

Fall 2024 Retail Report

Retail Report

Fall 2024 | Featured Listings

NAIDESCO

Expanding Tenants

Big Box
Ollie's Bargain Outlet
Target

Mid Box
Aldi
Burlington
Club Fitness
Harbor Freight
Hobby Lobby
Home Goods
Kohl's
Marshalls
Michael's
REI
TJ Maxx

Restaurants
7 Brew
Buffalo Wild Wings
Chick-fil-A
Chipotle
Dunkin
Einstein Bros. Bagels
First Watch
Jimmy John's
Panda
Panera
Popeye's
Raising Cane's
Smalls Sliders
Tacos 4 Life
Tropical Smoothie

Other Retailers
Caliber Collision
Chase Bank
Daiso
QuikTrip
Rally House
Sierra
Tommy's Car Wash
Valvoline

ST. LOUIS RETAIL | MARKET BUZZ

Restaurant News
Ivy Café to open 3rd location in Kirkwood

Narwhal's Crafted to open at The District in Chesterfield this Fall

Twisted Tree to open 2nd STL MSA location in St. Charles County

Taziki's Café opening locations in Creve Coeur & Des Peres

Katie's Pizza and Pasta announces Crestwood location

Jars opens 1st location in Ladue

Porano fast-casual Italian opens in Des Peres

Eat Flower Child opens 1st St. Louis market location in Frontenac

Cheesecake Factory closes Chesterfield Mall location

Napoli Bros plans 2nd location in Kirkwood

Big & Mid Box News
Target announces University City location

Big Lots closes 4 St. Louis area stores in South St. Louis City, Mehlville, Fairview Heights IL & Centralia IL

Slumberland Furniture announces new store in Sunset Hills

Other Retail News
M1 Bank buys former Fresh Market in Creve Coeur

Flight Club Darts USA to open 1st St. Louis area location in Clayton

Five Iron Golf to open 1st St. Louis area location in Clayton

It's Sugar to open 1st St. Louis area location in Chesterfield at The District

LL Flooring closing all four St. Louis locations

The NAI DESCO Retail Services Group



Emily Ackley
Vice President
314-994-4093



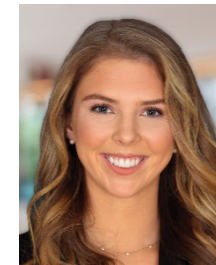
William Barnes
Principal
314-994-4401



Corbin Cox
Associate
314-994-2326



Tim Cribbin
Associate
314-994-4448



Meghan Donovan
Vice President
314-994-2320



Jeff Eisenberg
Vice President
314-994-4292



Michelle Goodwin
Principal
314-994-4944



Clif Long
Vice President
314-994-4957



Tony Salerno
Vice President
314-994-2322



Peter Sheahan
Principal
314-994-4081

Recent Transactions

Corbin Cox and **Bill Barnes** represented Tropical Smoothie in leases in Cape Girardeau, MO and Creve Coeur, MO

Tony Salerno represented the seller of a 6,000 SF retail office building located at 11653 Gravois Rd in Sunset Hills, MO

Michelle Goodwin and **Meghan Donovan** represented Dunkin in the purchase of a 3,200 SF restaurant building at 2330 Mt. Zion Rd in Decatur, IL

Peter Sheahan and **Corbin Cox** represented the buyer of a 16,378 SF retail building at 106 Auto Ct in O'Fallon, IL

Jeff Eisenberg represented the buyer of a 2,522 SF former Lion's Choice building at 1600 W Hwy 50 in O'Fallon, IL

Bill Barnes represented Tacos 4 Life in their lease of 4,500 SF at 14560 Manchester Rd in Ballwin, MO

Meghan Donovan and **Peter Sheahan** represented Commerce Bank in the sale of a former branch at 2700 S. St. Peters Pkwy in St. Peters, MO

Tony Salerno represented the purchaser of a 10,640 SF Dollar General at 51 MO-143 in Patterson, MO



2 Maryland Plaza
St. Louis, MO 63108

1,845 SF available at one of the most prominent corners in St. Louis

Many nearby restaurants and amenities supported by a high daytime population

Join neighbors Pharaoh's Donuts, LaserAway, Pagan Wine Bar and Thai 202

Contact: Bill Barnes
wbarnes@naidesco.com
or Michelle Goodwin
mgoodwin@naidesco.com



