Retail Report Midesco

Tenants Expanding in the Market

Big Box Academy Sports Costco Floor & Decor Menards Walmart

Mid Box **Bob's Discount** Hobby Lobby Home Goods Kloss Furniture Marshalls Party City Ross TJ Maxx Value City Furniture

Restaurants Black Bear Diner Chicken Salad Chick Freddy's Garbanzo's **MOD** Pizza Narwhal's Peel Pizza Raising Cane's Sauce on the Side Shake Shack Smoothie King Sugarfire Smokehouse

Other Retailers Banfield Pet Hospital Club Fitness Edge Fitness Mercy Go My Salon Suites Pet Supplies Plus QuikTrip St. Vincent de Paul

Grocery Aldi Fresh Thyme Neighborhood Market Ruler Foods Schnucks

St. Louis Retail Market Buzz

Restaurant News Uncle Julio's announces location in Frontenac

Fitz's Root Beer opens location in South County

Lion's Choice announces location in Edwardsville

Freddy's opens in Edwardsville

Kingside Diner opens in the former Parigi space in Clayton

Copia Wine Bar opens locations in Clayton & Des Peres, closes Washington Ave location

Kemoll's closes downtown location and opens in Westport

Big & Mid Box News Floor & Décor announces South County location

Home Goods & Ulta announce stores in Wentzville

Bed Bath & Bevond relocates in Richmond Heights

Burlington Coat announces store in Richmond Heights

Club Fitness announces stores in O'Fallon. IL and Maplewood

Marshalls opens in Ellisville

Hobby Lobby relocates from stores Ballwin to Ellisville

Old Navy opens in Ellisville

Lowe's closes stores in Granite City, Florissant and Bridgeton

Aldi announces stores in Kirkwood and Ellisville

Home Goods opening in Edwardsville

Northern Tool to open in O'Fallon, IL

Havertys Furniture to open in Chesterfield Valley

Other Retail News iFly to open in Chesterfield Valley

Johnny Macs closes all

Edge Fitness to open at Zumbehl & I-70

The NAI DESCO Retail Services Group



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Jill DeLauter

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Recent Transactions

Bill Barnes represented the purchaser and Peter Sheahan represented the seller of the Steak N Shake at 2382 Trov Rd in Edwardsville

Michelle Miller and Peter Sheahan represented the seller of a 126,937 SF former Walmart at 120 Carlyle Plaza Dr in Belleville

Noel Fehr represented the seller of 1.35 acres of retail land at Queensbrooke Village in St. Peters

Tony Salerno represented the landlord in the lease of a 18,534 SF building at 11022 Manchester Rd in Kirkwood

Hunter Alexander represented the landlord in the lease 0.7 acres of land at 1285 N. Hwv 67 in Florissant

Barnes represented Mathnasium and Tony Salerno represented the landlord in the lease of 2.342 SF at 12065 Manchester Rd in Des Peres

Michelle Miller and Peter Sheahan represented the landlord in the lease of 40,000 SF to Kloss Furniture at The Parkway in Edwardsville

MIDESCO Retail Report

SPRING 2019 | Featured Listings



Drew Station Shopping Center Chesterfield, MO

- 3.674 SF available
- Access from lighted intersection
- Located on Clarkson Rd ½ mile south of I-64
- Co-tenants include Half Price Books, Papa Johns, Chipotle & more

Contact Broker for Pricing: Michelle Miller 314-994-4944 Bill Barnes 314-994-4401



I-44 Retail Showroom Fenton, MO

- 54,480 SF shopping center for sale
- Located on the south outer road of I-44
- Long term tenants include Hot Shots Bar & Grill, St Louis PowerSports & **Lumber Liquidators**

Contact Broker for Pricing: Peter Sheahan 314-994-4081 Brian Schnuck 314-994-2321



The Parkway Edwardsville. IL

- High-end restaurant / shop space available in center anchored by Kloss Furniture
- Outlots available on both IL-157 & Governor's Pkwv
- Adioins new 197-unit luxury apartment development with high end common areas

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



The Streets of Caledonia O'Fallon, MO

- Up to 50 acres for commercial / retail use along I-64 at Hwy DD
- Adjacent to planned development of 675 residential units
- Strong demographics and traffic counts

Contact Broker for Pricing: Bill Barnes 314-994-4401 Peter Sheahan 314-994-4081

NAI DESCO is currently seeking locations for:





































Hunter Alexander



Michelle Miller Associate 314-994-4944





314-994-2322



Noel Fehr, CCIM



Spring 2019

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 Landes Fairmount purchased the 15,048 SF Walgreens at 9495 Mexico Rd for \$3.503.465

2 William Voss purchased the 46,266 SF Shops at Waterbury at 991 Waterbury Falls Dr for \$6,575,000

3 David Hemsath purchased the 21.216 SF Shoppes at Winghaven at 2315 Technology Dr for \$2,025,000

4 Walpert Properties purchased the 33,802 SF Persimmon Point Market at 1120 Technology Dr for \$4,100,000

ST. CHARLES - EAST

1 Joshua Dubinsky purchased the 2,909 SF Freddy's at 3889 Veterans Memorial Pkwy for \$2,900,000

2 Mid Rivers Investment Group purchased the 7,654 SF Firestone at 6042 Mid Rivers Mall Dr for \$1,350,000

3 Guggenheim Commercial RE Finance purchased 1.63 acres on Queens Brooke Blvd for \$469,650

4 Hampton Street Investments purchased a 5,027 SF retail building at 334 N. Main St for \$600,000

WEST

1 Farmer Holding Co. purchased a 26,989 SF center at 2115-55 Barrett Station Rd for \$4,750,000

2 Scott Properties purchased a 58,369 SF center at 14007-41 Manchester Rd for \$13,300,000

3 Total Access Urgent Care purchased 0.9 acres at 2501 Clarkson Rd for \$800,000

NORTH

1 Nasrallah Real Estate purchased a 47,000 SF center at 10481-10585 St. Charles Rock Rd for \$2,950,000

Chain of Rocks

Josephville

Lake St Louis

94)

