

Spring 2024 Retail Report

Retail Report

Spring 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
Buffalo Wild Wings
Chick-fil-A
Chipotle
Crazy Bowls&Wraps
Dunkin
First Watch
Jimmy John's
Panda
Panera
Perkins
Popeye's
Raising Cane's
Smalls Sliders
Tacos 4 Life
Tropical Smoothie

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

ST. LOUIS RETAIL | MARKET BUZZ

Restaurant News
First Watch to open Downtown Clayton location at Commerce Bank Tower this summer

Smalls Sliders announces St. Louis market entry with plans for up to eight stores

Hi-Pointe, Napoli Bros and Narwhal's announce new locations at The District in Chesterfield

Dunkin to open new stores in South City and Shiloh, IL

Ramsay's Kitchen by Chef Gordan Ramsey to open at the Four Seasons in Downtown St. Louis

The Delmar Maker District continues to expand with the addition of two more restaurants from Ben Poremba

Taziki's Mediterranean Café to open first Missouri location in Creve Coeur

Dave's Hot Chicken announces St. Louis market entry

Mooyah Burgers to open first Missouri location in O'Fallon

Big & Mid Box News
Burlington, Marshalls and Five Below to open at Hilltop Plaza in Bridgeton

Aldi announces plans for a new store at Olive Crossing in Olivette

Target to open their first St. Louis urban prototype in Midtown this summer

Other Retail News
The Rawlings Experience opens at Westport in Maryland Heights

Japanese retailer Daiso announces St. Louis market entry with yet-to-be announced locations

Four St. Louis shopping centers change hands as RPT Realty sells portfolio to Kimco Realty.

The NAI DESCO Retail Services Group



William Barnes
Principal
314-994-4401



Corbin Cox
Associate
314-994-2326



Meghan Donovan
Associate
314-994-2320



Jeff Eisenberg
Vice President
314-994-4292



Michelle Goodwin
Principal
314-994-4944



Tony Salerno
Vice President
314-994-2322



Peter Sheahan
Principal
314-994-4081



Jill DeLauter
VP Ops/Marketing
314-994-4281



Katie Chatman
Director of Mgmt
314-994-2330

NOW MANAGING
OVER 12 MILLION
SQUARE FEET



Recent Transactions

Bill Barnes represented the seller of a 5,575 SF restaurant building at 8165 Big Bend Blvd in Webster Groves

Tony Salerno represented the seller of a 18,555 SF retail building at 11022 Manchester Rd in Kirkwood

Peter Sheahan represented Commerce Bank in their lease of 2,400 SF at 10835 Old Halls Ferry Rd in Ferguson

Meghan Donovan & Corbin Cox represented the landlord in the lease of 600 SF to Reflexology by Sharine at 1608 Lebanon Ave in Belleville

Michelle Goodwin & Bill Barnes represented the landlord in the lease of 1,883 SF to Laser Away at 10 Maryland Plaza in St. Louis

Bill Barnes represented Raising Cane's in a ground lease at 2333 Missouri Blvd in Jefferson City

Meghan Donovan & Michelle Goodwin represented Dunkin in the purchase of a 0.6 acre parcel at 4400 S. Kingshighway in St. Louis City

Peter Sheahan & Meghan Donovan represented St Vincent de Paul in their lease at 10850 Lincoln Trail in Fairview Heights



280 Mid Rivers Mall Circle
St. Peters, MO

NNN Investment Opportunity

100% leased to 3 tenants: Panera Bread, Mattress Firm & School of Rock

Corporate or Personal Guarantees

5+ Year Terms Remaining with Options

12,500 SF building on 1.64 Acres, Built in 1992

Contact: Tony Salerno
tsalerno@naidesco.com



St. John Crossing
St. John, MO

1,400 – 2,800 SF endcap and in-line retail shop space

Possible pick-up window on endcap space

Located in a grocery-anchored shopping center

Contact: Michelle Goodwin, CCIM
mgoodwin@naidesco.com
or Meghan Donovan
mdonovan@naidesco.com



