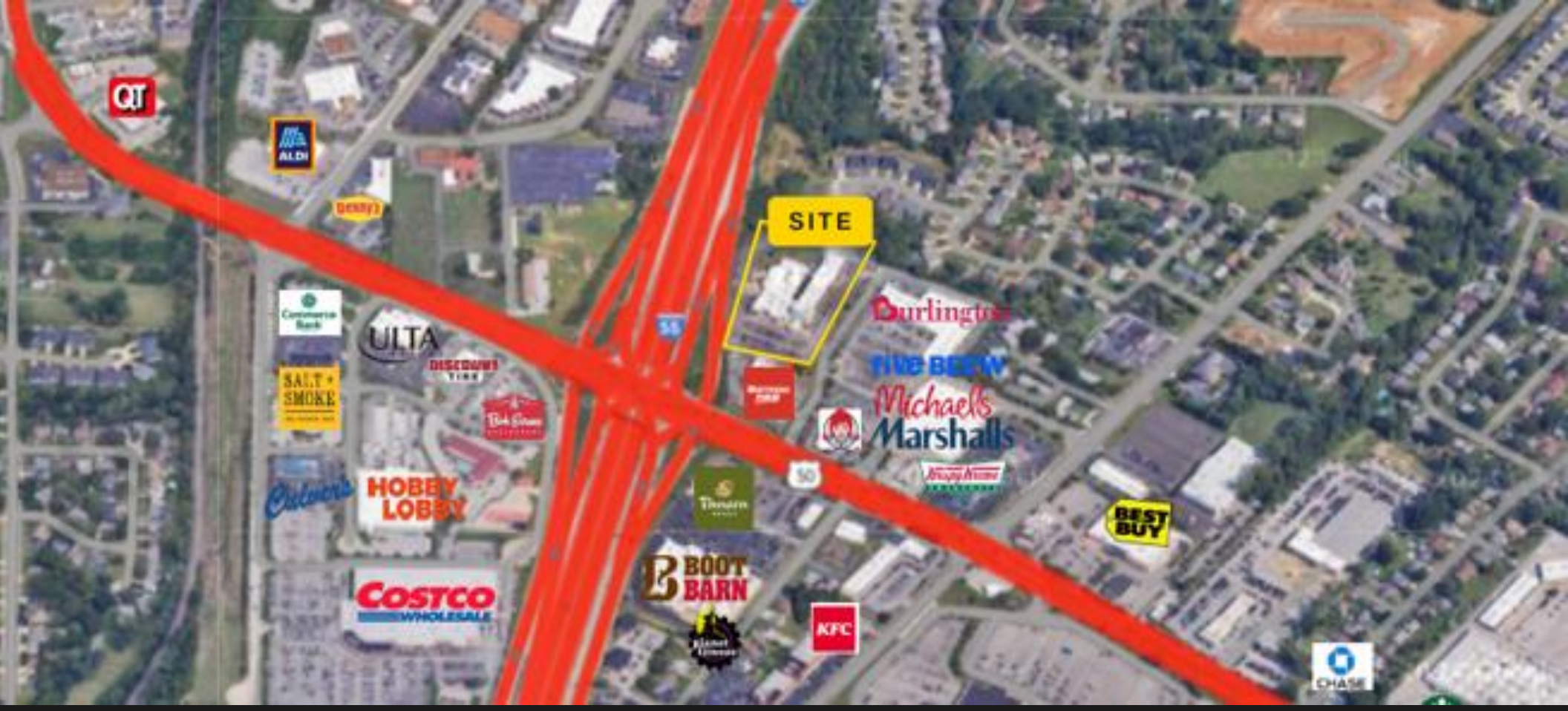


6921 S Lindbergh

St. Louis, MO 63125 · Proposed 70,600 SF Retail Development

FOR SALE | Contact Broker for Pricing

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Property Highlights

1

Proposed 70,600 SF Center

New retail development on ±6.4 acres in South St. Louis County

2

Junior Box Space