Defiance

Matson

64

Flint Hill

61

Wentzville

New Melle

Schluersburg

94)

Lahadie

Augusta

Boles

'illa Ridge

(79)

O'Fallon

(364)

Dr. Edmund

A. Babler

State Park

(100)

Pacific

Catawissa

Robertsville

St Paul

2 Elevate Properties, LLC purchased a 7,967 SF building at 2909 Netherton Dr for \$320,000

3 Polimeni International purchased the 146.257 SF Florissant Marketplace at 8182 N. Lindbergh for \$16,600,000

4 Florissant Plaza Madrid purchased the 50,243 SF Plaza Madrid at 13041-13141 New Halls Ferry for \$4,050,000

CENTRAL

Parkdale

High Ridge

Golden Eagle

Kampville

(370)

(94)

(340)

364

(141)

(141)

Twin Oaks

Valley Park

141

30

Murphy

(141)

Earth City

70

Chamr

270

Maryland

[67]

Creve Coeur

Des Peres 2

270

Fenton

4

Kirkwood

Sunset Hills

64

Winneberger

(94)

Chesterfield

Ellisville

Sherman

Crescent

Hoene Spring

Byrnes Mill

House Springs

Ballwin

St Peters

All Saints Village 2

64

(109)

Wildwood (100)

109

44

(109)

Eureka

1 TDG Lindbergh, LLC purchased 14.88 acres at 2021 S. Lindbergh Blvd for \$16,550,000

2 SB Family Trust purchased the 15.944 SF Kirkwood Square at 10700-12 Manchester Rd for \$8,225,000

3 Sangita Capital Partners purchased the 29,030 YMCA building at 226 E. Lockwood for \$880,000

4 ADG Delcrest purchased the 14,820 SF Walgreens at 8390 Delmar Blvd for \$3.348.236

SOUTH

(158)

13

140

Chouteau

Granite City

70

203

15)

255

(157)

Imhs

Centreville

55

Madisor

Glasgow

St. Louis

(3)

(157)

Cahokia

Columbia

(3)

143)

(111)

Wood River

Hartford

(203)

(162)

Washington Park

13

(22)

64

(163)

Westview

Roxana

(111)

Pontoon Beach

111

67

Alton

(100)

West Alton

Machens

Berkeley

4 versity City

Clayton

Heights

Ferguson

(115)

Black Walnut

Bridgeton Hazelwood

(180)

Overland

(366)

50 55

(267)

Mehlville 3

Oakville

(231)

Crestwood

(21)

2

Arnold

(141)

Orchard Farm

Pelican Island

Natural Area

Old Jamestown

[67]

4 ack Jack

(367)

(115)

CENTRAL WEST END

180

1 Bellefontaine Estates, LLC purchased a 19,182 SF strip center at 330-56 Festus Centre for \$2,780,000

2 Theodore Fiedler Trust purchased the 2,665 SF Lion's Choice at 943 Jeffco Blvd for \$1,552,000

3 LJC Commercial LLC purchased the 53,335 SF Franview Plaza at 2878-2900 Telegraph Rd for \$1,500,000

4 Jeffco REH LLC purchased the 16,800 SF Shoppes at Seckman at 2855 Seckman Rd for \$1,490,000

ST. LOUIS CITY

Holiday Shores

140

55

(143)

(50)

64

Scott AFB

Rentchler

Map data ©2019 Google

(177

(157)

Trov

O'Fallon

2

15)

Freebura

Wilderman

Shiloh

(159)

(159)

(157)

2

Glen Carbon

162

(159)

159

158 15 13

(159)

Smithton

Maryville

Edwardsville

(140)

(143)

270

255

Caseyville

(161)

55

State Park

Place

157)

(15)

(162)

157

255

1 JTS Management purchased a 8,000 SF Family Dollar at 7700 S. Broadway for \$1,310,000

2 AHM Corp Holdings purchased the 5,000 SF Three Monkeys building at 3153 Morganford Rd for \$670,000

3 Criminal Justice Ministry purchased a 29.304 SF building at 4648-54 Gravois Ave for \$560,000

ILLINOIS - NORTH

Hauck Co purchased the 50.063 SF Alton Corners center at 309-317 Homer Adams Pkwy in Alton for \$8,500,000

2 AEW Properties purchased the 28,000 SF Meridian Place at 2114-33 S. IL-157 in Edwardsville for \$2.650.000

3 David Witzling purchased a 6,020 SF strip center at 1073 Collinsville Crossing Blvd for \$2,150,000

4 Gateway Residences LLC purchased the 62.223 SF Wilshire Village at 612-38 Berkshire Blvd for \$1,225,000

ILLINOIS - SOUTH

1 Larkspur 120 Carlyle LLC purchased a 126,937 SF former Walmart at 120 Carlyle Plaza in Belleville for \$1.250.000

2 Ashland Storage Centers purchased a 44,030 SF former Sears at 653 Carlyle Plaza in Belleville for \$1,150,000

3 Realty Income Corp purchased the 3,300 SF Arby's at 5790 Belleville Crossing for \$1.971.543

4 Lantz Sharp purchased a 10.875 SF Dollar General at 10261 Lincoln Trail for \$1.055.000

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

