

Fall 2022 Retail Report



Tenants Expanding in the Market

Big Box
Bass Pro
Costco
Meijer
Menards
Walmart

Mid Box
Aldi
Burlington
Club Fitness
Edge Fitness
Hobby Lobby
Home Goods
Kohl's
Marshalls
Michael's
REI
Schnucks
TJ Maxx
Total Wine

Restaurants
Chicken Out
Chick-fil-A
Chipotle
Drake's
Dunkin'
First Watch
Freddy's
Panda
Popeye's
Raising Cane's
Sugarfire
Tacos 4 Life
Tropical Smoothie

Other Retailers
Caliber Collision
Chase Bank
Discount Tire
Five Below
Pet Suites
QuikTrip
Tommy's Car Wash

St. Louis Retail Market Buzz

Restaurant News
Shake Shack and Mellow Mushroom open Chesterfield locations

Katie's Pizza & Pasta plans 3rd St. Louis location at Ballpark Village

Chick-fil-A plans 5 additional stores in the St. Louis Metro

Kaldi's Coffee and Culver's open in Ellisville

Sushi Ai opens in Eureka

Cooper's Hawk Winery opens location in St. Peters

Taco Buddha plans 2nd St. Louis location in Kirkwood

Big & Mid Box News
REI opens 2nd St. Louis location in Town & Country

Kloss Furniture opens South County location

Macy's to relocate from Chesterfield Mall to new 31,000 SF prototype in Chesterfield Valley

Meijer announces 1st St. Louis Market location in Glen Carbon, IL

Schnucks plans locations in Chesterfield Valley and Sullivan

Aldi plans locations in St. Charles, Maryland Heights and Rock Hill

Other Retail News
Porsche to open dealership in Chesterfield Valley

X-Golf to open 1st St. Louis Market location in Ellisville

TruFusion announces 2nd St. Louis location in Midtown

The Real Dill Pickle Ball announces Chesterfield Valley location

Golden Goose, Gucci & Madewell open new locations at Plaza Frontenac

TopGolf receives building permits for 2nd St. Louis Market Location in Midtown

The NAI DESCO Retail Services Group



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Tony Salerno
Vice President
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Reilly Sheahan
Associate
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Peter Sheahan
Principal
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Recent Transactions

Bill Barnes represented Porsche St. Louis in their purchase of 5.2 acres at 17455 North Outer 40 Dr in Chesterfield from McBride Homes represented by Peter Sheahan

Alex Beck & Michelle Miller represented the seller of 1.86 acres at 1125 Cave Springs Estate Dr in St. Peters

Reilly Sheahan & Bill Barnes represented the purchaser of a 13,973 SF strip center at 3600 N. Lindbergh Blvd in Bridgeton

Peter Sheahan & Meghan Donovan represented The St. Vincent de Paul Society in their lease of 17,250 SF of retail space at 770 N. Hwy 67 in Florissant

Noel Fehr & Alex Beck represented the seller of a 6,826 SF church at 1037 New Sugar Creek Rd in Fenton

Peter Sheahan represented Schnuck Markets in their lease of 30,606 SF of retail space at 220 THF Blvd in Chesterfield

Tony Salerno represented the purchaser of a 31,887 SF Savers building at 9618 Watson Rd in Crestwood from Morning Glory, LLC represented by Peter Sheahan and Reilly Sheahan

Retail Report

Fall 2022 | Featured Listings



4550 Forest Park Ave
St. Louis, MO (Central West End)

4,225 SF former restaurant with expansive patio for lease

Located on the ground floor of the Doubletree by Hilton St. Louis Forest Park hotel

Directly adjacent to the Siteman Cancer Center & Barnes Jewish Hospital with 25,000 employees

Some FF&E available

Contact: Bill Barnes
wbarnes@naidesco.com



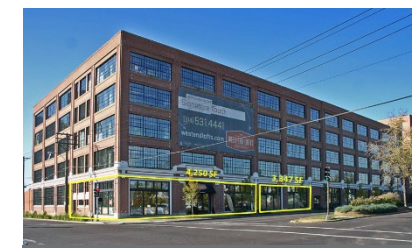
820-830 James S. McDonell Blvd
Hazelwood, MO

73,500 SF turn-key auto dealership on 15.6 acres

Three buildings include large showroom, offices, 59 service bays and pre-owned sales center

Built in 1990, renovated in 2015

Contact: Meghan Donovan
mdonovan@naidesco.com
or P. Reilly Sheahan
prsheahan@naidesco.com



