

# Spring 2018 Retail Report

NAIDESCO

## Tenants Expanding in the Market

### Big Box

Academy Sports  
Burlington Coat  
Costco  
Kohl's  
Menards  
Walmart

### Mid Box

Bob's Discount  
Dick's Sporting Goods  
Hobby Lobby  
Home Goods  
Marshalls  
Party City  
Ross  
TJ Maxx  
Value City Furniture

### Restaurants

Andy's Custard  
Blaze Pizza  
Chick-fil-A  
Chicken Salad Chick  
Dunkin Donuts  
Firebirds  
McAllisters  
Panda Express  
Popeye's  
Raising Cane's  
Starbucks  
St. Louis Bread Co.

### Other Retailers

Club Fitness  
Gold's Gym  
Here Today  
Mercy Go  
Pet Supplies Plus  
Planet Fitness  
QuikTrip  
St. Vincent de Paul

### Grocery

Aldi  
Fresh Thyme  
Neighborhood Market  
Ruler Foods  
Schnucks

## St. Louis Retail Market Buzz

Restaurant News  
Syberg's opening in St. Peters

Hamburger Mary's reopens on Washington Ave

Blaze Pizza opens in Kirkwood and Richmond Heights

Honey Pit Smokehouse opens in Kirkwood

Copia to open in former Morton's space in Clayton

Peel Pizza to open in Clayton

Seoul Taco opens in Chesterfield

Texas de Brazil opens in the Galleria

Brew Hub Taproom opens in The Highlands

Gioia's Deli opens location in Creve Coeur

Del Pietro's opens in the former Harvest Restaurant in Richmond Heights

Hofbrauhaus opens in Belleville

Punchbowl Social, Fassler Hall and Alamo Draft House to open at the Foundry

Big & Mid Box News  
Toys R Us closing remaining stores in Chesterfield, Hazelwood and South County

Kmart closes store in South County

Walmart cancels plans for second Belleville location

At Home to close multiple locations

Camping World to open in former Gander Mountain store in Chesterfield

Schnucks to open new store in Warrenton

Main Event and Carvana drop plans for Chesterfield locations

Art Van Furniture takes over Rothman Furniture locations

Other Retail News  
Chesterfield Mall goes into foreclosure

## The NAI DESCO Retail Services Group



William Barnes  
Principal  
314-994-4401



Noel Fehr, CCIM  
Vice President  
314-994-4953



Dan Hayes  
Principal  
314-994-4068



Michelle Miller  
Associate  
314-994-4944



Tony Salerno  
Vice President  
314-994-2322



Peter Sheahan  
Principal  
314-994-4081



Michael Wolken  
Sr. Vice President  
314-994-4948



Jill DeLauter  
Marketing Manager  
314-994-4281

NAIDESCO

## IN THIS ISSUE

Featured Listings	1
Tenant Rep Assignments	1
Recent Transactions	1
Sale Comps	2-3
Tenants Expanding	4
Retail Market Buzz	4

## Recent Transactions

Michelle Miller and Peter Sheahan represented the landlord in the lease of 42,000 SF to Value City Furniture at The Crossings at Northwest in St. Ann

Bill Barnes represented Kim Cheese in their lease of space at the Met Square food hall in Downtown St. Louis

Tony Salerno represented the landlord in the lease of 8,500 SF to The Prom Store at 6915 S. Lindbergh Blvd in South County

Peter Sheahan represented St. Vincent de Paul Thrift Store in their lease of 12,106 SF at 11015 Olive Blvd in Creve Coeur

Noel Fehr represented the Landlord in the lease of 1,141 SF to Metro PCS at 8627 Mexico Rd in O'Fallon, MO

Dan Hayes represented the landlord in the lease of 1,200 SF to Račanelli's Pizza at Eureka Pointe in Eureka

Bill Barnes represented Peak Performance in their lease of 2,360 SF at 13830 Manchester Rd in Ballwin

# Spring 2018 Retail Report

## Featured Listings



### Edwardsville Town Center Edwardsville, IL

- Mixed-use development with luxury apartments
- High-end restaurant / shop space available
- Outlots on IL-157 & Governor's Pkwy
- Located across from SIUE and next to Edwardsville HS

**Contact Broker for Pricing:**  
**Peter Sheahan 314-994-4081**  
**Michelle Miller 314-994-4944**



### The Crossings at Mid Rivers St. Peters, MO

- Three junior anchors spaces available; can be combined for 24,939 – 88,445 SF
- Free-standing 6,876 SF restaurant available
- Co-tenants include Costco and Mattress Firm
- Visible from I-70