6369 Clayton Rd
Clayton, MO

7,200 SF former bank building on 0.64 acres with 4 drive-thru lanes

Full unfinished basement

17 parking spaces, can be reconfigured for more spaces

Directly across from SSM St. Mary's Hospital at a signalized intersection

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

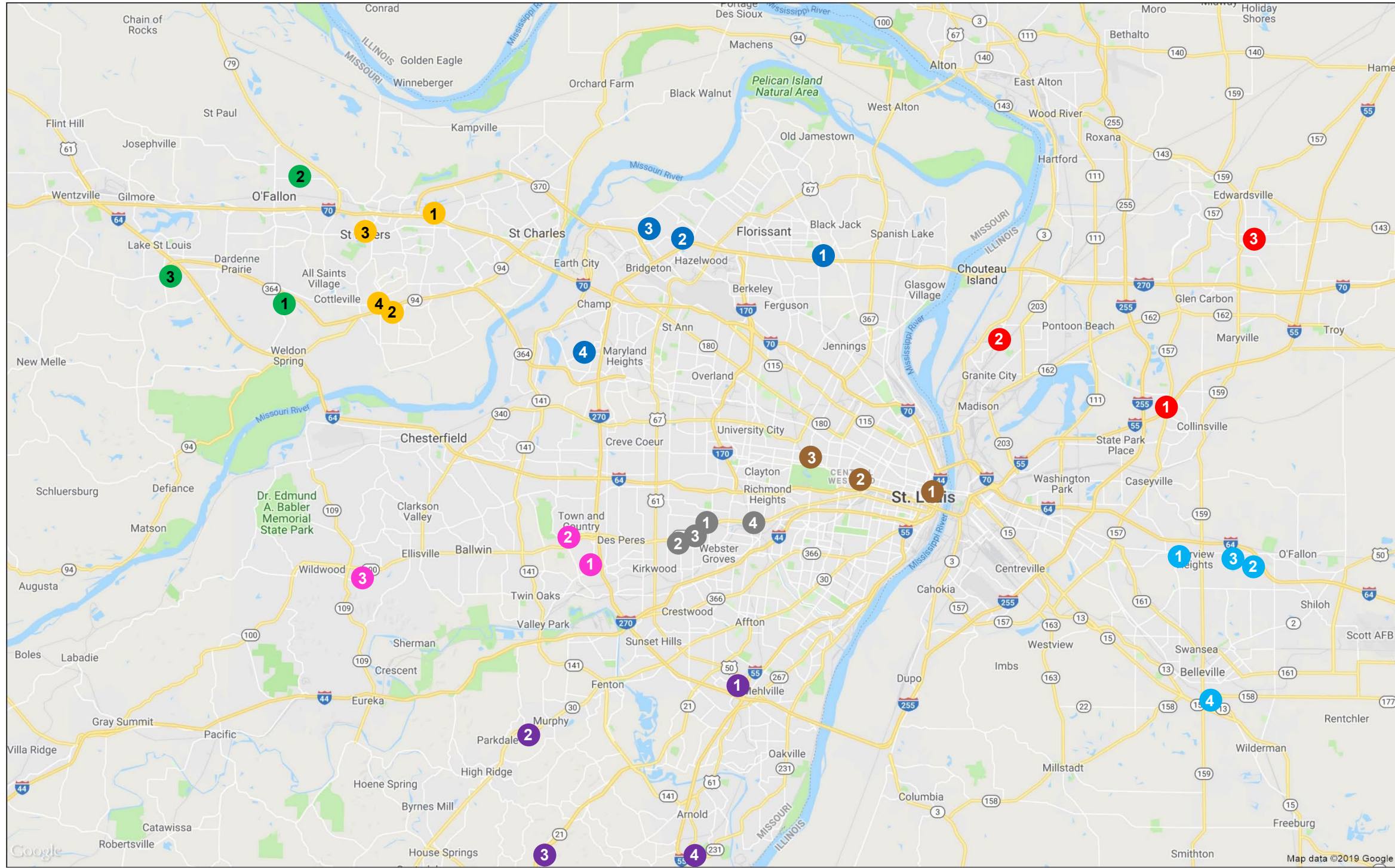
- 1 RL Jones purchased a 24,673 SF center at 3449 Pheasant Meadow Dr for \$5,400,000*
- 2 DG Partners, LLC purchased 0.25 acre at 395 TR Hughes Blvd for \$1,970,000
- 3 7B Partners II Ofallon LLC purchased the 3,355 SF Chase Bank at 8298 Old Hwy N for \$625,000*

