

Spring 2023 Retail Report

ST. LOUIS RETAIL | MARKET BUZZ

Restaurant News

Four Hands Brewery & Hi Pointe announce new location at The District in Chesterfield, MO

Dunkin Donuts plans locations in O'Fallon, IL & Wentzville, MO

Raising Canes, Crazy Bowls & Wraps and Chili's Bar & Grill open locations in Wentzville, MO

Twisted Ranch to relocate from Soulard to Central West End

Bistro La Floraison, Wright's Tavern, Bar Moro & Ivy Café open in Clayton, MO

Panera Bread, Starbucks to open at Market at Olive in University City

Snarf's to open location in Kirkwood

Big & Mid Box News
Ferguson Plumbing plans location in Brentwood Square

Target plans location in University City

Dierbergs opens in Crestwood, plans additional location in University City

Bed Bath & Beyond plans closures in Brentwood, Lake St. Louis & Fairview Heights

Five Below continues expansion in the St. Louis MSA

Other Retail News
IHG announces first Kimpton Hotel in St. Louis near MLS Stadium

Rawlings plans experiential retail space in Westport Plaza; part of new HQ

Foss Swim School opens in Rock Hill, plans location in Creve Coeur

Alo Yoga plans first St. Location in Frontenac Plaza

QT proposes 2 new locations on Lemay Ferry Rd in South County

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

Spring 2023 | Featured Listings

Recent Transactions

Bill Barnes, Peter Sheahan & Reilly Sheahan

represented the seller of a 3,499 SF former Steak N Shake at 16051 Manchester Rd in Ellisville

Meghan Donovan & Corbin Cox represented the seller of a 2,166 SF Pizza Hut at 106 Gary Hagen Dr in Flora, IL

Tony Salerno & Bill Barnes represented the landlord in the lease of 42,081 SF to Club Fitness at 6280 Ronald Reagan Dr in Lake St. Louis

Bill Barnes & Meghan Donovan represented the seller of an 11,600 SF medical retail building at 7934 N. Lindbergh Blvd in Hazelwood

Michelle Miller & Bill Barnes represented the seller of a 2,714 SF former Jack in the Box at 300 S. Buchanan St in Edwardsville

Peter Sheahan represented St. Vincent de Paul Thrift Store in their lease of 14,040 SF at 2500 Lemay Ferry in St. Louis

Tony Salerno represented the purchaser of 1.91 acres at 920 S. Kirkwood Rd in Kirkwood

Peter Sheahan represented the seller of a 10,000 SF building at 5960 S. Lindbergh Blvd in St. Louis



Oasis South Shopping Center
Marion, IL

Jr. box & small shop space available for lease in new retail power center

Pad sites for purchase, BTS or ground lease

Drive-thru possible

Contact: Meghan Donovan
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or Michelle Miller
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or Peter Sheahan
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820-830 James S. McDonnell 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



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

Contact: Bill Barnes
wbarnes@naidesco.com
or Corbin Cox
ccox@naidesco.com



920 S. Kirkwood Rd
Kirkwood, MO

1.91 acres available for ground lease or build-to-suit, divisible

Located one block north of Kirkwood Rd & Big Bend Blvd

Currently zoned I-1 Light Industrial & R-4 Single Family

½ mile from I-44

Contact: Tony Salerno
tsalerno@naidesco.com

We are 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

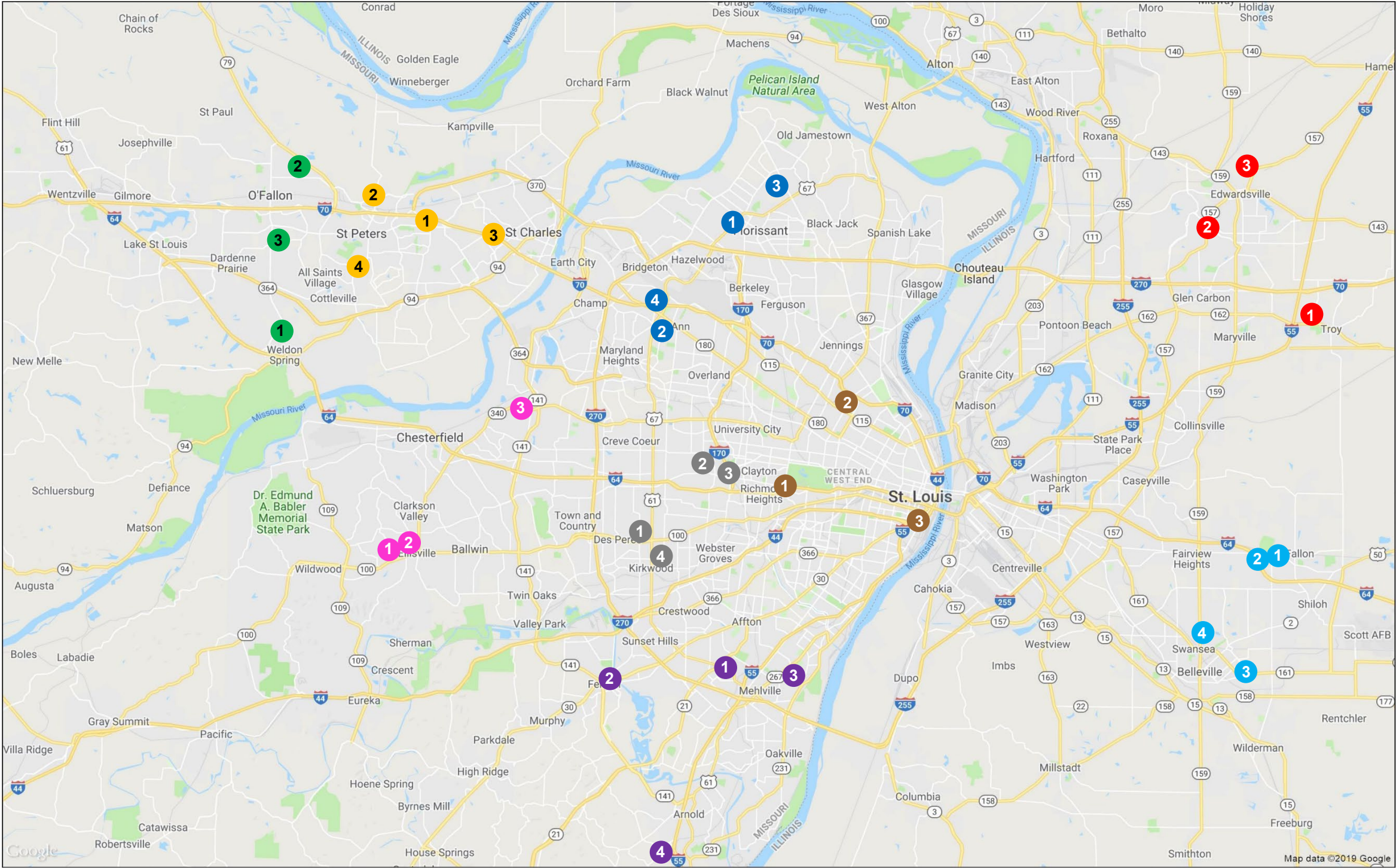
- 1 Rose Commercial Group purchased the 10,053 SF Cracker Barrel at 120 Progress Point Ct for \$2,800,000*
- 2 Don Miller purchased a 18,871 SF strip center at 1102 Tom Ginnever Ave for \$2,450,000*
- 3 Pedigo Construction purchased a 20,400 SF strip center at 2376-2400 Hwy K for \$3,335,000*

