

6921 S Lindbergh · St Louis, MO 63125

CONTACT BROKER





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PROPERTY OVERVIEW

- 149 Room former Aviator Hotel in South St. Louis County
- The property consists of over 200,000 SF on 6.4 acres with 296 parking spaces
- Located at South Lindbergh Blvd and I-55
- Plug and play opportunity for hotel operator
- Property makes for a fantastic redevelopment site – multifamily, retail, mixed use
- Extremely strong retail trade area
- Zoned C4 “Highway Uses”



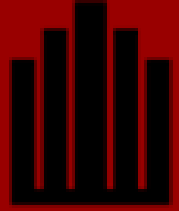


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PROPERTY FEATURES

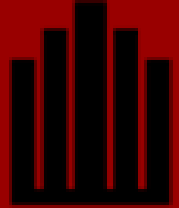
- 149 room full-service hotel
- Elevator served 4 story building
- Renovated in 2021
- 10,000 SF event space/ballroom
- On site restaurant – Flight Deck Pub
- Bridal Salon
- Boardroom
- 2 separate smaller ballrooms





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PROFILE: SOUTH COUNTY, MO



Location
**Regional Connectivity
& Convenience**

- Located approximately 10–15 miles south of Downtown St. Louis, offering quick access to the region’s primary employment, medical, and cultural centers.
- Exceptional connectivity via I-55, I-270, and Highway 21 provides efficient travel throughout the St. Louis metro area.

Demographics
**Established &
High-Quality Base**

- South County is characterized by a stable, well-established residential base with consistent household incomes and strong homeownership rates.
- The area attracts families, long-term residents, and professionals seeking suburban convenience with close urban access.
- A reliable workforce supports retail, healthcare, education, dining, and service-oriented businesses.

Business Friendly
**Proven Retail Demand
& Investment Stability**

- South County demonstrates consistent retail performance driven by dense neighborhoods, daily-needs shopping patterns, and repeat customer traffic.
- The area features a strong mix of national retailers, grocery-anchored centers, and local businesses, creating a dependable commercial environment.
- Business-supportive municipal frameworks is ongoing.

Community
**Active, Family-Oriented &
Lifestyle-Driven**

- South County offers a wide range of parks, schools, recreation centers, and community amenities that support everyday activity and quality of life.
- Established shopping corridors, dining clusters, and entertainment options generate steady foot traffic throughout the year.
- Community events, school-centered activities, and neighborhood engagement reinforce long-term residency and consistent consumer spending.



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2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles

