



5549 S Lindbergh Blvd

St. Louis, MO 63123

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Property Highlights



Generational Hard Corner

Rare hard-corner opportunity in South County at the SW quadrant of S Lindbergh Blvd and Tesson Ferry Rd



Busy Intersection

Opposite corners include Scooters Coffee, Dave Sinclair, and Codes Dispensary, with Olive Garden and White Castle adjacent



Signalized Access

Full signalized access directly from S Lindbergh Blvd and Tesson Ferry Rd



2.14-Acre Site

2.14 acres zoned C6, offering flexibility for a range of retail, restaurant, or service users



Heavy Traffic Counts

31,000 VPD on S Lindbergh Blvd and 21,000 VPD on Tesson Ferry Rd



Growing Trade Area

Established South County retail corridor near Dave Sinclair, Schnucks, Freddy's, and Marcus Theatres

Site & Building Photos



Area Demographics

2025 EST. DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

8,900 | 84,500 | 197,000



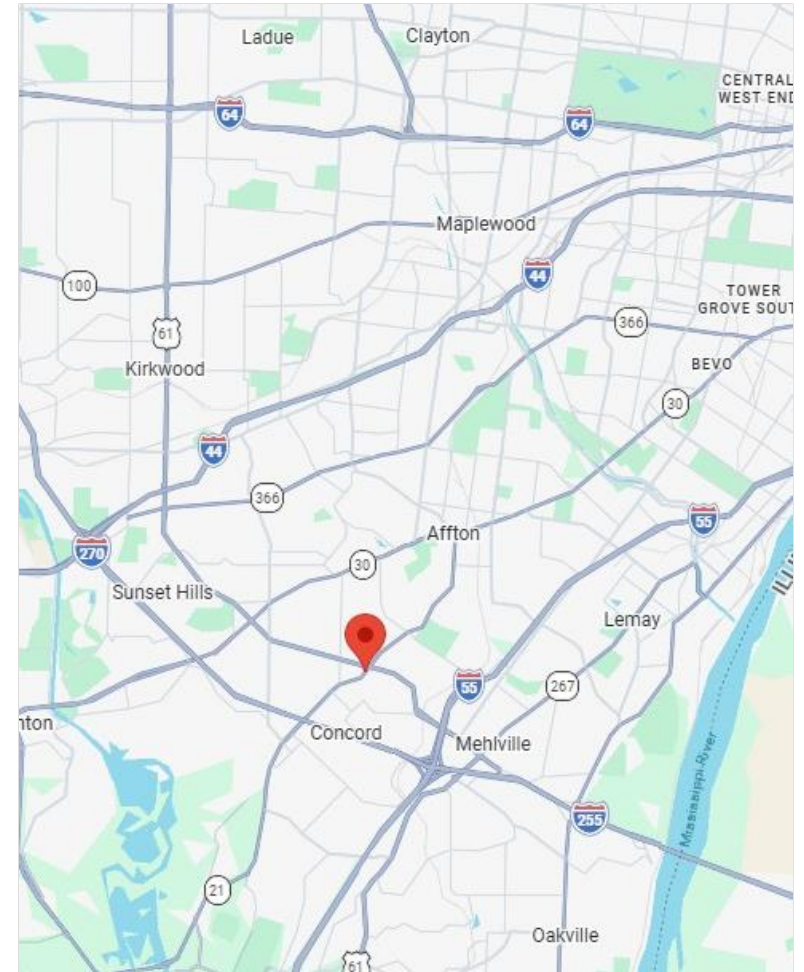
Households

3,128 | 20,832 | 63,063



Median Household Income

\$68,500 | \$75,200 | \$79,800



Retail Trade Area & Traffic Counts



31,000 VPD

S Lindbergh Blvd

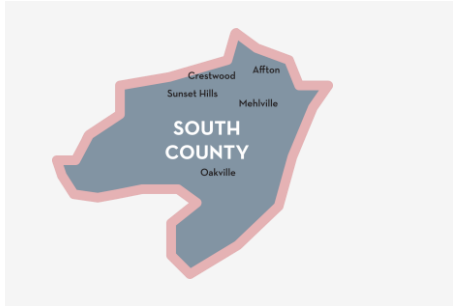
21,000 VPD

Tesson Ferry Rd

3.0 Miles

to I-270 Interchange

Trade Area Profile



Location

Proximity & Accessibility

- Approximately 13 miles from downtown St. Louis, with easy access to I-270, I-255, and I-55
- High-traffic corridor: S Lindbergh Blvd sees 34,000+ VPD, anchoring national brands like Costco, Target, and The Home Depot