**Contact Broker for Pricing:**  
**Tony Salerno 314-994-2322**  
**Bill Barnes 314-994-4401**



### The Crossings at Northwest St. Ann, MO

- New redevelopment of the former Northwest Plaza Mall
- Opportunities include junior box, shop space and outlots
- High daytime population with 700,000 SF of office product on site and good tenant mix

**Contact Broker for Pricing:**  
**Peter Sheahan 314-994-4081**  
**Michelle Miller 314-994-4944**



### The Shoppes at Hawk Ridge Lake St. Louis, MO

- 42,081 SF junior anchor space available at the Shoppes at Hawk Ridge
- Shadow anchored by Lowe's and Walmart
- Conveniently located at Hwy N & I-64
- Strong demographics and residential growth

**Contact Broker for Pricing:**  
**Tony Salerno 314-994-2322**  
**Bill Barnes 314-994-4401**

NAI DESCO is currently 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 Service Group broker.

## ST. CHARLES - WEST

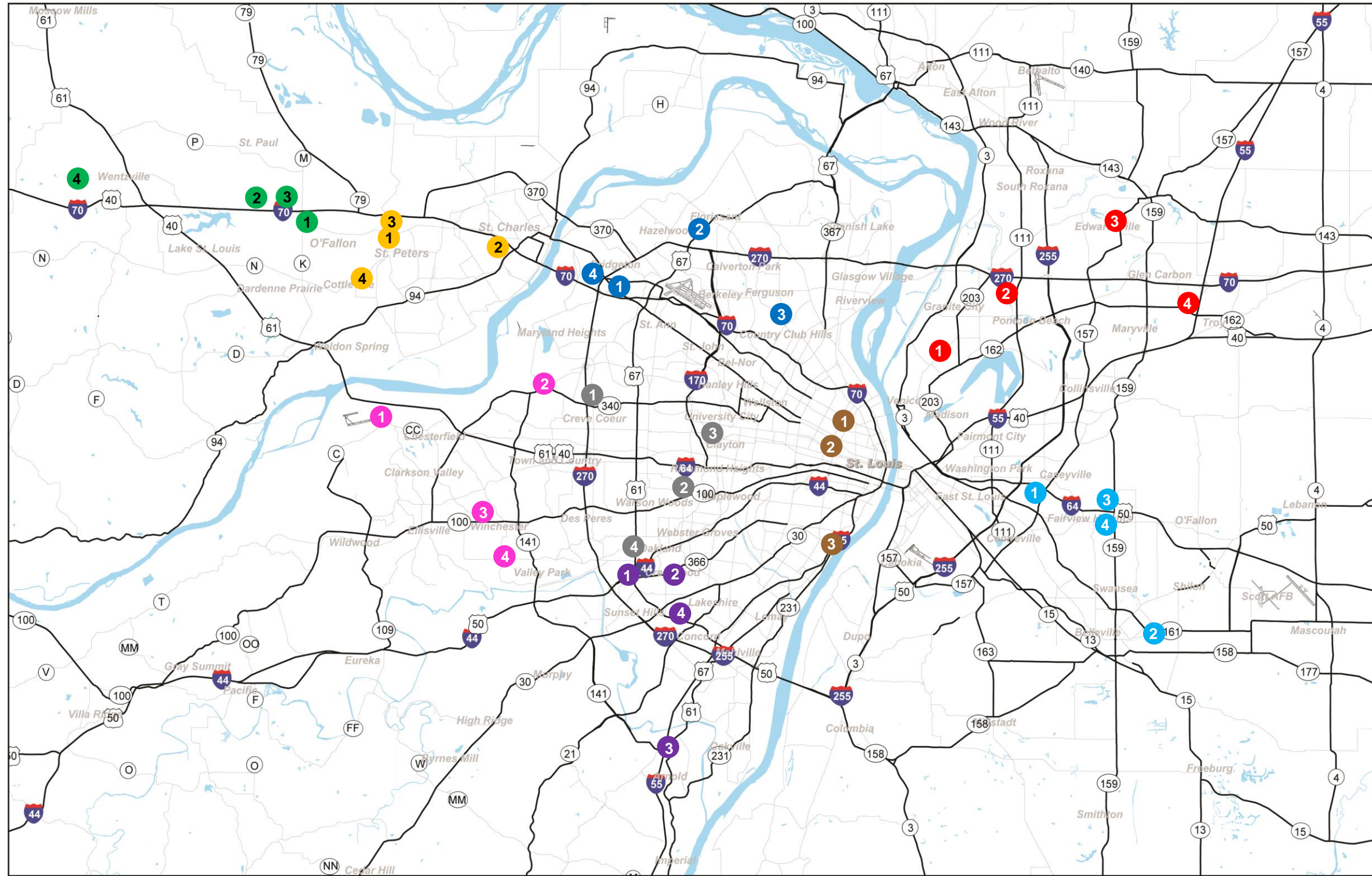
- 1 1108 Hwy K Owner LLC purchased the Fazoli's at 1108 Hwy K for \$957,585
- 2 Refrigeration & Kitchen Solutions purchased the 11,700 SF strip center at 971-81 W. Terra Ln for \$865,000
- 3 Tuff Shed Inc purchased a 2,325 SF building on 614 School St for \$225,000
- 4 The Wentzville School District purchased 96 acres of commercial land at Meyer & Pointe Prairie Rd for \$3,900,000

