



MULTI-TENANT WAL-MART OUTPARCEL FOR SALE

5201 - 5203 Broadway Street Quincy, IL 62305



LOCATION.
commercial real estate

5201-5203 BROADWAY ST



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Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction of the suitability of the property for your needs.

exclusively listed by:

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LOCATION. COMMERCIAL REAL ESTATE

231 S. BEMISTON AVE | SUITE 300 | ST. LOUIS, MO

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LOCATION.
commercial real estate



5201-5203 BROADWAY ST

INVESTMENT OVERVIEW

Price: \$2,880,000

7.43% Cap Rate

NOI

\$213,856

Price PSF

\$428

Occupancy

100%

WALT

3.95 Years

Building Size

6,720 SF

Parcel Size

0.74 +/- Acres

Year Built

2012

- 100% Occupied two tenant Wal-Mart outparcel
- Corporate guarantees from both tenants
- All tenants are NNN leases

QUINCY, IL MSA

- 13th largest MSA in Illinois
- 43rd largest city in Illinois
- 107,000 Quincy-Hannibal MSA population
- \$76,090 Average Household Income within a 3 mile radius of the property




5201-5203 BROADWAY ST

INVESTMENT SUMMARY

5201-5203 BROADWAY ST

TENANT ROSTER

TENANT	SQUARE FOOTAGE	LEASE EXP	LEASE TYPE
 AT&T	3,520 SF	01/31/2027	NNN
AspenDental	3,200 SF	01/31/2032	NNN

INVESTMENT HIGHLIGHTS

- Outparcel to Wal-Mart Super Center
- Built in rent bumps during initial term & options
- National and regional tenants with 13+ year tenure
- Located in main retail corridor surrounded by national retailers including Wal-Mart, Home Depot, Sam's Club, Lowes, Kohls, Dick's Sporting Goods
- High traffic location - 18,300+ VPD on Broadway.

5201-5203 BROADWAY ST

SITE OVERVIEW



1 mile 3 miles 5 miles

POPULATION	1,563	21,336	47,575
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HOUSEHOLDS	777	9,144	20,453
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EMPLOYEES	1,924	11,677	24,598
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AVG HH INCOME	\$60,453	\$76,090	\$65,065
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The Quincy and Adams County area is home to regional leaders in industries including healthcare, advanced manufacturing, agriculture, logistics, and education. As the economic center of west-central Illinois, Quincy supports a diverse business base and a skilled workforce drawn from a broad tri-state labor market.

MAJOR EMPLOYERS

B BLESSING
HOSPITAL



TTITAN

NFI
NIEMANN FOODS, INC.



