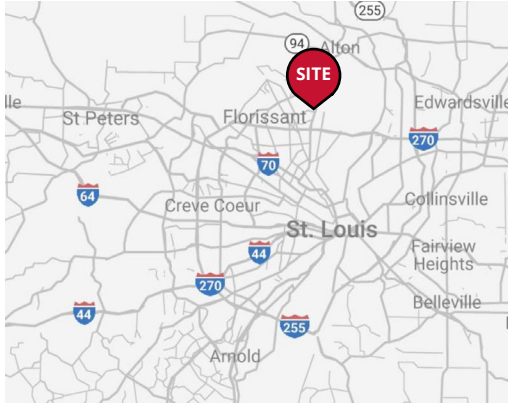


Former Grocery Box For Sale



2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

10,643 | 58,210 | 142,664



Daytime Population

4,762 | 32,416 | 76,879



Median Household Income

\$68,170 | \$66,191 | \$63,729

RETAIL FOR SALE

Mayfair Plaza | 196 Mayfair Plaza | St. Louis, Missouri 63033

55,383 SF | Call for Details

PROPERTY DETAILS

Former grocery box + shop space for sale

Value-add investment opportunity with strong upside potential

50,583 SF former grocery box can be demised

Great access, visibility & signage

Highway 367 - 27,412 VPD | Parker Road - 8,400 VPD

Carl Day

314.495-4816

cday@paceproperties.com

Lauren Berry, CCIM

314.785.7632

lberry@paceproperties.com

Scott Seyfried, CCIM

314.785.7647

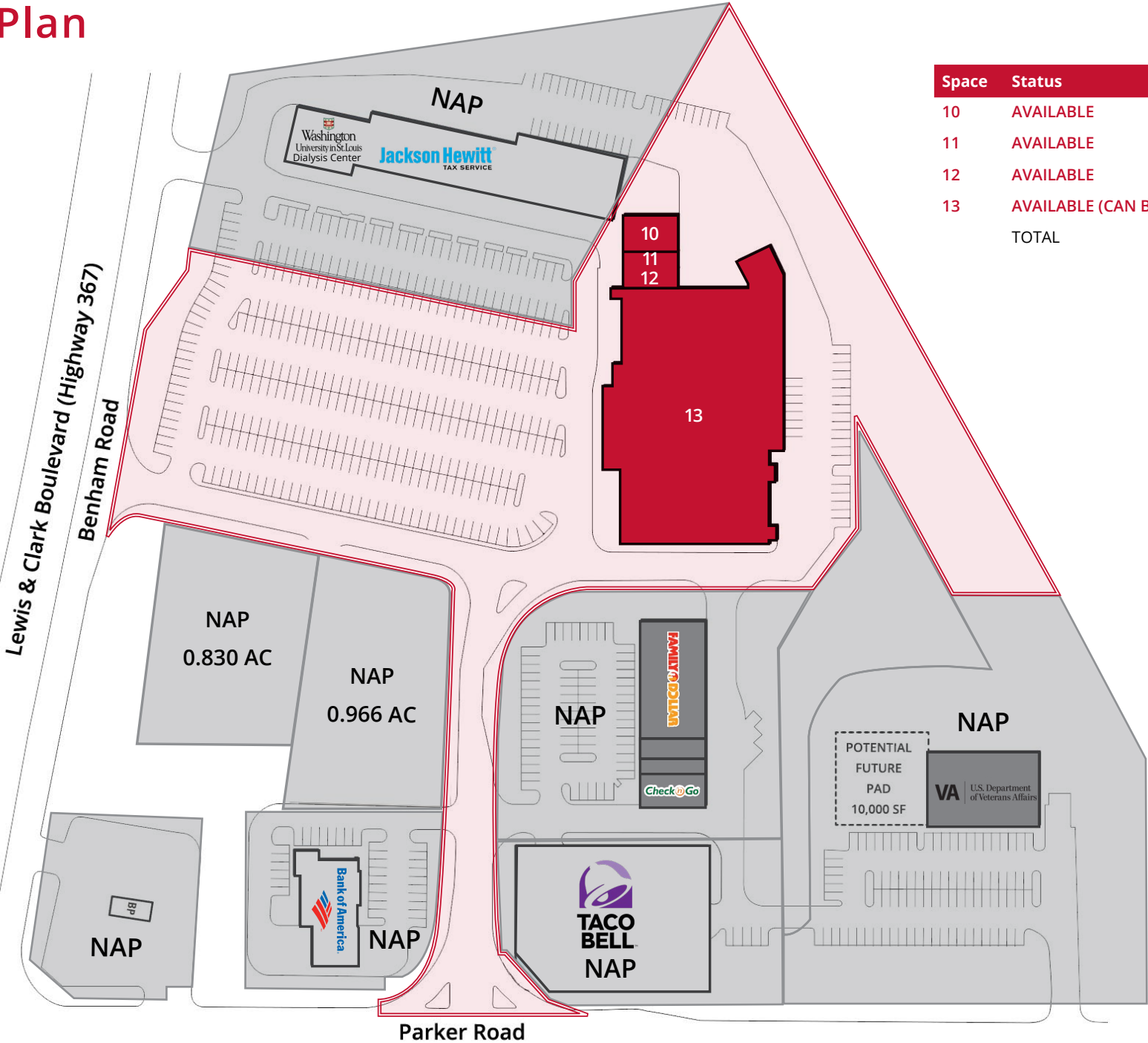
sseyfried@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