Three junior boxes (12,750 – 24,990 SF) along the north property line

3

Direct I-55 Visibility

9,600 SF shop building (4–6 bays) with frontage visible from I-55

4

Drive-Thru Pad

3,200 SF drive-thru pad on a 0.54-acre outparcel

5

Ample Parking

295 parking stalls (4.1 / 1,000 SF); main access from South Lindbergh Blvd

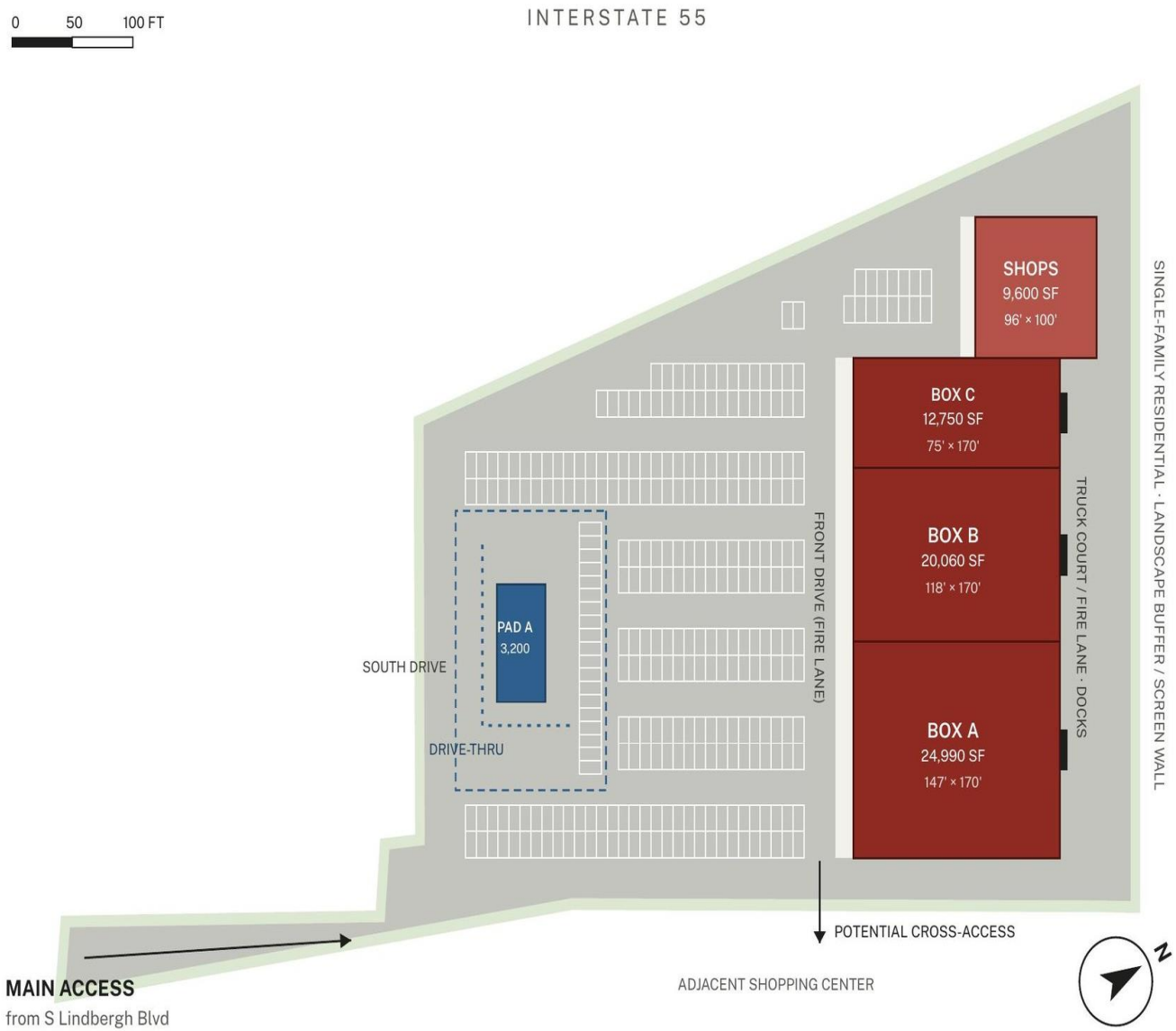
6

Zoned C4 “Highway Uses”