Quincy
University



5201-5203 BROADWAY ST

TRADE AREA OVERVIEW



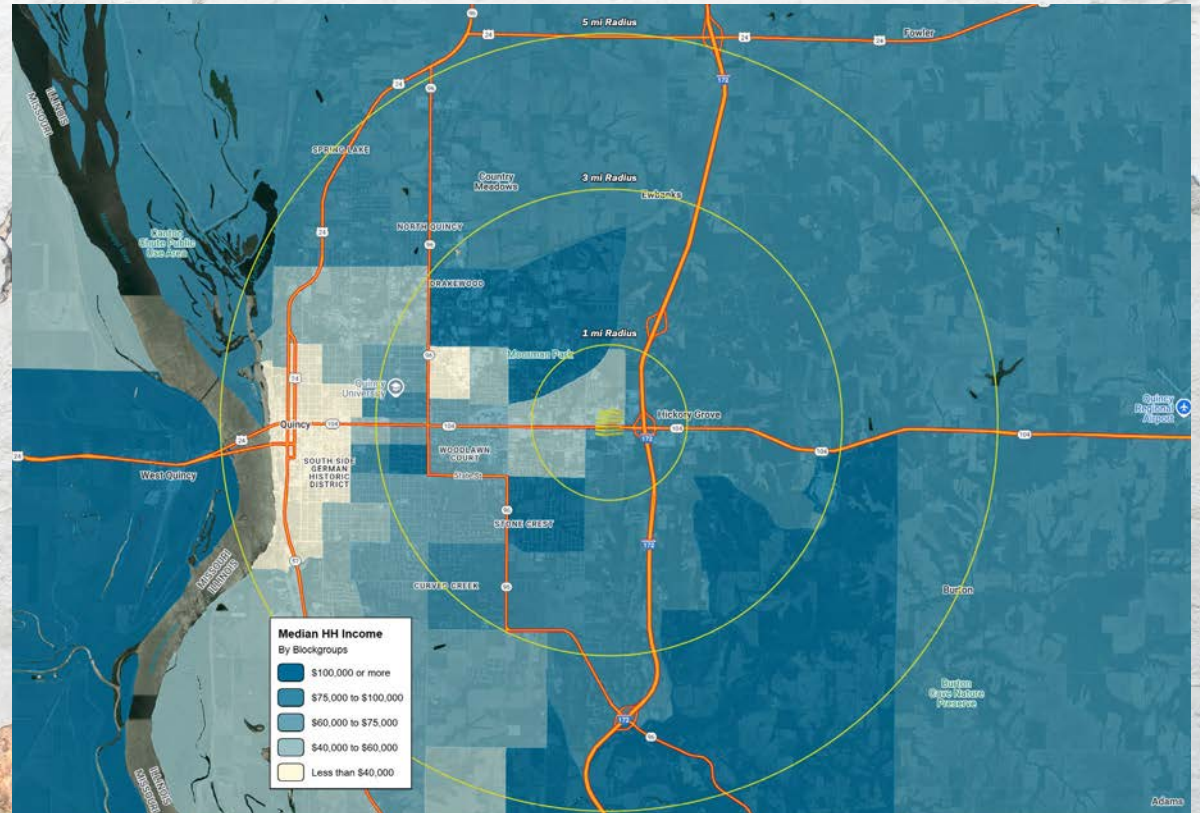
Quincy is a regional economic and cultural hub located on the banks of the Mississippi River in western Illinois. As the largest city within a 100-mile radius, Quincy serves as the anchor of the tri-state area where Illinois, Missouri, and Iowa converge. Known for its historic architecture, riverfront charm, and strong community roots, Quincy blends Midwestern values with strategic commercial opportunity.

The city is home to several major employers, including Blessing Health System, Quincy Medical Group, and Quincy Public Schools. Other key employers include Knapheide Manufacturing, Titan International, and Niemann Foods, all contributing to a diverse economy driven by healthcare, manufacturing, education, and logistics. Quincy University and John Wood Community College also play a key role in local workforce development.

Quincy offers a variety of recreational and cultural amenities, including the popular Quincy Gems baseball team, dozens of public parks, and access to scenic bluff-top views over the Mississippi. The city's historic downtown features well-preserved 19th-century architecture, local boutiques, and year-round events.

Community favorites include the Dogwood Festival, the Midsummer Arts Faire, and QFest, a multi-day celebration of art, food, and music. With a welcoming atmosphere and a strong emphasis on local pride, Quincy continues to invest in infrastructure, downtown revitalization, and business development.

Positioned as a gateway to west-central Illinois and northeastern Missouri, Quincy offers a stable, connected trade area with a deep labor pool, affordable real estate, and room for continued growth.



5201-5203 BROADWAY ST

REGIONAL MAP

CHICAGO, IL - 5 HOURS

SPRINGFIELD, IL - 2 HOURS

ST. LOUIS, MO - 3 HOURS

Google Maps

5201-5203 BROADWAY ST

Z O O M

A E R I A L



104

18,300 (2023)

54TH ST

5,800 (2023)



