

# Fall 2021 Retail Report

NAIDESCO

## Tenants Expanding in the Market

### Big Box

Bass Pro  
Costco  
Floor & Decor  
Menards  
Walmart

### Mid Box

Aldi  
Burlington  
Club Fitness  
Dick's Sporting Goods  
Edge Fitness  
Hobby Lobby  
Home Goods  
Marshalls  
Planet Fitness  
Ross  
Schnucks  
TJ Maxx  
Total Wine

### Restaurants

Chicken Out  
Chipotle  
Del Taco  
Drake's  
Freddy's  
Hawaiian Brothers  
Panda  
Popeye's  
Raising Cane's  
Scooter's Coffee  
Tacos 4 Life  
Tropical Smoothie

### Other Retailers

Caliber Collision  
Chase Bank  
Discount Tire  
Five Below  
Pet Suites  
QuikTrip  
Tidal Wave Car Wash

## St. Louis Retail Market Buzz

### Restaurant News

The Foundry Food Hall opens at City Foundry in Midtown

Cooper's Hawk Winery to open second St. Louis location in St. Peters

St. Louis Bread Co. closes Frontenac location, plans relocation of Ballwin store

Freddy's opens in former Arby's in Ellisville, plans Wentzville location

Culver's plans Ellisville location

Nobu's relocates from Olive Blvd to the Delmar Loop

Hi-Pointe Drive-in and sister restaurant Chicken Out open in Kirkwood

### Big & Mid Box News

Dierbergs plans stores in Lake St. Louis and Crestwood

REI plans store in Town & Country

Bass Pro plans store in former Toys R Us in Sunset Hills

Main Event opens at The District in Chesterfield

Club Fitness relocates Arnold store to the former Gold's Gym

Ross opens at Gravois Bluffs in Fenton

Planet Fitness opens Washington, MO location

### Other Retail News

Top Golf plans second market location in St. Louis City

Olympia Gymnastics plans site at former Office Max in Manchester

The Missouri Pickleball Club opens at Gravois Bluffs in Fenton

Chicken N Pickle plans first market location in St. Charles

## The NAI DESCO Retail Services Group



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## Recent Transactions

Bill Barnes represented Raising Cane's in their ground lease of 1.13 acres at 203 S. Providence Rd in Columbia, MO

Michelle Miller represented Scooter's Coffee in their purchase of 0.5 acres at 4208 S. State Route 159 in Glen Carbon, IL

Peter Sheahan represented St. Luke's in the sale lease-back of their 8,522 SF urgent care center at 17417 Chesterfield Airport Rd in Chesterfield (Valley)

Tony Salerno represented Mr. B's Pool Centers in the sale of their 7,560 SF retail building to Organic Remedies at 11420 Concord Village Ave in South St. Louis County

Noel Fehr represented the purchaser of a 8,628 SF retail building at 8401 Maryland Ave in Clayton

Alex Beck represented the landlord in the lease of 5,639 SF of retail space at 8744 Mackenzie Rd in Affton

# Retail Report

## Fall 2021 | Featured Listings



### The Shoppes on Central Ave Clayton, MO

- Retail / restaurant spaces available from 1,225 to 10,300 SF
- Covered outdoor patio
- On-site parking
- Located in the heart of the Clayton CBD at the lighted intersection of Central Ave & Maryland Ave
- Delivering 2024

Contact Broker for Pricing:  
Peter Sheahan 314-994-4081



### 1860 Bowles Ave Fenton, MO

- ±2 acre level site
- Potential expansion on 1.7 acres to the south of site
- Currently zoned HP-1 Hospitality Park
- Easy access to I-44, Hwy 141 & I-270
- Visibility from South Highway Dr

Contact Broker for Pricing:  
Tony Salerno 314-994-2322



### 11715 Manchester Rd Des Peres, MO

- 2,356 SF endcap space
- Excellent sight lines from Manchester Rd
- Signage on two sides of the building
- Ample parking
- Located on Manchester Rd 1 mile east of I-270 / West County Mall

Contact Broker for Pricing:  
Michelle Miller 314-994-4944  
Peter Sheahan 314-994-4081



### Missouri Rush Sports Park O'Fallon, MO

- 0.5 – 5.0 acre pad sites
- Ideal for retail, QSR, c-store, hospitality or multi-tenant development
- Adjacent to Missouri Rush Sports Park and the 14-screen Regal Cinemas
- Visibility from I-64

Contact Broker for Pricing:  
Bill Barnes 314-994-4401  
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NAI DESCO is currently seeking locations for:



CALIBER COLLISION



CRAFT BEER CELLAR

diesel BARBERSHOP

drybar



KOHL'S

MATHNASIUM

MENARDS

PLAZA TIRE SERVICE

Raising Cane's

RANDALL'S

Schnucks

SCOOTER'S COFFEE



T-Mobile

TACOS 4 LIFE

UBREAKIFIX

THE WINE AND CHEESE PLACE



Sale Comps

The next two pages provide an illustration of recent retail sale comparables in the area. For more comparables, contact a Retail Service Group broker.

