

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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JUST SOLD
Sherwin Williams Retail Center & Valvoline
Creve Coeur, MO

October 2024 – Upland Real Estate Group’s Net Lease Team, led by Keith Sturm, CCIM, Deborah Vannelli, CCIM, and Amanda Leathers, successfully represented a buyer in a 1031 exchange. The team facilitated the acquisition of two prime net lease investment properties in Creve Coeur, Missouri. The first property is a Class A Retail Strip Center, fully leased to Sherwin Williams, Imo’s Pizzeria, Kelly Nails and Spa, and Iconic Male. The second property is a freestanding Valvoline, situated next to the Retail Strip Center, and benefits from a ground lease.

Both properties are strategically located in the heart of Creve Coeur’s business district, adjacent to the City Place office campuses, which boast 1.2 million square feet of office space. The properties are surrounded by strong demographics, with a population of 169,805 within a 5-mile radius and an average household income of \$156,560 within a 1-mile radius. Upland’s team played a pivotal role in guiding the buyer through the 1031 exchange process, ensuring a seamless transaction, and maximizing investment returns.

Please visit our website at www.nnnsales.com to view the additional net lease investment properties available for sale or contact us at (612) 332-6600



(Pictured: Sherwin Williams Retail Center & Valvoline – Creve Coeur, MO)

About Upland Real Estate Group, Inc:

Upland Real Estate Group, Inc. is a Minneapolis based commercial real estate investment and brokerage company, which focuses on the sale of single and multi-tenant net lease investment properties across the country. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed more than 900 net lease sales transactions totaling over \$2.8 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 25 years.

www.nnnsales.com

Look Upland. Where Properties and People Unite.

Certain matters discussed within this press release may be deemed to be forward-looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.

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