

Spring 2022 Retail Report

NAIDESCO

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Retail Report

Spring 2022 | Featured Listings

Tenants Expanding in the Market

Big Box  
Bass Pro  
Costco  
Floor & Decor  
Menards  
Walmart

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

Restaurants  
Chicken Out  
Chipotle  
Del Taco  
Drake's  
First Watch  
Freddy's  
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  
Drunken Fish & Kimchi  
Guys plan locations in  
Edwardsville, IL

ChipotLANES, Chipotle's  
digital order only spinoff,  
opens in Edwardsville, Des  
Peres and South Hampton

Tacos4Life opens in  
O'Fallon & Columbia, MO

4 Hands Brewing plans new  
pub & tap room in Kirkwood

Scooter's Coffee expands  
throughout St. Louis Metro

Narwhal's Crafted plans  
flagship location in The  
Grove neighborhood

Big & Mid Box News  
Schnucks announces plans  
for its 4th location in  
Columbia, MO

Target announces new  
store near St. Louis  
University in Midtown

Hy-Vee announces plans  
for St. Louis expansion of  
the grocery chain

Burlington, Michaels and  
Five Below to open new  
stores at Marshalls Plaza in  
South County

B&B Theatres announces  
plans to acquire AMC's  
West Olive 16 with a Fall  
2022 reopening

Other Retail News  
Brilliant Earth jewelry plans  
first St. Louis location in the  
Central West End

DryBar opens 2nd St. Louis  
location in Clayton

Foot Locker to open at the  
Crossing at Northwest

Buff City Soap opens in  
Chesterfield, Kirkwood, St.  
Charles & Edwardsville

Water Way opens in  
Clayton, plans Richmond  
Heights location

Putt Shack, a Top Golf  
company, opens at City  
Foundry

The NAI DESCO Retail Services Group



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Peter Sheahan  
Principal  
314-994-4081



Katie Chatman  
Dir Property Mgmt  
314-994-2330

Recent Transactions

Bill Barnes represented The  
Wine & Cheese Place in their  
lease of 6,035 SF at 10451  
Manchester Rd in Kirkwood  
and 2,500 SF at 195 Lamp and  
Lantern in Town & Country

Tony Salerno and Carl  
Conceller represented the  
seller of a 77,000 SF Schnucks  
anchored center at 942 Valley  
Creek Dr in Farmington

Michelle Miller and Peter  
Sheahan represented the  
seller of Des Peres Commons,  
a 40,000 SF shopping center  
at 11711-11767 Manchester  
Rd in Des Peres

Reilly Sheahan and Peter  
Sheahan represented the  
purchaser of a 4-property  
Clarkson Eyecare portfolio

Bill Barnes represented Tacos  
4 Life in their lease of 3,000 SF  
at 2998 Hwy K in O'Fallon, MO

Meghan Donovan and Peter  
Sheahan represented St  
Vincent de Paul in their lease  
of 17,000 SF at 770 N Hwy 67  
in Florissant

Noel Fehr represented Raquel  
Aesthetics in their lease of  
4,200 SF at 17247 Chesterfield  
Airport Rd in Chesterfield  
(Valley)

Alex Beck represented Lucky  
Bargain in their lease of 5,639  
SF at 8744 MacKenzie Rd in  
Affton



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 at the lighted  
intersection of Central Ave  
& Maryland Ave in Clayton
- Delivering 2024

Contact Broker for Pricing:  
Peter Sheahan 314-994-4081  
Meghan Donovan 994-2320



36 W. Lockwood Ave  
Webster Groves, MO

- 3,496 SF retail building for  
sale
- Open floor plan
- Office in rear
- Centrally located in robust  
Old Webster
- Public parking lot located  
behind building
- Perfect for owner / user

Contact Broker for Pricing:  
Tim Cribbin 314-994-4448



322 Taylor Rd  
Hazelwood, MO

- 2,461 SF QSR for sale
- Former Jack in the Box
- 0.84 acres
- Coolers / hoods in place
- Drive-thru lane
- 35 parking spaces
- Two pylon signs with  
interstate visibility
- Close proximity to I-270
- Built in 1990

Contact Broker for Pricing:  
Bill Barnes 314-994-4401



4111 Timberlake Dr  
Pontoon Beach, IL

- 4,698 SF stand alone  
former restaurant building  
for sale or lease
- 1.3 acre site with pylon sign
- 80 parking spaces
- Zoned B-2 Gen. Business  
with drive-thru permitted
- Convenient access to I-270
- Strong daytime population