4100 Forest Park Ave
St. Louis, MO (Central West End)

Retail / Office Space for lease in the Cortex District with gated parking

4,250 SF endcap available for lease or condo sale

3,347 SF in-line space & 8,000 SF lower-level space available for lease

Contact: Tony Salerno
tsalerno@naidesco.com
or Michelle Miller
mmiller@naidesco.com



14788 Manchester Rd
Ballwin, MO

1,800 SF endcap retail space for lease

Located in the heart of Ballwin at the signalized intersection of Manchester Rd & Reis Rd

Building & Pylon signage available

Directly across from Wendy's & Vlassis Park

Contact: Noel Fehr, CCIM
nfehr@naidesco.com

NAI DESCO is currently seeking locations for:



Sale Comps

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

ST. CHARLES - WEST

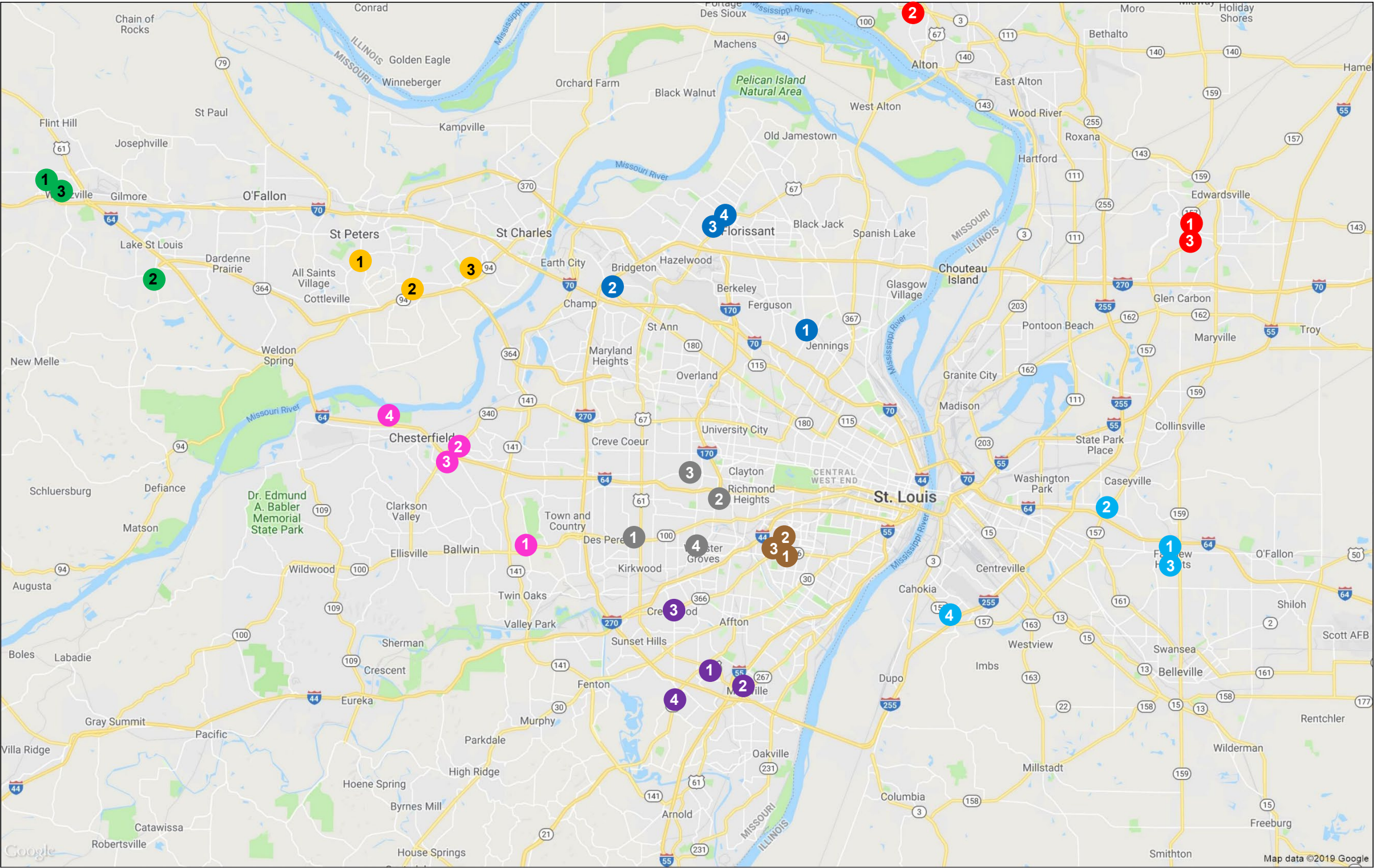
- 1 Menards purchased 16.79 acres at Wm Dierberg Dr for \$5,000,000
- 2 Becs Development Lake St Louis LLC purchased 0.83 acres at Southern Ridge Ln for \$725,000
- 3 Halle Properties LLC purchased 1.02 acres on Hwy N at Orf Rd for \$879,920
- 4 Prestige Hospitality LLC purchased 1.86 acres on S. Church Rd for \$921,000