ST. CHARLES - EAST

- 1 Kelvin Baucom purchased a 7,819 SF former bank branch at 4189 Veterans Memorial for \$850,000
- 2 Jenel Real Estate purchased the 245,278 SF Shoppes of Mid Rivers for \$36,620,000*
- 3 Highlands Cameron, LLC purchased the 22,720 SF former Office Max at 2845 Veterans Memorial Pkwy for \$1,900,000
- 4 OND Explore purchased a 1,976 SF former White Castle at 4730 Mid Rivers Mall Dr for \$975,000

WEST

- 1 Panda Express purchased a 4,584 SF former Hardee's at 16301 Truman Rd for \$800,000
- 2 GDF-MACO, LLC purchased a 3,499 SF former Steak N Shake at 16051 Manchester Rd for \$2,250,000
- 3 Revilo Investments purchased a 627 SF Starbucks at 13506 Olive Blvd for \$1,480,000*



NORTH

- 1 One More Deal, LLC purchased 2.3 acres at 7394 N. Lindbergh for \$1,380,000
- 2 Casillas Properties, LLC purchased a 67,513 SF neighborhood center at 11146 Old St Charles Rock Rd for \$1,725,000

- 3 A Professional Investment Group, LLC purchased a 5,736 SF building at 2855 Lindbergh Blvd for \$650,000
- 4 All Star Dodge purchased a 42,820 SF car dealership at 11503 St. Charles Rock Rd for \$5,650,000*

CENTRAL

- 1 Taco Buddha, LLC purchased a 2,893 SF former Hardee's at 11111 Manchester Rd for \$1,225,000
- 2 Period Restoration, LLC purchased a 1,400 SF former gas station at 9159 Clayton Rd for \$525,000

- 3 Midas Boulevard, LLC purchased 4.75 acres at 1120 S. Brentwood Blvd for \$12,500,000
- 4 CRP / TCC Kirkwood Owner, LLC purchased 2.56 acres at 416 N. Kirkwood Rd for \$3,750,000

SOUTH

- 1 Suntrup Investments purchased a 10,300 SF building at 5960 S. Lindbergh Blvd for \$2,400,000
- 2 Novus Properties purchased the 100,420 SF Fenton Plaza at 14-95 Fenton Plz for \$10,000,000*

- 3 Baseline Investments, LLC purchased a 25,719 SF strip center at 3001-3055 Lemay Ferry Rd for \$2,468,000
- 4 Texas Roadhouse Holdings, LLC purchased 2.48 acres at 1351 Shapiro Dr for \$1,047,000

ST. LOUIS CITY

- 1 Cinema St. Louis purchased the 6,483 SF Hi-Pointe Theater at 1005 McCausland Ave for \$1,100,000
- 2 Curtis Cowan purchased the 1,900 SF Taco Bell at 5031 Natural Bridge Ave for \$2,000,000*
- 3 Soulard Menard Properties, LLC purchased a 3,458 SF building at 2101 Menard St for \$380,000

ILLINOIS - NORTH

- 1 Traxside purchased the 9,000 SF Dollar Tree at 520 Edwardsville Rd for \$1,265,000*
- 2 Bagley Farms Meat Market purchased a 7,737 SF building at 1208 S. State Route 157 for \$1,850,000
- 3 RLP Development purchased the 2,714 SF former Jack in the Box at 300 S. Buchanan St for \$650,000

ILLINOIS - SOUTH

- 1 Frederick Fromm purchased the 10,000 SF CVS at 753 W US Hwy 50 for \$4,100,000*
- 2 2094 Knoxville, LLC purchased the 8,500 SF Chevy's at 1305 Central Park Dr for \$2,182,000*
- 3 Guillermo Perales purchased the 2,443 SF TitleMax at 772 Carlyle Ave for \$765,000
- 4 NETSTREIT Corp purchased the 13,905 SF Walgreens at 2532 N. Illinois St for \$3,350,000*

* Investment Sale

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