Extremely strong retail trade area alongside Costco, Target, Best Buy and Dick’s

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Proposed Site Plan



70,600
BUILDING SF

295
PARKING STALLS

±6.4
ACRES

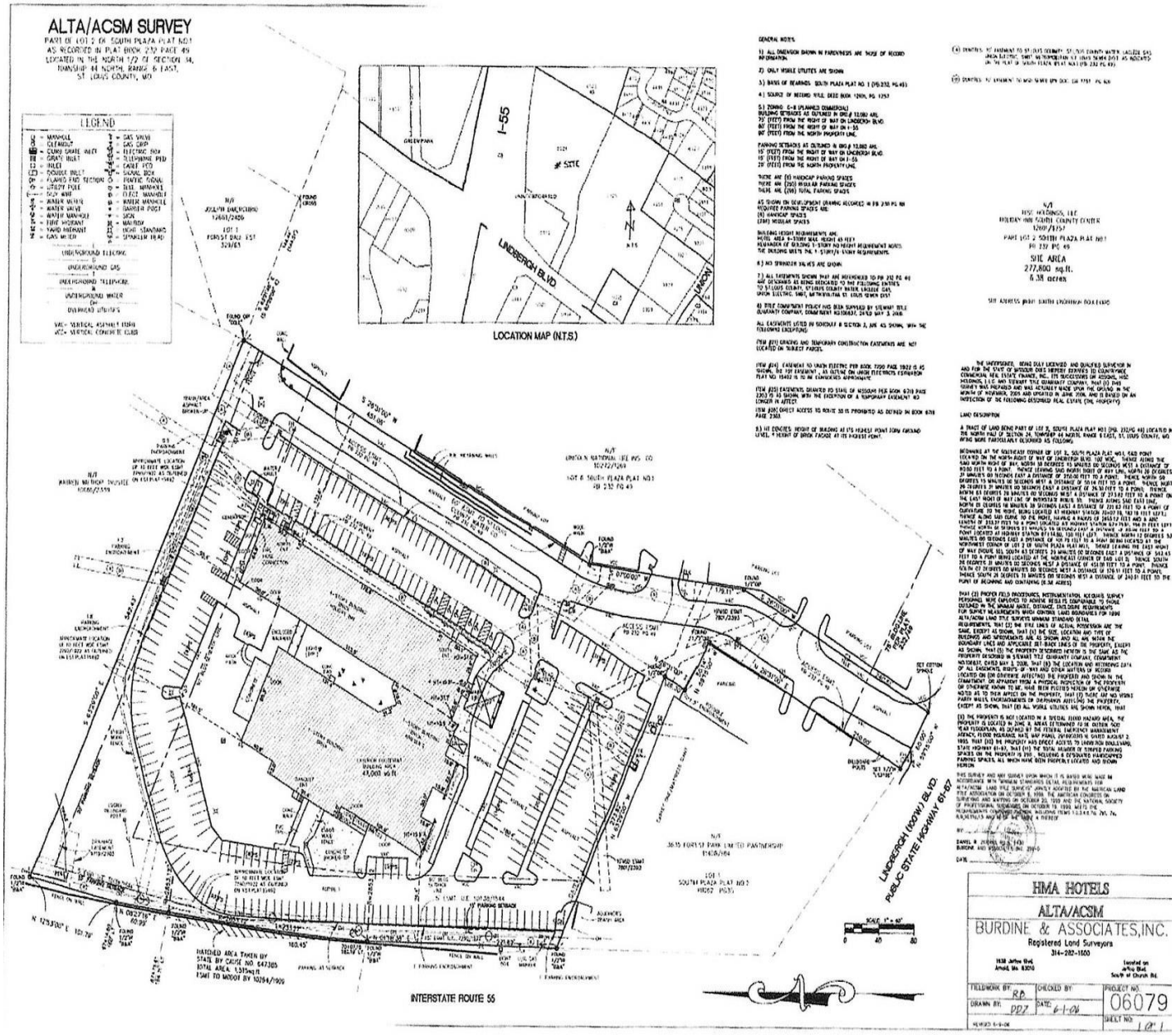
4.1
PER 1,000 SF

Junior Box A	24,990
Junior Box B	20,060
Junior Box C	12,750
Shops (4–6 bays)	9,600
Pad A – Drive-thru	3,200
Total SF	**70,600**

Conceptual site plan for illustration only and not for construction. Building sizes, layout and tenancy are subject to change.

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ALTA / ACSM Survey



277,800
SQUARE FEET

6.38
ACRES

Survey by Burdine & Associates, Inc.

Shows existing site conditions prior to redevelopment.

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Area Demographics

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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Retail Trade Area & Tenant Sales



Tenant Sales Volumes

South County, MO

#1 Home Depot in Missouri

#1 Dick's Sporting Goods in Missouri

#1 Costco in Missouri

#1 Old Navy in St. Louis

#1 Aldi in Missouri

#6 Target in Missouri

Top 98% Best Buy nationally

Top 70% Sam's Club nationally

#1 Ronnie's Theater in the Marcus portfolio (852K annual visitors)

**Rankings according to Placer.ai*

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Trade Area Profile: South County, MO



Location

Regional Connectivity & Convenience

- Approximately 10–15 miles south of Downtown St. Louis, with quick access to the region's primary employment, medical and cultural centers
- Exceptional connectivity via I-55, I-270 and Highway 21 throughout the St. Louis metro



Demographics

Established & High-Quality Base

- Stable, well-established residential base with consistent household incomes and strong homeownership
- Attracts families, long-term residents and professionals; reliable workforce for retail, healthcare, dining and services



