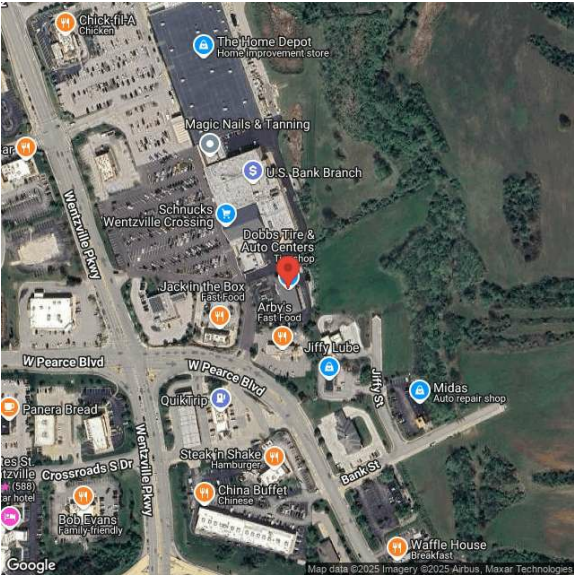


Dobbs Tire & Auto Centers
1986 Wentzville Pkwy | Wentzville, MO | US | St. Charles County
Available SF: 7,918 | Sale Price: \$4,137,450



Building Type:	Retail, Investment
Available SF:	7,918
Total SF:	7,918
Year Built:	2003
Sale Price:	\$4,137,450
Last Updated:	Apr 28, 2025

Economic Development Contact

Ben Motil
City of Wentzville
1001 Schroeder Creek Blvd.
Wentzville, MO 63385
(636) 639-2015 | ben.motil@wentzvillemo.gov

Realtor/Owner Contact

Glen Kunofsky
| gkunofsky@nnnpro.com

Property and Area Description

NNN Pro is pleased to present the exclusive listing for a Dobbs Tire & Auto Centers located at 1986 Wentzville Parkway, Wentzville, Missouri 63385. The site consists of roughly 7918 rentable square feet of building space on an estimated 0.95-acre parcel of land. This Dobbs Tire & Auto Centers is subject to a 18-year Triple Net (NNN) lease, which will commence upon close of escrow. The annual rent will be \$248,247 and has scheduled increases of 2.00% Annually.

Population

	198,730 10 Mile Radius	521,377 20 Mile Radius	1,114,279 30 Mile Radius
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Source: ESRI®, 2024

Households

	72,540 10 Mile Radius	198,397 20 Mile Radius	438,132 30 Mile Radius
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Source: ESRI®, 2024

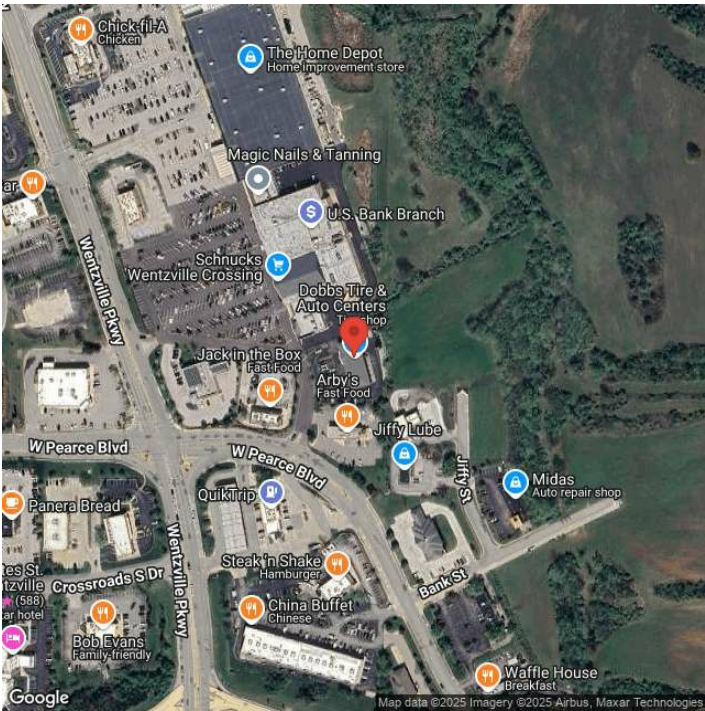
Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren

Property Images



Scott J. Drachnik | President & CEO | EDC Business & Community Partners
5988 Mid Rivers Mall Drive | St. Charles, MO 63304 | (636) 229-5281 | sdrachnik@edcsc.com