

Wood River Plaza - Illinois

Wood River, IL & St. Louis, MO MSA

Wood River Plaza is a Walmart shadow-anchored 11,180-square foot multi-tenant, net-leased asset located in Wood River, IL, a part of the St Louis MSA (Pop: 2.8 million | Top 20 MSA). The Property is currently 100% NNN leased to a dynamic and synergistic mix of service-oriented, medical, and restaurant tenants including T-Mobile, Sport Clips, Wood River Family Dental, River Nail & Spa, and Applebee's. Shadow anchored by the only Walmart Superstore within a 9-mile radius, the property is an excellent small format retail center 100% occupied by a proven stable e-commerce resistant tenant base. Wood River Plaza is situated on a large 2.39-acre parcel.

Plaza Wood River is located at a fully signalized drive lane that serves as a primary access point for Walmart along Vaughn Rd (11,114 VPD) the premier retail corridor within Wood River and I-255 (25,526 VPD). As the primary retail draw in the region, Walmart draws from a vast trade area and provides a strong built-in customer base for the plaza. According to Placer AI, Walmart had 2.5 million visitors in the past 12 months ranking it in the top 12% of all the Walmart's for consumer traffic. Additionally, the asset is near the Wood River Refinery which is jointly owned by Phillips 66 and Cenovus Energy, which underwent a \$3.8 billion renovation in 2011 and employs 1,100 people.