Demographics

Affluent & Educated

- Median household income of roughly \$79,800 within 5 miles, with strong owner-occupied housing in South County
- Nearly 200,000 residents within a 5-mile radius supporting a deep, stable consumer base

Retail Environment

Stable & Supportive

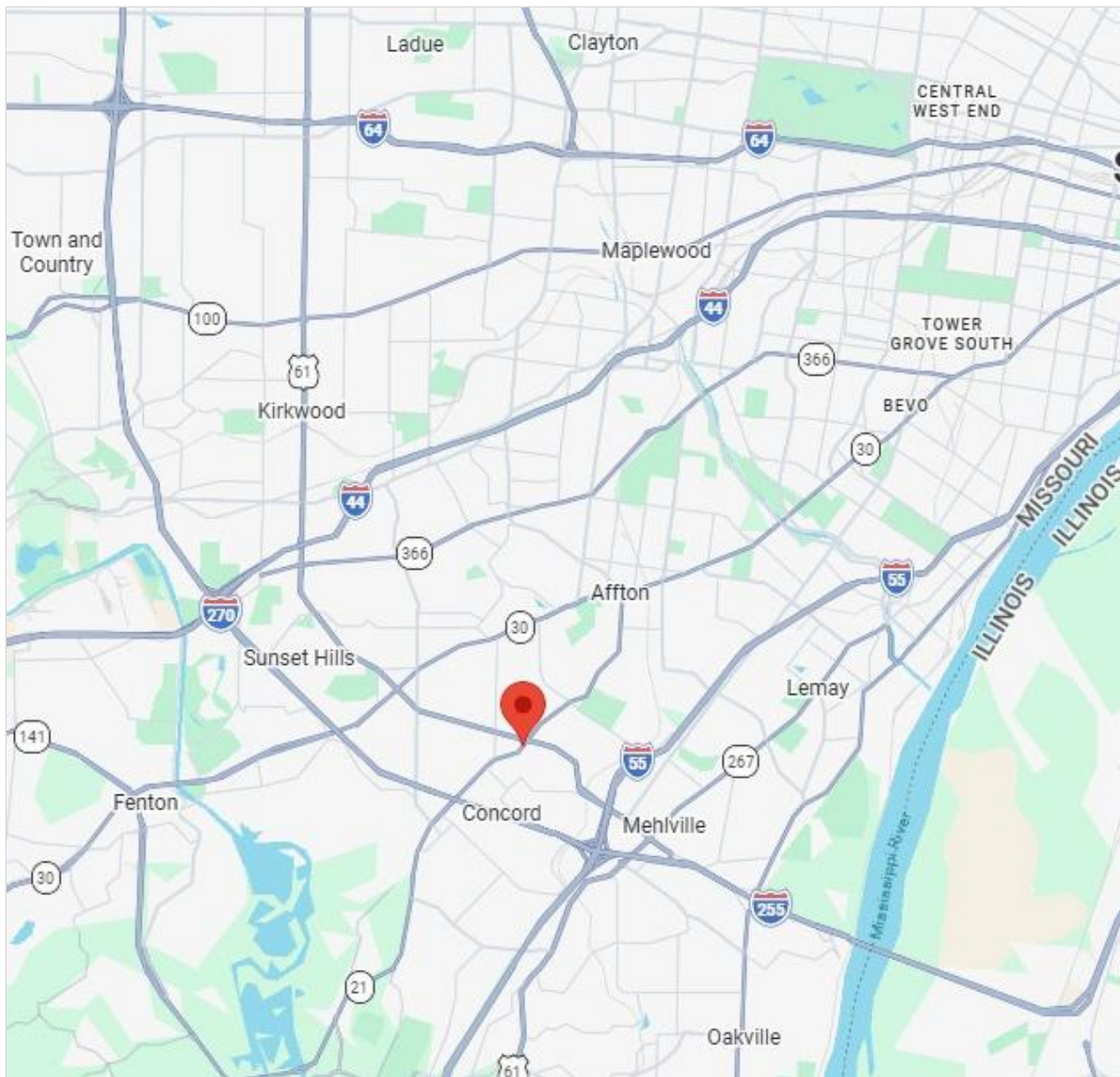
- Established South County retail node anchored by Dave Sinclair, Schnucks, and Marcus Theatres
- Consistent daily activity from national retailers, auto dealers, and dining driving cross-shopping traffic

Community

Involved & Vibrant

- Surrounded by established South County neighborhoods including Concord, Mehlville, and Afton
- Family-friendly suburbia with tree-lined streets, top-rated schools, and abundant parks & recreation

Location & Contact



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