

Spring 2019 Retail Report

NAIDESCO

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 & Beyond 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 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 stores

Edge Fitness to open at Zumbuhl & I-70

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NAIDESCO

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Recent Transactions

Bill Barnes represented the purchaser and Peter Sheahan represented the seller of the Steak N Shake at 2382 Troy 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. Hwy 67 in Florissant

Bill 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

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 Pkwy
- Adjoins 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
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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

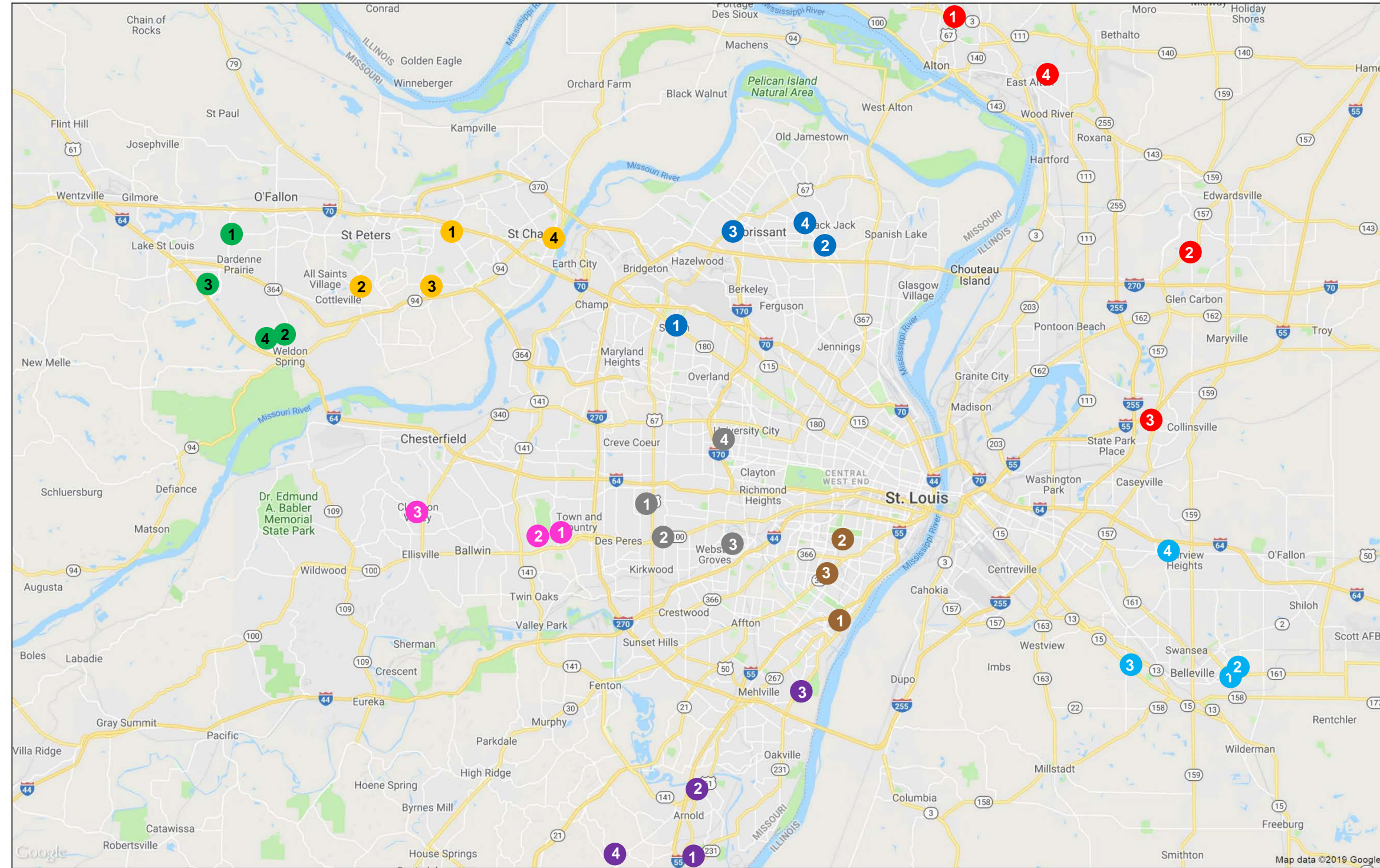
- 1 Landes Fairmount purchased the 15,048 SF Walgreens at 9495 Mexico Rd for \$3,503,465
- 2 William Voss purchased the 46,266 SF Shops at Waterbury at 991 Waterbury Falls Dr for \$6,575,000
- 3 David Hemsath purchased the 21,216 SF Shoppes at Winghamen at 2315 Technology Dr for \$2,025,000
- 4 Walpert 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
- 2 Elevate Properties, LLC purchased a 7,967 SF building at 2909 Netherton Dr for \$320,000

CENTRAL

- 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

SOUTH

- 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

ST. LOUIS CITY

- 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

- 1 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.