

Fall 2023 Retail Report

ST. LOUIS RETAIL | MARKET BUZZ

Restaurant News
Caribou Coffee & Dutch Bros. Coffee to enter St. Louis market

CJ Muggs in Webster Groves closes, reopening as Madrina

Rosalita's plans first St. Charles County location in O'Fallon

Salt + Smoke to open location in Ellisville

Sauce on the Side to open in Cottleville, MO & Edwardsville, IL

Drake's plans third St. Louis location in Richmond Heights

4 Hands Brewing Co. & The Peacemaker to open in Kirkwood

Chick-fil-A and Chipotle plan locations on Tesson Ferry Rd

Big & Mid Box News
Eatwell by Schnucks opens location in Chesterfield

Aldi announces two new locations on Tesson Ferry Rd & Dorsett Rd

Meijer plans 2 St. Louis market locations in Fairview Heights and O'Fallon, IL

pOpsshelf opens 1st St. Louis market location in Fairview Heights

Ollie's Bargain Outlet opens locations in Florissant and Ellisville, MO and Granite City, IL

Other Retail News
House of Pain gym opens in Chesterfield

Regal Theatres O'Fallon 14 closes in O'Fallon, MO

Tesla opens 2nd St. Louis dealership location in South County

B & B Theatres opened in the former AMC West Olive

Chicken 'n Pickle to open first market location in St. Charles

The NAI DESCO Retail Services Group



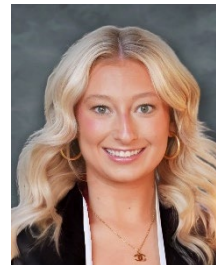
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NOW MANAGING
OVER 12 MILLION
SQUARE FEET



Expanding Tenants

Big Box
Costco
Meijer
Menards
Target

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

Restaurants
Chick-fil-A
Chipotle
Crazy Bowls&Wraps
Dunkin'
First Watch
Freddy's
Jimmy John's
Panda
Panera
Popeye's
Raising Cane's
Tacos 4 Life
Tropical Smoothie

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

Retail Report

Fall 2023 | Featured Listings

Recent Transactions

Bill Barnes represented the seller of two former Jack in the Box locations in St. Charles and Ellisville

Meghan Donovan & Michelle Miller represented Dunkin' in the purchase of a 0.6 acre parcel at Richland Creek Shops in Shiloh, IL

Tony Salerno represented the landlord in the lease renewal of Mattress Firm at 6917 S. Lindbergh in South County & 280 Mid Rivers Mall Circle Dr in St. Peters

Corbin Cox represented United Carpet in their lease of 3,564 SF at 2366 Schuetz Rd in Maryland Heights

Peter Sheahan represented Eatwell by Schnucks in their lease of 30,606 SF at 202 THF Blvd in Chesterfield

Bill Barnes represented Raising Cane's in ground leases at 1580 Wentzville Pkwy in Wentzville and 8610 Olive Blvd in University City

Michelle Miller and Meghan Donovan represented Series Six in the purchase of a 6,400 SF building at 3715-19 Watson Rd in St. Louis City

Peter Sheahan represented Commerce Bank in the sale of a 5,488 SF building at 10010 Watson Rd in Crestwood



280-284 Mid Rivers Mall Circle Dr
St. Peters, MO

Fully leased, multi-tenant strip center for sale

All tenants have corporate guarantees: Panera Bread, School of Rock and Mattress Firm

12,500 SF building on 1.64 acres, built in 1992

Located at Mid Rivers Mall Dr & Suemandy Dr, near I-70

Contact: Tony Salerno
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The Shoppes on Central Ave
Clayton, MO

Street-level, new construction retail space coming in 2024

10,300 SF small shop space available with on-site parking

3,262 SF restaurant / bar space with outdoor, covered seating

Contact: Meghan Donovan
mdonovan@naidesco.com
or Peter Sheahan
psheahan@naidesco.com



8165 Big Bend Blvd
Webster Groves, MO

5,575 SF building on 0.4 acre for sale, lease or ground lease

Currently built-out for a restaurant user with hoods & coolers in place

Covered patio seating available

23 parking spaces on site

Located at a signalized intersection near I-44

Contact: Bill Barnes
wbarnes@naidesco.com



303 Alton Square Dr at IL-3
Alton, IL

18,018 SF free-standing building for lease

Built in 2004

Tenants in adjoining center include Petco, DaVita Dialysis, Firehouse Subs & Applebee's