1215 W. Garfield Ave
Bartonville, IL 61607

NNN Investment Opportunity - Dollar General

9,014 SF free-standing building built in 2007 on 0.41 acre

Located near Peoria, home to Caterpillar corporate HQ

Contact: Jeff Eisenberg
jeisenberg@naidesco.com
or Corbin Cox
ccox@naidesco.com



The Shoppes at Central Ave
Clayton, MO 63105

Up to 10,300 SF of new street-level retail space to be complete in 4Q24

Space for restaurant users with covered outdoor patio seating

Part of a new mixed-use development with 237 apartment units in the heart of Downtown Clayton

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



1555 Vaughn Rd
Wood River, IL 62095

6,892 SF two-tenant building available for sale

One vacancy of 4,802 SF available for lease; AT&T leases 2,090 SF with 3 yrs remaining on term

Located at a signalized intersection at the entrance to a Walmart-anchored shopping plaza

Contact: Clif Long
clong@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

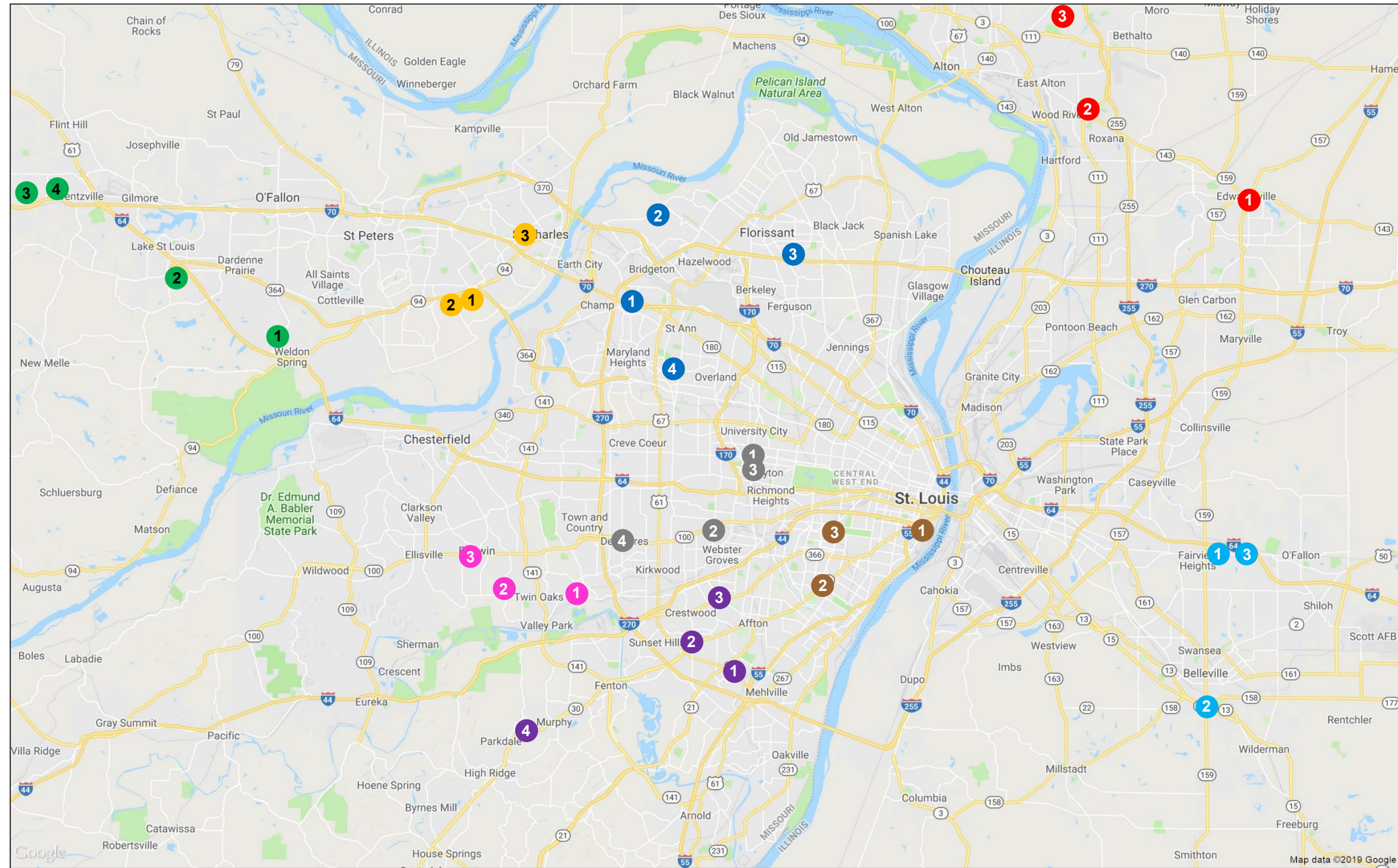
- 1 Richard Ratkelis purchased the 3,000 SF former QSR at 4231 Hwy K for \$1,075,000
- 2 Hidden Oak Development Company Inc. purchased the 7 Brew at 8310 Old Hwy N for \$1,265,000*
- 3 Realty Income Prop 27 LLC purchased the 17,565 SF Caliber Collision at 1675 West Pearce Blvd for \$2,488,000*
- 4 Williamsburg Village LLC purchased the 2,833 SF Jack in the Box at 1992 Wentzville Pkwy for \$1,718,000*

