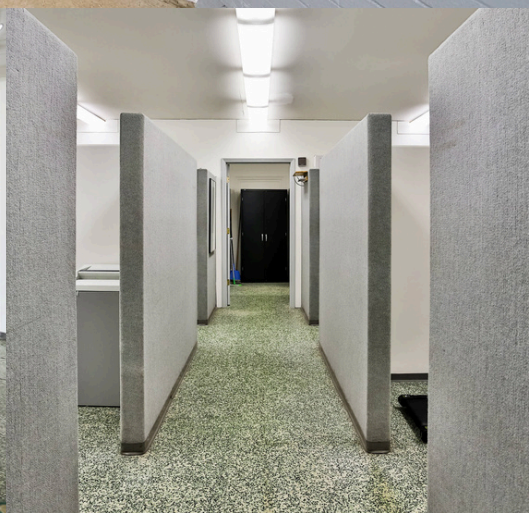
PHOTOS



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VIDEO

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