Contact: Corbin Cox
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NAIDESCO

We are seeking locations for:

Advance Auto Parts



CALIBER COLLISION



CRAFT BEER CELLAR

drybar

DUNKIN'

GREASE MONKEY
Oil Changes & More

JIMMY JOHN'S

KOHL'S

MATHEMATICS

o2b KIDS

PLAZA TIRE SERVICE
THE QUICK CHANGE ARTISTS

Raising Cane's
Cajun & Creole

Schnucks

SKY ZONE



TACOS 4 LIFE

TOMMY'S EXPRESS

THE WINE AND CHEESE PLACE
LOCAL WINE & CHEESE

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

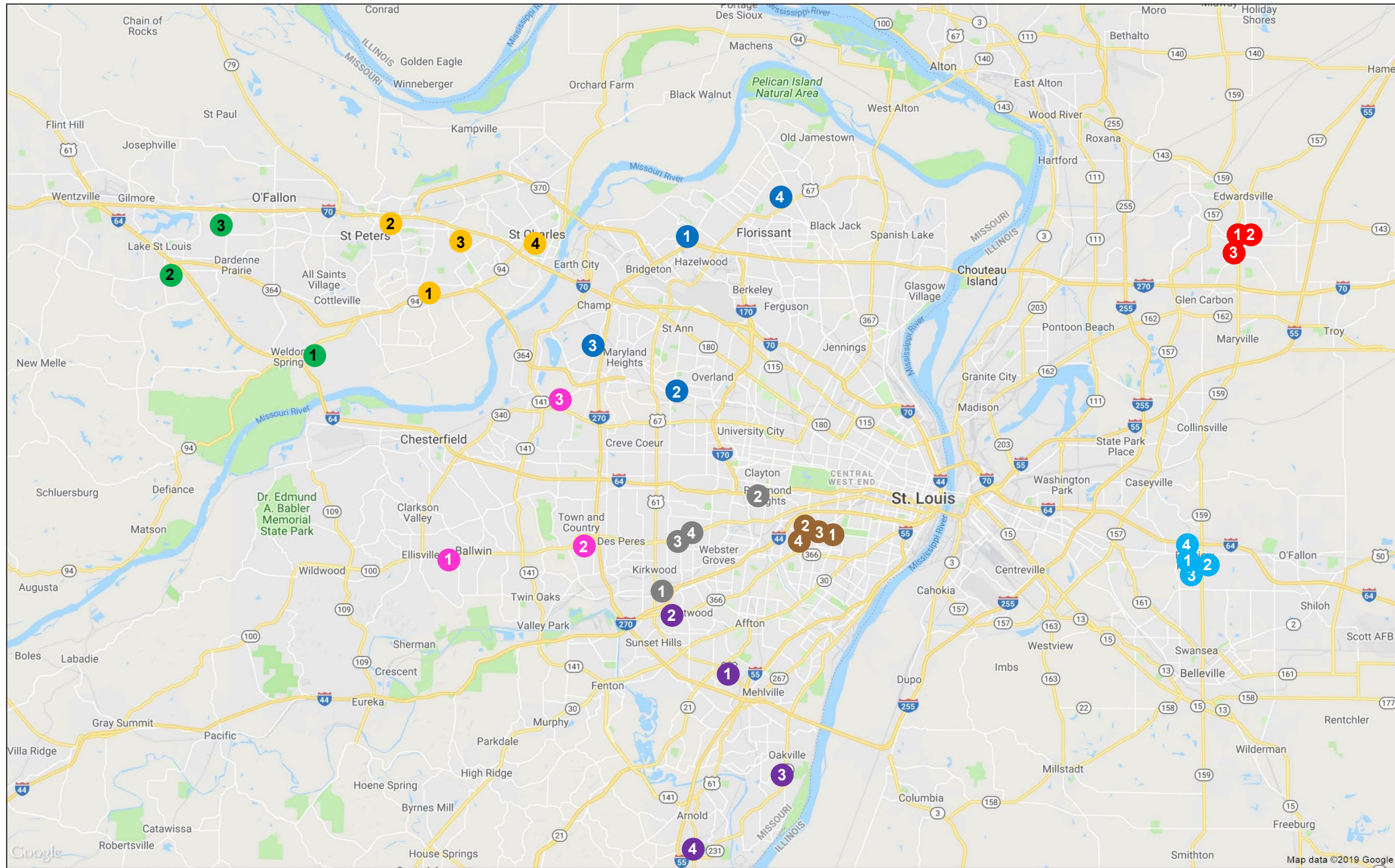
- 1 LBL, LLP purchased a 3,060 SF fast food building at 6000 S Hwy 94 for \$700,000
- 2 Hyrosen Properties Inc purchased the 3,027 SF Freddy's at 1021 Southern Ridge Ln for \$3,281,000*
- 3 BAF Properties LLC purchased a 6,000 SF building at 1133 Bryan Rd for \$1,150,000