ST. CHARLES - EAST

- 1 Scrubbles Car Wash purchased the former Llywelyn's Pub at 3300 Mid Rivers Mall Dr for \$1,750,000
- 2 McCann Family Farms purchased The Learning Experience at 600 Bond St for \$4,400,000*
- 3 Jay Shree Siyaram Ents LLC purchased the Sonic at 2001 S. Old Hwy 94 for \$1,940,000*

WEST

- 1 North American Realty Services purchased the 19,898 SF La-Z-Boy building at 14177 Manchester Rd for \$6,523,934*
- 2 AKG Development purchased 1.13 acres at 15548 Olive Blvd for \$1,250,000
- 3 West Co Lube Inc purchased the 3,822 SF P.F. Chang's building at 1295 E. Chesterfield Pkwy for \$3,500,000*
- 4 Indigo Properties STL, LLC purchased 5.2 acres at 17455 N. Outer Forty Rd for \$2,000,000



NORTH

- 1 Alliance Credit Union purchased a 4,322 SF bank building at 8013 West Florissant for \$2,230,000
- 2 Pflaster Antiques Ltd purchased the Taco Bell at 12420 St. Charles Rock Rd for \$1,810,000*

- 3 NNB1, LLC purchased a 9,000 SF former Aaron's Rent building at 7933 N. Lindbergh for \$795,000
- 4 Tamir LLC purchased a 1,548 SF former Pizza Hut at 8457 N. Lindbergh for \$460,000

CENTRAL

- 1 JCR Manchester LLC purchased a 5,318 SF former restaurant at 10935 Manchester Rd for \$610,000
- 2 Lugonia Asra LLC purchased a 3,220 SF building at 1910 S. Brentwood Blvd for \$1,500,000

- 3 9155 Clayton LLC purchased the 5,305 SF Ladue Market at 9155 Clayton Rd for \$1,250,000
- 4 JSJL Properties LLC purchased a 3,496 SF building at 36 W. Lockwood for \$660,000

SOUTH

- 1 InSite Real Estate, LLC purchased the 38,928 SF former Rothman building at 5711 S. Lindbergh for \$3,400,000
- 2 Waterway purchased 1.41 acres at 7310 S. Lindbergh Blvd for \$1,800,000

- 3 RV Wagner Inc. purchased the 31,883 SF Savers building at 9618 Watson Rd for \$4,544,000*
- 4 Alrig USA purchased 2.59 acres at 5240 Towne South Rd for \$3,550,000

ST. LOUIS CITY

- 1 Tyler Aholt purchased the 6,320 SF building at 4620-24 Hampton Ave for \$1,700,000
- 2 MKJ Properties, LLC purchased 0.24 acres at 3401 Hampton Ave for \$250,000
- 3 6424 Chippewa St, LLC purchased a 8,000 SF strip center at 6424-34 Chippewa St for \$2,385,000*

ILLINOIS - NORTH

- 1 So Realty IL, LLC purchased a 7,700 SF strip center at 6151 Trace Parkway Dr in Edwardsville for \$950,000*
- 2 Kreative Kids Learning Center purchased a 6,000 SF building at 3050 Godfrey Rd in Godfrey for \$500,000
- 3 Holmby Properties, LLC purchased the Sonic at 1017 Plummer Dr in Edwardsville for \$1,846,515*

ILLINOIS - SOUTH

- 1 The Criterion Fund purchased the 36,762 SF Market Place Commons at 301-337 Market Place in Fairview Heights for \$3,655,000*
- 2 Wells Enterprises purchased the KFC at 2736 Progress Ave in Caseyville for \$1,506,000*
- 3 Jenel Management purchased the 272,000 SF Lincoln Place Centre at 5905-6115 N. Illinois St in Fairview Heights for \$37,750,000*
- 4 Belvina Investment Group purchased the KFC at 1691 Camp Jackson Rd in Cahokia for \$1,600,000*

* Investment Sale

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