Population

8,033 | 91,130 | 208,586

Households

3,357 | 39,525 | 90,521

Median Household Income

\$91,477 | \$97,853 | \$99,889



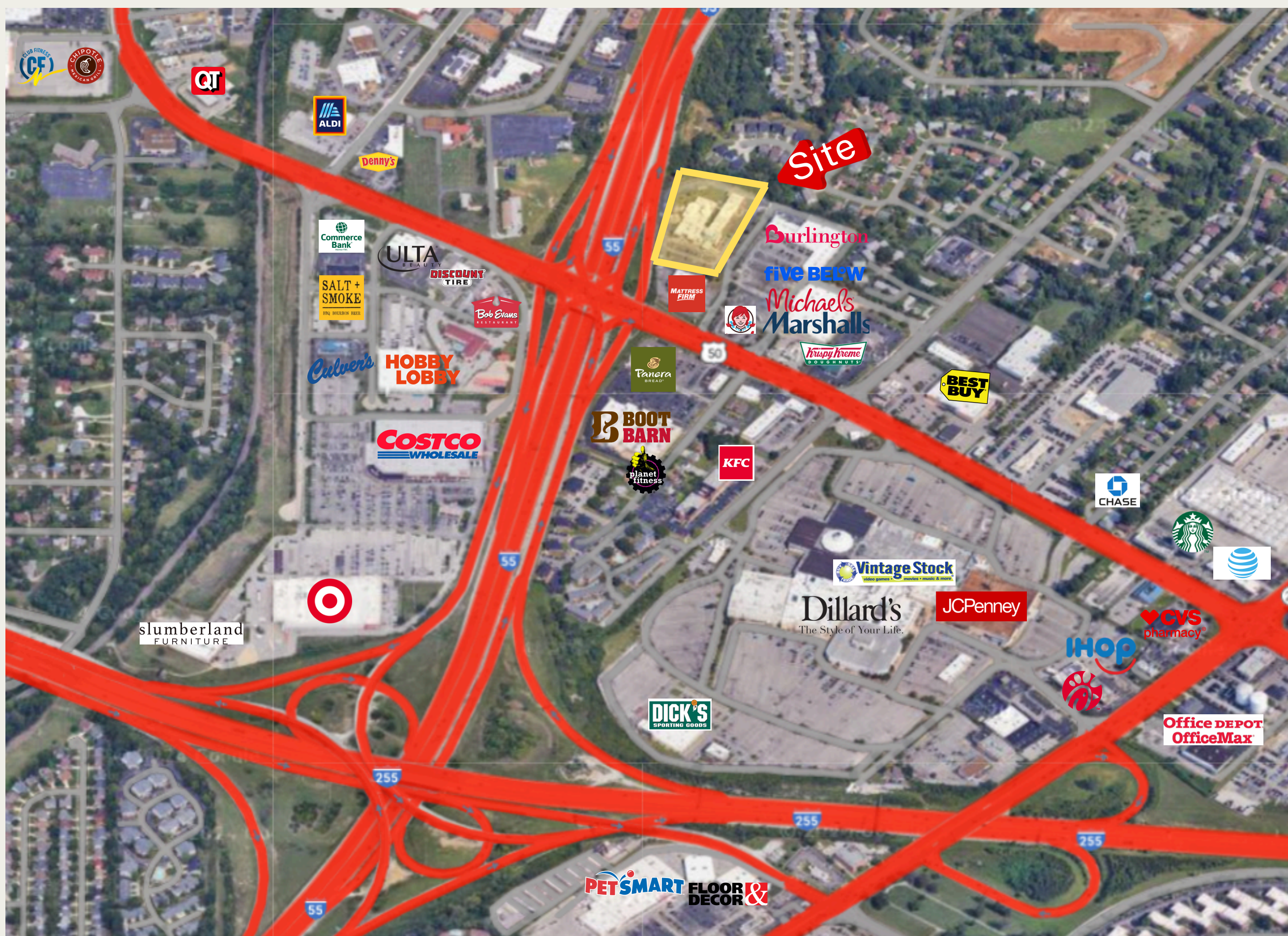


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Tenant Sales Volumes South County, MO

- #1 Home Depot in Missouri
- #1 Dicks Sporting in Missouri
- #1 Costco in Missouri
- #1 Old Navy in St. Louis
- #1 Aldi in Missouri
- #6 Target in Missouri
- Best Buy - Top 98% nationally
- Sam's Club - Top 70% nationally
- Ronnie's Theater - #1 Theater in the Marcus Portfolio (852k visitors annually)

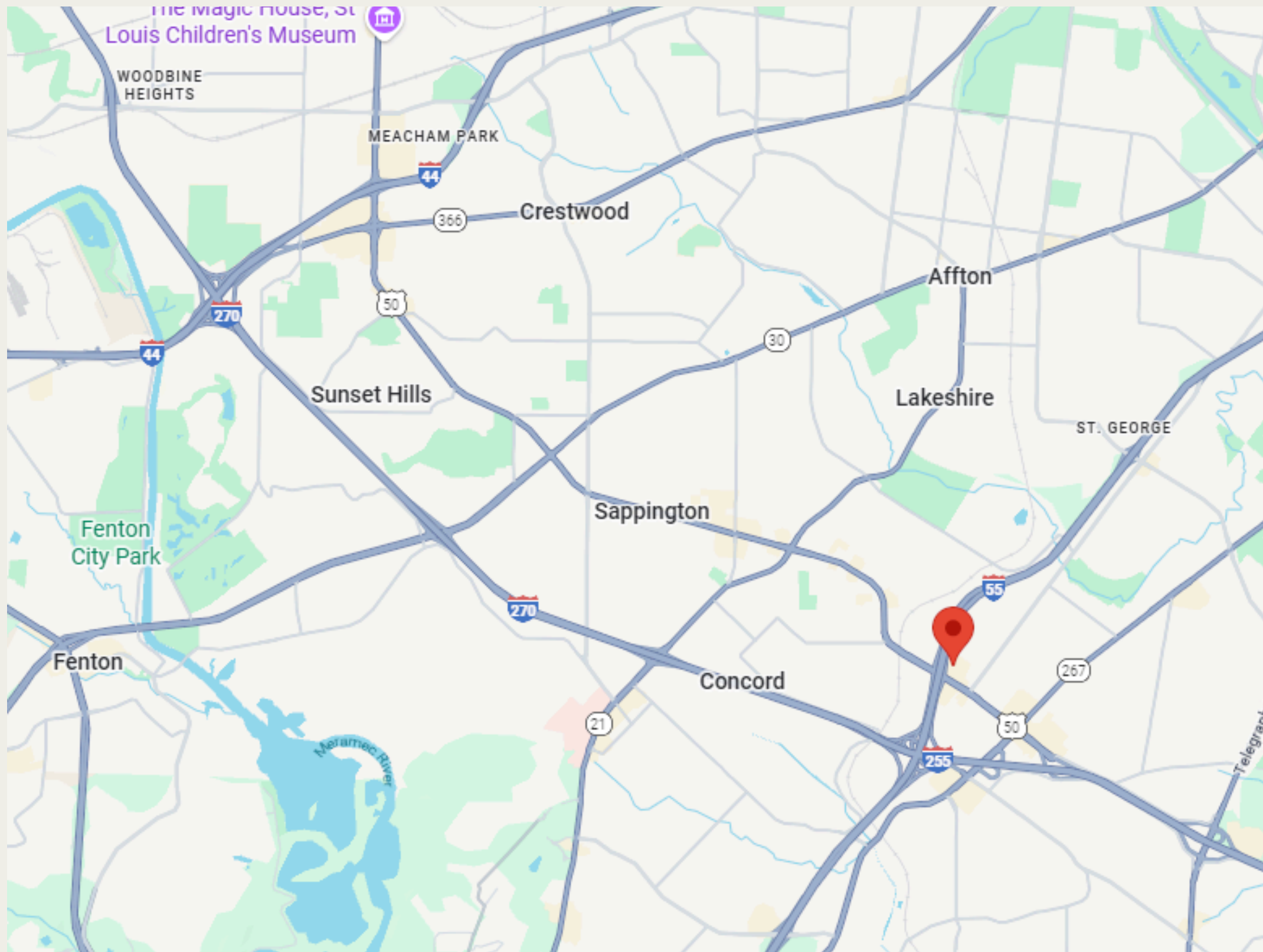
*Numbers according to Placer.ai





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LOCATION



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