ST. CHARLES - EAST

- 1 Bank of Missouri purchased the 75,000 SF Centre Pointe Plaza at 3603 N. St Peters Pkwy for \$4,098,848*
- 2 Buyers Realty, Inc. purchased the 45,190 SF Best Buy at 550 Mid Rivers Mall Circle for \$6,895,175*
- 3 Noles Properties purchased a 2,048 SF former Jack in the Box at 1992 Zumbehl Rd for \$1,436,400
- 4 NDS LLC purchased a 6,000 SF strip center at 2148 First Capitol Dr for \$1,700,000*

WEST

- 1 Town & Country Motel Inc purchased the 32,757 SF Ellisville Plaza at 15382 Manchester Rd for \$4,100,000*
- 2 Wholesale Plumbing Supply Co Inc purchased the 14,743 SF Edwards Plaza at 13378 Manchester Rd for \$2,000,000
- 3 Romantique Jewelers purchased a 3,662 SF bank building at 13033 Olive Blvd for \$995,000



NORTH

- 1 Krunal Patel purchased the 3,806 SF former Steak N Shake at 6050 Howdershell Rd for \$1,315,000
- 2 Noles Properties purchased the 3,690 SF former Steak N Shake at 10459 Page Ave for \$1,400,000

CENTRAL

- 1 Dan Jones purchased 1.91 acres at 920 S Kirkwood Rd & 111 Chester Ave for \$1,950,000
 - 2 Drake's Come Play Restaurant purchased 0.33 acres at 8135 Dale Ave for \$2,250,000
 - 3 Audi Kirkwood purchased a 14,220 SF strip center at 10204 Manchester for \$1,385,000
 - 4 Freddy's Frozen Custard purchased 0.8 acres at 10001 Manchester Rd for \$775,000

SOUTH

- 1 Mayson Investments Inc purchased the 91,783 SF former Weekends Only at 6303 S Lindbergh for \$9,900,000
 - 2 Pohle Properties LLC purchased a 5,488 SF former bank at 10010 Watson Rd for \$1,600,000
 - 3 Prudent Growth Partners LLC purchased the 24,314 SF Tori Pines Center at 6025 Telegraph Rd for \$3,900,000*
 - 4 Four Corners Property Trust purchased the 9,500 SF Firestone at 3720 Jeffco Blvd for \$1,722,748*

ST. LOUIS CITY

- 1 Chuck's Hot Chicken purchased the 1,100 SF Courtesy Diner at 3155 S. Kingshighway for \$540,000
- 2 Crazy Bowls & Wraps purchased 0.36 acre at 2724 Watson Rd for \$615,000
- 3 Steak Louie, LLC purchased a 1,209 SF building at 2801 Hampton Ave for \$225,000
- 4 Konstantine Botonis purchased a 18,00 SF Strip Center at 3511 Hampton Ave for \$1,485,000*

ILLINOIS - NORTH

- 1** Plaza Tire purchased 1.32 acres at Orchard Town Center Lot #1 for \$1,202,255
- 2** Chick-fil-A purchased 1.65 Acres at Orchard Town Center Lot #8 for \$1,760,000
- 3** Sunnyside Plaza, LLC purchased a 7,500 SF strip center at 3901 IL-159 for \$2,450,000*

ILLINOIS - SOUTH

- 1 Sky Capital Group purchased the 69,316 SF Crossroads Centre at 10850 Lincoln Trail for \$4,906,626
- 2 Moneybar Inc purchased the 1,753 SF Smoothie King at 6208 N. Illinois for \$590,000*
- 3 JENEL Real Estate purchased the 272,060 SF Lincoln Place Centre at 5905 N. Illinois St for \$40,750,000*
- 4 Mark Mueller purchased the 84,998 SF former Weekends Only at 51 Commerce Ln for \$5,150,000

* Investment Sale

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