ST. CHARLES - EAST

- 1 The Connecting Point Church purchased a 6,220 SF strip center at 4212 N Executive Centre Loop for \$650,000
- 2 TAJU Inc purchased a 1,893 SF c-store at 4500 S. Saint Peters Pkwy for \$514,006
- 3 Joes SPH LLC purchased a 8,400 SF strip center at 7347 Mexico Rd for \$1,455,000*
- 4 The LCP Group purchased a 7,860 SF day care center at 4621 N Saint Peters Pkwy for \$3,621,366*

WEST

- 1 Arrow Valley Park LLC purchased the Arby's at 29454 Dougherty Ferry Rd for \$2,500,000*
- 2 Twin Rivers Church purchased the 83,235 SF Barrett Station Shopping Center at 2101 Barrett Station Rd for \$9,000,000
- 3 Edison Investment Group LLC purchased the 12,004 SF Cherry Hills Square center at 16972 Manchester Rd for \$1,500,000



NORTH

- 1 Aurelios Properties purchased the 5,535 SF former Pasta House at 11202 W. Florissant Ave for \$745,000
- 2 Community America Credit Union purchased the 3,155 SF former Lion's Choice at 5952 Howdershell Rd for \$752,695

CENTRAL

- 1 Rehab Centre of Beverly Hills purchased the 3,027 SF former QSR at 9621 Manchester Rd for \$2,897,000
- 2 10088 Manchester Rd LLC purchased a 5,823 SF center at 10088 Manchester Rd for \$1,390,000

SOUTH

- 1 Rusty Road LM Properties LLC purchased a 6,368 SF former restaurant at 4130 Rusty Rd for \$1,517,500
- 2 Middlem Alliance Plaza LLC purchased the 9,920 SF strip center at 324 Emerson Rd for \$2,800,000*

ST. LOUIS CITY

- 1 LHM purchased the 41,734 SF former Mike Shannon's building at 620 Market St for \$1,600,000
- 2 The Weisman Group purchased the 1,156 SF Rally's at 305 N Vandeventer Ave for \$1,063,000*
- 3 RHPB Investment LLC purchased a 9,000 SF retail / office building at 5850 Delmar Blvd for \$1,160,000

ILLINOIS - NORTH

- 1 Fulton 888 LLC purchased the 8,533 SF former Golden Corral at 1079 Collinsville Crossing for \$1,500,000
- 2 Penmark Management Co purchased the 155,406 SF Nameoki Commons center at 3401-3551 Nameoki Rd for \$10,608,000*
- 3 Contegra purchased a 2,308 SF bank building at 6707 Goshen Rd for \$800,000

ILLINOIS - SOUTH

- 1 Agree Development LLC purchased the Steak N Shake at 10860 Lincoln Trail for \$875,000
- 2 Zaza Nails & Spa, Inc. purchased the 5,000 SF former O'Charleys at 1313 Central Park Dr for \$1,480,000
- 3 IRIS Associates LP purchased the KFC at 1717 W. Highway 50 for \$2,126,000*
- 4 Zeal Commercial LLC purchased the 4,547 SF former Denny's at 1130 S. Illinois St for \$1,370,000

* Investment Sale

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