Contact Broker for Pricing:  
Michelle Miller 314-994-4944

NAI DESCO  
is currently  
seeking  
locations for:



CALIBER  
COLLISION



CRAFT  
BEER  
CELLAR

diesel  
BARBERSHOP

drybar

goldfish swim school

GREASE  
MONKEY  
Oil Changes & More



KOHL'S

MATHEASIAUM

MENARDS

o2b  
KIDS

PLAZA TIRE SERVICE  
THE QUICK CHANGE ARTIST

Cane's  
CUBAN FINESS

RANDALL'S

Schnucks

EST. 1994  
SCOOTER'S  
COFFEE



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 Services Group broker.

ST. CHARLES - WEST

- 1 Regal Joan LLC purchased the 3,598 SF Jiffy Lube at 4221 Hwy K for \$887,000\*
- 2 SAI O'Fallon Inc purchased the 28,018 SF Yateem Legacy Center at 4249-79 Keaton Crossing Blvd for \$4,800,000\*
- 3 Arch Energy, LLC purchased 2.75 acres at Hwy DD & Caledonia Dr for \$1,591,502

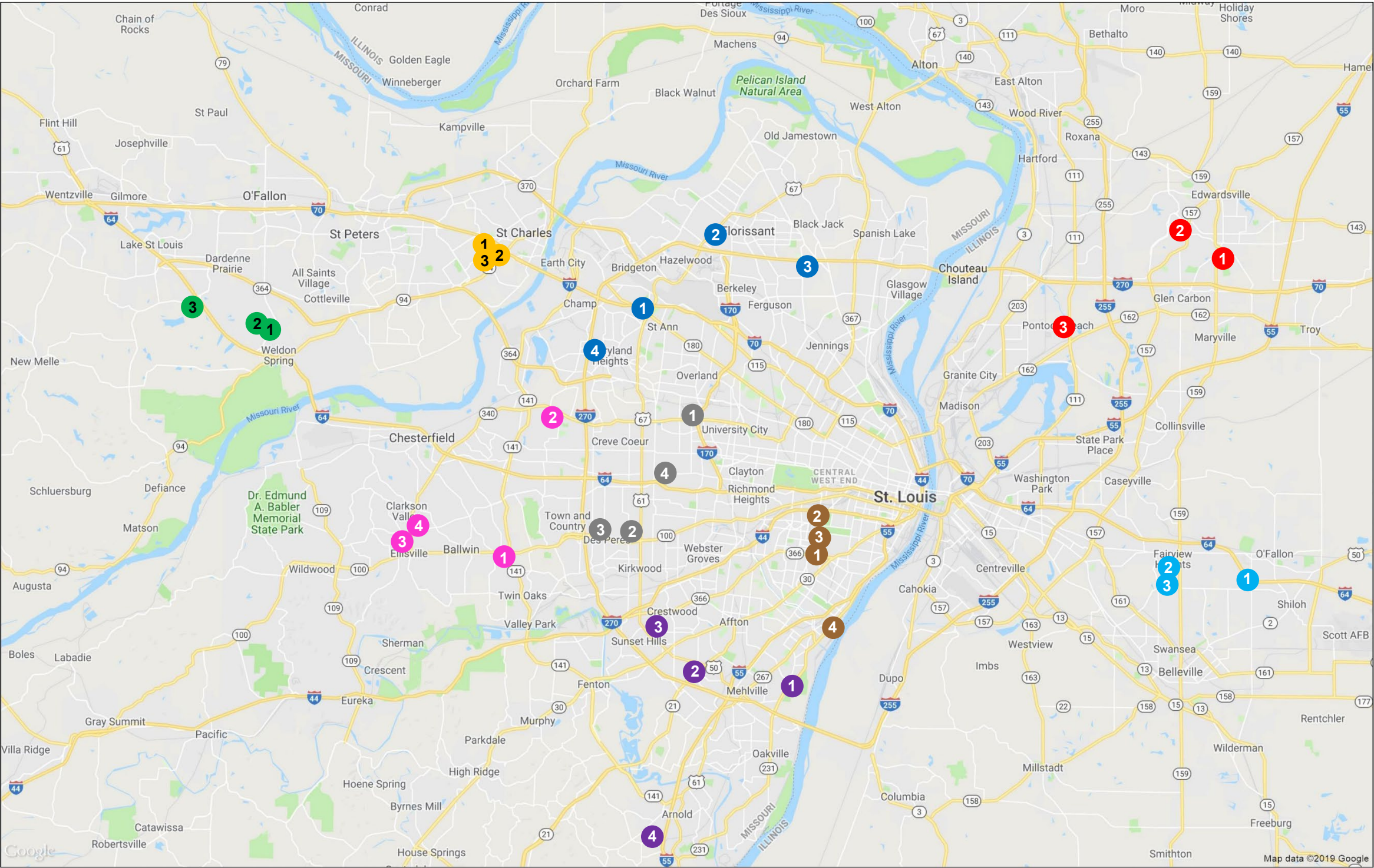
ST. CHARLES - EAST

- 1 Chase Bank purchased the former BP Gas Station at 1990 Zumbahl Rd for \$1,200,000
- 2 RCP-N LLC purchased the former Red Roof Inn (3.87 Acres) at 2010 Zumbahl Rd for \$3,025,000
- 3 Edison Real Estate purchased the former Golden Corral at 1850 Zumbahl Rd for \$1,500,000

WEST

- 1 Olympiad Gymnastics purchased the 34,300 SF retail building at 79 Nationalway Shopping Center for \$3,000,000
- 2 Flora Properties purchased the 7,881 SF former Houlihan's Restaurant at 1085 N Mason Rd for \$1,225,000
- 3 Chase Bank purchased 1.7 acres of improved land at 100 Clarkson Rd for \$1,750,000
- 4 Ashby Road Partners LLC purchased the Lion's Choice at 3048 Clarkson Rd for \$2,200,000\*

- 2 Jacobi Commercial Properties purchased the 2,500 SF former Jiffy Lube at 7760 N. Lindbergh for \$300,000
- 3 Robert Melamed purchased the Starbucks at 10772 West Florissant Ave for \$3,086,000\*
- 4 HFSF Dorsett LLC purchased the Bandana's BBQ at 12222 Dorsett Rd for \$700,000\*



NORTH

- 1 Ashby Rd Partners IV LLC purchased the Lion's Choice at 11265 St. Charles Rock Rd for \$1,933,000\*