Business Friendly

Proven Retail Demand & Stability

- Consistent retail performance driven by dense neighborhoods, daily-needs shopping and repeat traffic
- Strong mix of national retailers, grocery-anchored centers and local businesses



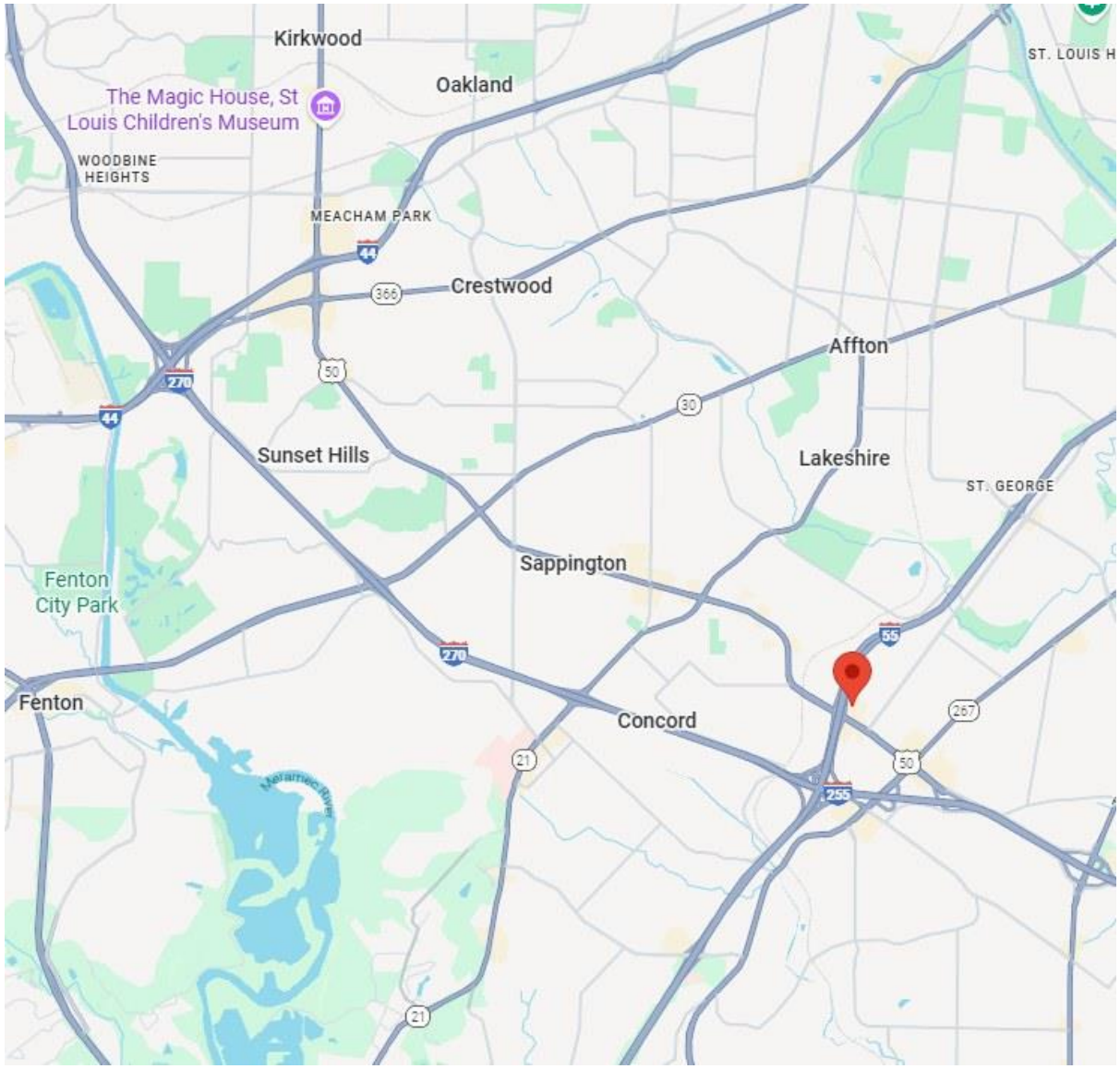
Community

Active & Family-Oriented

- Parks, schools, recreation centers and community amenities support everyday activity
- Established shopping, dining and entertainment generate steady year-round foot traffic

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Location & Contact



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All information contained herein has been obtained from sources deemed reliable, but has not been independently verified. Stephen F. Bahn Commercial Real Estate Services makes no guarantee, warranty, or representation as to the accuracy or completeness of the information.

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