ST. CHARLES - EAST

- 1 Heritage Pkwy Group LLC purchased the 2,970 SF building at 2700 St. Peters Pkwy for \$610,000
- 2 Undisclosed Buyer purchased the 4,200 SF Heartland Dental at 3640 S. St. Peters Pkwy for \$2,956,000
- 3 Tofte Farms LLC purchased the Starbucks at 2205 First Capitol Dr for \$2,570,000

WEST

- 1 Scion Blu LLC purchased the Total Access Urgent Care at 2980 Dougherty Ferry Rd for \$3,100,000*
- 2 May Commercial Properties LLC purchased the 4,500 SF building at 431 Arbor Spring Dr for \$760,000
- 3 Ahmad Haija purchased the 16,533 SF Dickens Plaza at 15238-15266 Manchester Rd for \$1,629,250*



NORTH

- 1 Crosby Realty LLC purchased the 19,100 SF Rock Road Plaza at 11726 St. Charles Rock Rd for \$1,600,000
- 2 Scorpion Acquisitions purchased the 128,709 SF Cabela's at 5555 St. Louis Mills Blvd for \$4,650,000

- 3 Mon Ami Grandview LLC purchased the 295,858 SF Grandview Plaza in Florissant for \$13,525,000*
- 4 Sinpol Infinity LLC purchased the 8,988 SF Dollar General at 11040 Midland Blvd for \$1,364,450*

CENTRAL

- 1 Hanley Road Holdings LLC purchased the 3,611 SF building at 120 S. Hanley Rd for \$2,110,000
- 2 San Isidro LLC purchased the 3,700 SF building at 9230-9232 Manchester Rd for \$585,000

- 3 St. Louis Esthetician Holdings LLC purchased the 1,628 SF retail building at 525 S. Hanley Rd for \$1,250,000
- 4 Anwar Shaikh purchased the 14,112 SF Ferguson building at 12008 Manchester Rd for \$3,540,000*

SOUTH

- 1 Agree Central LLC purchased the Tesla Service Center at 5711 S. Lindbergh Blvd for \$11,800,000*
- 2 Nextgen Group LTD purchased the 6,044 SF multi-tenant building at 11653 Gravois Rd for \$1,025,000

- 3 Eichelberger Realty Group LLC purchased the 3,396 SF building at 8631 Watson Rd for \$409,900
- 4 Middlem Alliance Plaza LLC purchased the 9,920 SF strip center at 324-326 Emerson Rd for \$2,800,000*

ST. LOUIS CITY

- 1 Davy Drift LLC purchased the 7,864 former Llywelyn's at 1732 S. 9th Street for \$856,520
- 2 Matthew & Julie Griffith Family Trust purchased the Taco Bell at 6633 S. Kingshighway Blvd for \$1,524,000*
- 3 RFTB-FR LLC purchased the SSM Cardinal Glennon Pediatrics at 2927 S. Kingshighway for \$3,420,000*

ILLINOIS - NORTH

- 1 Bank of Hillsboro purchased a two-building former QSR portfolio at 300 S. Buchanan St and 316 S. Buchanan Street for \$2,085,000
- 2 Henry LLC purchased the 1,892 SF former QSR at 1224 E. Edwardsville Rd. for \$142,500
- 3 Property Connections LLC purchased the Dollar General at 3884 Fosterburg Rd for \$1,242,500

ILLINOIS - SOUTH

- 1 Rhodes Development Company LLC purchased the 2,928 SF former QSR at 218 Lincoln Highway for \$325,000
- 2 Zeal Commercial LLC purchased the 4,547 Sf former QSR at 1130 S Illinois Street for \$1,370,000
- 3 AKP Investment LLC purchased the T-Mobile at 1600 W Hwy 50 for \$1,150,000*

* Investment Sale

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