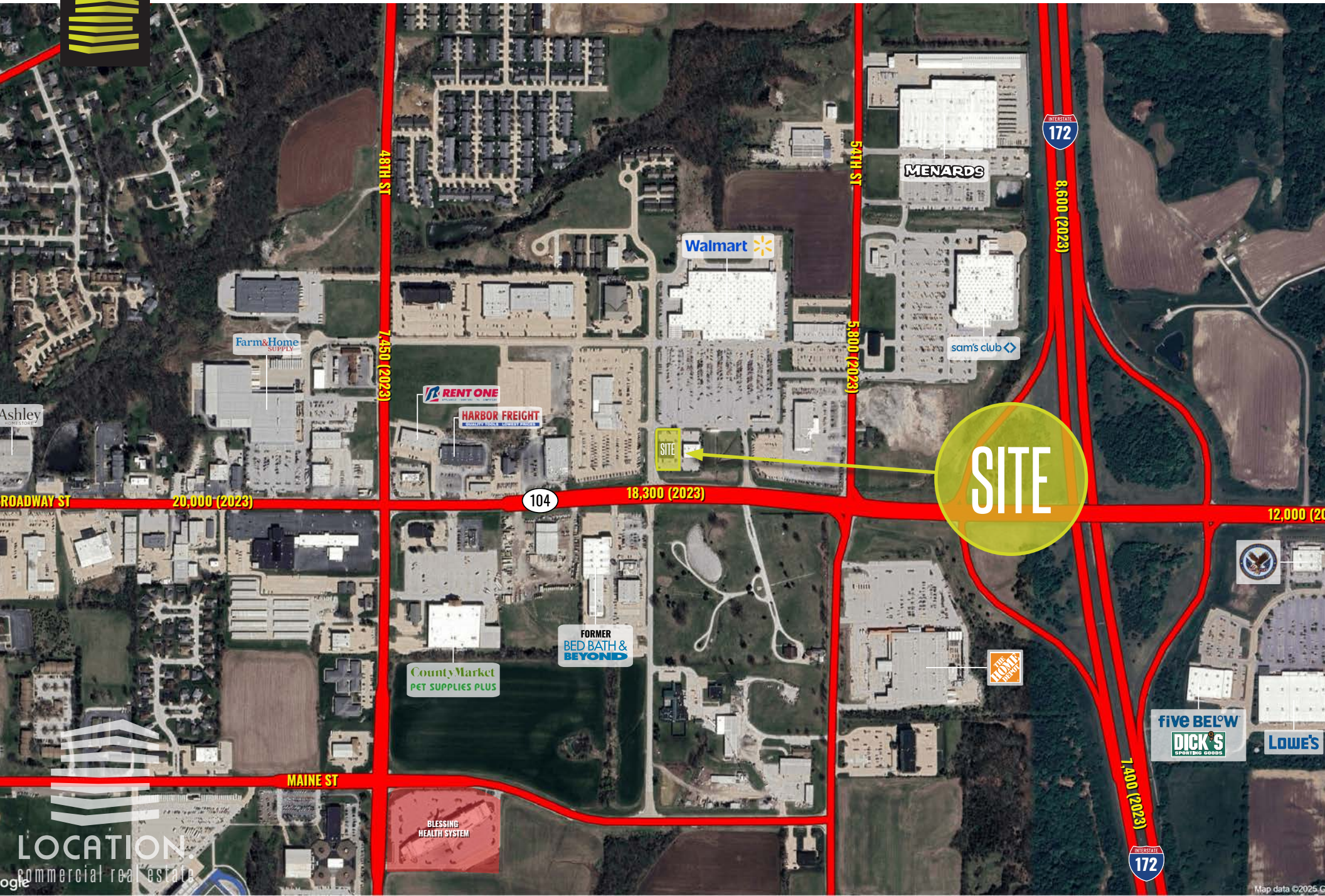
LOCATION
commercial real estate

FORMER
BED BATH &
BEYOND

5201-5203 BROADWAY ST

M I D

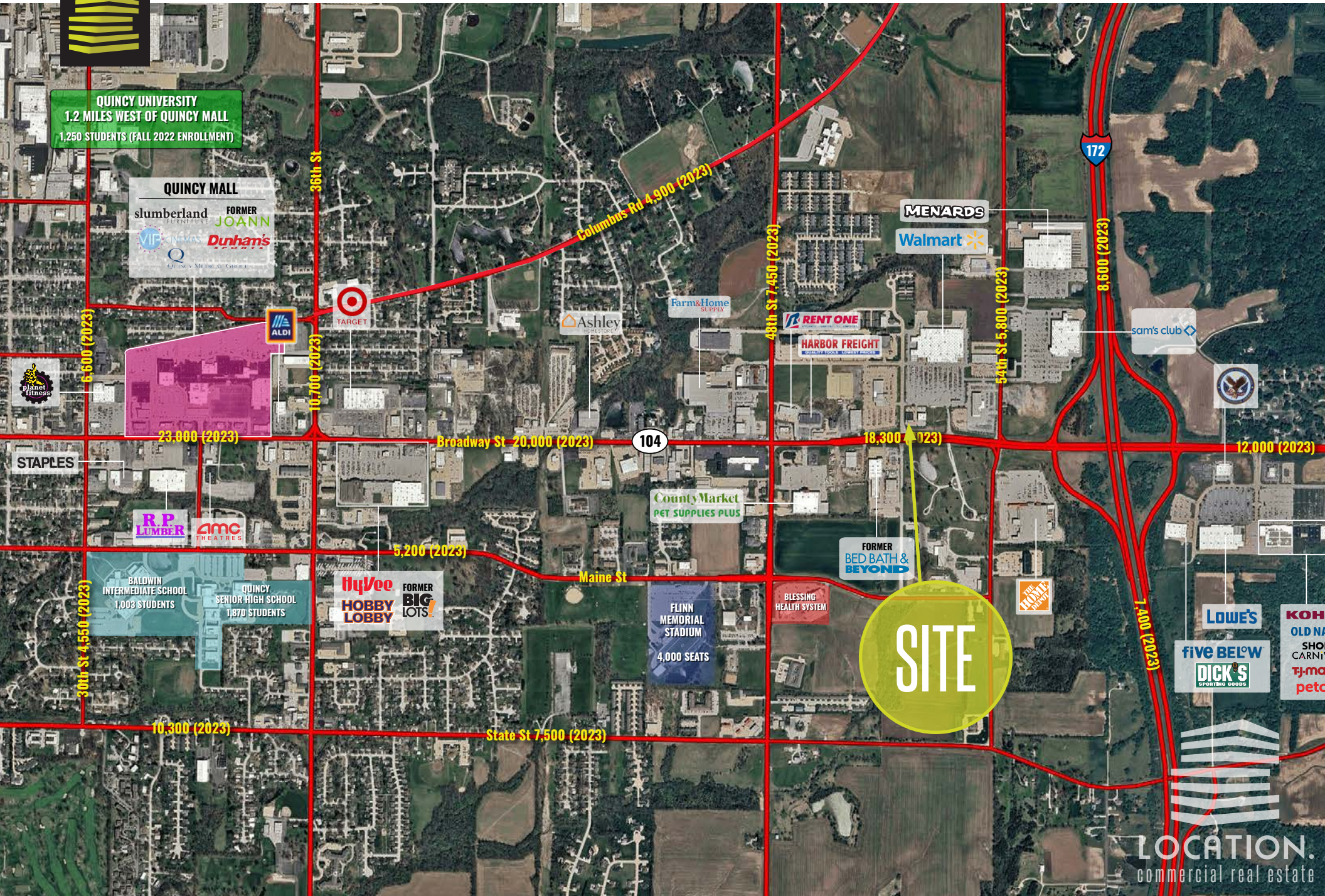
A E R I A L



SITE

5201-5203 BROADWAY ST

MARKET AERIAL



SITE



5201-5203 BROADWAY ST

PROPERTY SPECIFICATIONS



TOTAL BUILDING AREA
6,720 SF



YEAR BUILT
2012



TOTAL PARKING STALLS
47



OVERALL PARKING RATIO
7 : 1,000



ZONING
C2



LAND
0.74 ACRES +/-

5201-5203 BROADWAY ST

TENANT OVERVIEW



AT&T is one of the nation's leading providers of wireless, internet, and entertainment services. With thousands of retail locations across the country, AT&T stores offer the latest smartphones, accessories, and tech support solutions, serving millions of customers with a focus on connectivity, innovation, and customer service.

Gross Leasable Area:
3,520 SF

Lease Commencement:
1/1/2012

Lease Expiration:
1/31/2027

Option Terms:
Two (2) - 5 Years

Pro Rata Share:
52.38%



Aspen Dental is one of the largest and fastest-growing networks of dental care providers in the U.S., with more than 1,000 locations nationwide. Dedicated to making dental care accessible and affordable, Aspen Dental offers a full range of services—from routine cleanings and checkups to dentures and implants—all under one roof.

Gross Leasable Area:
3,200 SF

Lease Commencement:
2/1/2012

Lease Expiration:
1/31/2032

Option Terms:
Three (3) - 5 Years

Pro Rata Share:
47.62%



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