- 2 Jacobi Commercial Properties purchased the 2,500 SF former Jiffy Lube at 7760 N. Lindbergh for \$300,000

CENTRAL

- 1 QuikTrip Corp purchased 1.4 acres of improved land at 9005-9101 Olive Blvd for \$3,600,000
- 2 Hardees NB, LLC purchased the 2,893 SF former Hardee's at 11111 Manchester Rd for \$1,100,000

SOUTH

- 1 Shane Inv Group Missouri LLC purchased the Jack in the Box at 2666 Telegraph Rd for \$1,200,000\*
- 2 Rose Smoot purchased a 5,926 SF former Jiffy Lube at 11719 Baptist Church Rd for \$760,000

- 3 Savoy Properties purchased the 212,183 SF Ronnie's Plaza at 1-40 Ronnies Plz for \$10,900,000\*
- 4 Pasadena Private Wealth purchased the 42,091 SF Jefferson Co Plaza at 3787-3835 Vogel Rd for \$6,550,000\*

ST. LOUIS CITY

- 1 The Wine & Cheese Place purchased a 2,790 SF building at 5760 Chippewa St for \$500,000
- 2 Randall's Liquor Store purchased a 15,409 SF building at 4925 Southwest Ave for \$1,500,000
- 3 The Magdala Foundation purchased a 10,513 SF strip center at 3144 S. Kingshighway Blvd for \$950,000
- 4 Colby Capital purchased a 7,933 SF Family Dollar at 7700 S. Broadway for \$1,627,920\*

ILLINOIS - NORTH

- 1 Discount Tire purchased the 4,438 SF former Bank of Edwardsville building at 4200 S. IL-159 in Glen Carbon for \$1,350,000
- 2 Twisted Biscuit purchased the 5,042 SF former EdgeWild Restaurant building at 1071 S IL-157 in Edwardsville for \$1,405,000
- 3 2 Garden Housing LLC purchased the Dollar General at 4101 Pontoon Rd in Pontoon Beach for \$527,660\*

ILLINOIS - SOUTH

- 1 Total Access Urgent Care purchased 0.82 acres at 1103 Central Park in O'Fallon for \$1,430,000
- 2 Raising Cane's purchased the 6,640 SF former Ruby Tuesday at 6565 N Illinois St in Fairview Heights for \$2,200,000
- 3 Chase Bank purchased a 0.98 acre site at 6535 N Illinois St in Fairview Heights for \$2,215,000

\* Investment Sale

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