ST. CHARLES - WEST

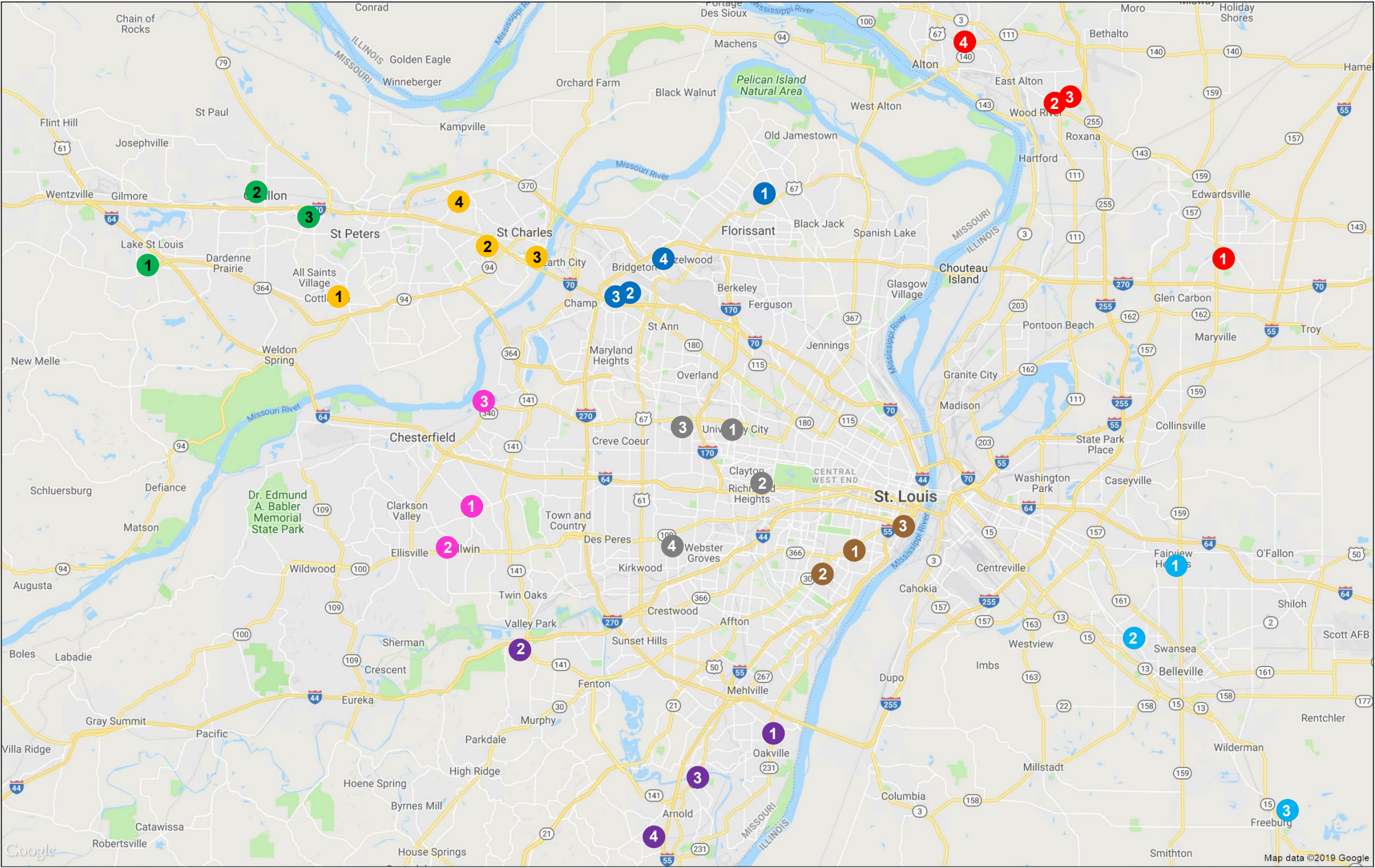
- 1 Oak Cap Ventures LLC purchased the 1,603 SF Sonic Drive-In at 6325 Ronald Reagan Dr for \$1,131,206
- 2 TLC Development LLC purchased a 1,636 SF auto repair building at 411 S. Main St for \$300,000
- 3 Clancy & Theys Construction Co purchased the 11,591 SF Herc Rentals at 8016 W. Veterans Memorial Pkwy for \$4,325,000