## ST. CHARLES - EAST

- 1 Agree Realty Corp purchased the 26,524 SF Planet Fitness at 490 Mid Rivers Mall Dr for \$4,600,000
- 2 Stan Hoffman purchased the 2,368 SF Captain D's at 2951 Veterans Memorial Pkwy for \$1,153,000
- 3 Budget Air Conditioning purchased a 9,600 SF strip center at 330-38 Mid Rivers Mall Dr for \$520,000
- 4 Peoples Bank purchased 4.98 acres at 1525 Cottleville Pkwy for \$950,000

## WEST

- 1 Scott Properties purchased the 85,323 SF Chesterfield Town Centre for \$9,000,000
- 2 Reliance Bank purchased their bank building at 13033 Olive Blvd for \$1,500,000
- 3 All Surface Flooring purchased the 17,720 SF strip center at 14932 Manchester Rd for \$2,950,000
- 4 Carrington Homes purchased the Kinder Care at 497 Big Bend Rd for \$2,250,000



## NORTH

- 1 McAlister's purchased the former Lone Star Restaurant at 11969 St. Charles Rock Rd for \$1,200,000
- 2 Crazy Bowls & Wraps purchased the 2,262 SF restaurant at 8180 N. Lindbergh for \$1,582,711

- 3 Realty Income Corp purchased the Wendy's at 8009 W. Florissant and the Burger King at 8017 W. Florissant for \$2,337,000
- 4 HEGU 1, LLC purchased the Bob Evans at 3583 Pennridge Dr for \$1,111,111

## CENTRAL

- 1 Capitol Realty Group purchased the 11,750 SF Bristols Restaurant at 11801 Olive Blvd for \$5,300,000
- 2 American Tile Makers purchased the 4,800 SF strip center at 9601 Manchester Rd for \$1,980,000

- 3 Savoy Properties purchased the 8,292 SF strip center at 8401-44 Maryland Ave for \$1,800,000
- 4 JDN Kirkwood LLC purchased the 5,176 SF 5 Star Burger restaurant at 312 S. Kirkwood Rd for \$1,038,925

## SOUTH

- 1 Manoj & Punam Sahni purchased a 4,345 SF strip center at 10775 Watson Rd for \$3,275,000
- 2 Osage Towers purchased the 44,864 SF Planet Fitness at 9450 Watson Rd for \$4,800,000

- 3 Zeughauser Group purchased the 3,500 SF Aspen Dental at 1200 Big Bill Rd for \$2,424,000
- 4 DLJ Lindbergh LLC purchased a 178,215 SF strip center at 5220-52 S. Lindbergh Blvd for \$3,350,000

## ST. LOUIS CITY

- 1 K2 Development purchased the Rally's restaurant at 3605 N. Grand Ave for \$840,000
- 2 Krantzberg Arts Center Studio purchased a 19,350 SF building at 3610 Grandel Sq for \$1,630,295
- 3 Mustang Capital purchased the Walgreens at 4140 S. Broadway for \$3,200,000

## ILLINOIS - NORTH

- 1 Tasty Burger purchased the Rally's restaurant at 2220 Madison Ave in Granite City for \$1,070,000
- 2 WKS Restaurant Corp purchased the Denny's at 4111 Timberlake Dr in Granite City for \$1,200,000
- 3 Dielman, LLC purchased a 5,042 SF restaurant at 1071 S. IL-157 in Edwardsville for \$1,475,000
- 4 Farmers Restaurant, LLC purchased a 4,841 SF restaurant building at 914 Edwardsville Rd in Troy for \$900,000

## ILLINOIS - SOUTH

- 1 Apurv Patel purchased the Dairy Queen at 2411 Old Country Inn Dr in Caseyville for \$1,000,000
- 2 800 Carlyle Belleville II purchased the 86,065 SF shopping center at 790-800 Carlyle Ave in Belleville for \$3,621,961
- 3 Market Information Specialists purchased the Bob Evans at 10 Ludwig Dr in Fairview Heights for \$1,115,000
- 4 Northeast Capital Group purchased Crossroads Centre at 10850 Lincoln Trail in Fairview Heights for \$3,789,923

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