ST. CHARLES - EAST

- 1 Cottleville Corners LLC purchased the 55,686 SF Cottleville Corners shopping center at 5045-55 Highway N for \$5,950,000
- 2 PREP Peco RE Partners purchased the 2,368 SF Captain D's at 2951 Veterans Memorial Pkwy for \$1,225,000
- 3 Jim Vetter purchased the 3,500 SF Sherwin Williams at 1340 S. 5<sup>th</sup> St for \$2,147,000
- 4 Truman Crossing LLC purchased the 24,000 SF Truman Crossing strip center at 3432-68 Harry S Truman Blvd for \$1,770,000

WEST

- 1 Chesterfield Presbyterian Church purchased the 37,835 SF former Gold's Gym at 14885 Clayton Rd for \$3,300,000
- 2 LHV Properties LLC purchased the 14,490 SF Walgreens at 15253 Manchester Rd for \$9,225,000
- 3 Statesman Properties purchased the 4,296 SF historic building located at 14319 Olive Blvd for \$530,000



NORTH

- 1 Chase Bank purchased the 6,100 SF former 54<sup>th</sup> Street Grill at 2895 N. Hwy 67 for \$2,200,000
- 2 Jangiti Bridgeton LLC purchased a 4,909 SF strip center at 12121-23 St. Charles Rock Rd for \$2,562,000

- 3 Walia Properties, LLC purchased a 5,240 SF strip center at 12294 St. Charles Rock Rd for \$2,525,000
- 4 Wilmer Gutierrez purchased the 4,190 SF former Quizno's at 725 Campus Ct for \$510,000

CENTRAL

- 1 University City School District purchased the 9,600 SF retail building at 7700 Olive Blvd for \$645,000
- 2 SSM Healthcare purchased the 2,301 SF Busey Bank at 6510 Clayton Rd for \$1,515,000

- 3 Firestone purchased the 0.66 acre former Olivette 66 Service Center at 9398 Olive Blvd for \$900,0000
- 4 JI Manchester Schuler LLC purchased the 1,860 SF Jiffy Lube at 9998 Manchester Rd for \$964,000

SOUTH

- 1 Mallard Land Holdings LLC purchased a 14,000 SF strip center at 4412-30 Telegraph Rd for \$1,500,000
- 2 Felfam 44 LLC purchased a 49,964 SF shopping center at 902-942 Meramec Station Rd for \$7,150,000

- 3 James Staat purchased the 23,5631 SF Arnold Plaza strip center at 633-683 Jeffco Blvd for \$2,950,000
- 4 The Staenberg Group purchased the 15,379 SF Blockbuster Plaza at 3860-84 Vogel Rd for \$2,965,517

ST. LOUIS CITY

- 1 CW Brown Holdings purchased a 11,967 SF strip center at 3626-32 S. Grand Blvd for \$980,000
- 2 Vinayaka LLC purchased a 6,496 SF strip center at 6400-04 Gravois Ave for \$1,025,000
- 3 Triple J Holdings purchased the 10,179 SF former Souldard Preservation Hall at 1921 S. 9<sup>th</sup> St for \$750,000

ILLINOIS - NORTH

- 1 Scooter's Coffee purchased 0.5 acres at 4208 S. State Route 159 in Glen Carbon for \$245,000
- 2 Greg Grinter purchased the 6,889 SF Advanced Auto Parts at 934 E. Edwardville Rd in Wood River for \$1,500,000
- 3 The Niki Group purchased the 4,200 SF Steak N Shake at 1870 Memorial Ln in Wood River for \$900,000

- 4 Exchange Right purchased the 16,996 SF Walgreens at 1650 Washington Ave in Alton for \$6,101,694

ILLINOIS - SOUTH

- 1 Chancellor Income Holdings, LLC purchased the 2,115 SF Popeye's at 6011 N. Illinois St in Fairview Heights for \$320,000
- 2 Ca-wa, Inc purchased a 4,000 SF free-standing building at 4507 N. Belt W in Belleville for \$260,000
- 3 Groceries of Southern Illinois LI purchased the 2,215 SF former Midland States Bank at 500 N. State St in Freeburg for \$400,000

The information contained herein has been obtained from reasonably reliable sources; however, no guarantee is made with respect to accuracy.