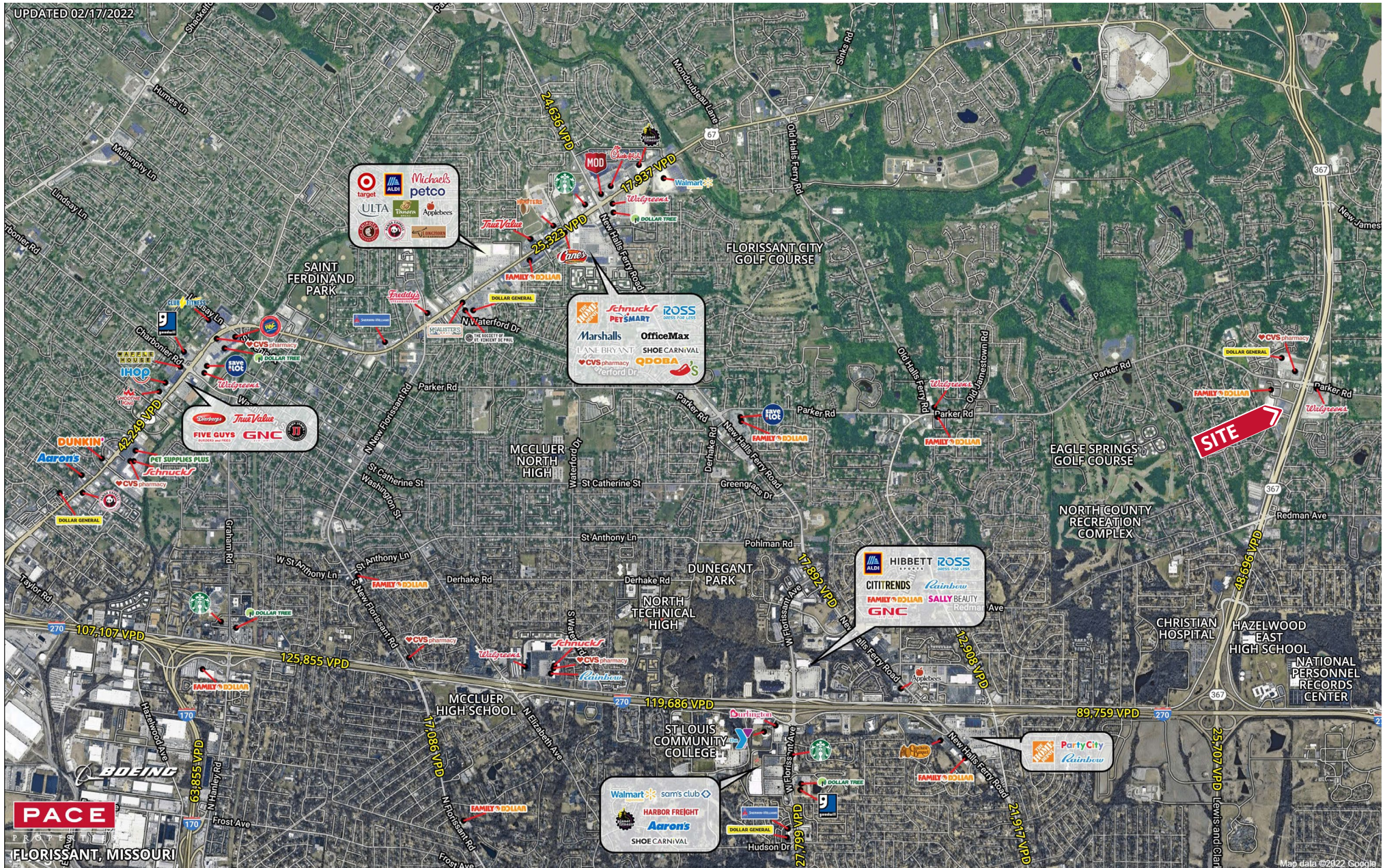
Site Plan



Space	Status	SF
10	AVAILABLE	2,400
11	AVAILABLE	1,200
12	AVAILABLE	1,200
13	AVAILABLE (CAN BE DEMISED)	50,583
TOTAL		55,383

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Trade Area Aerial





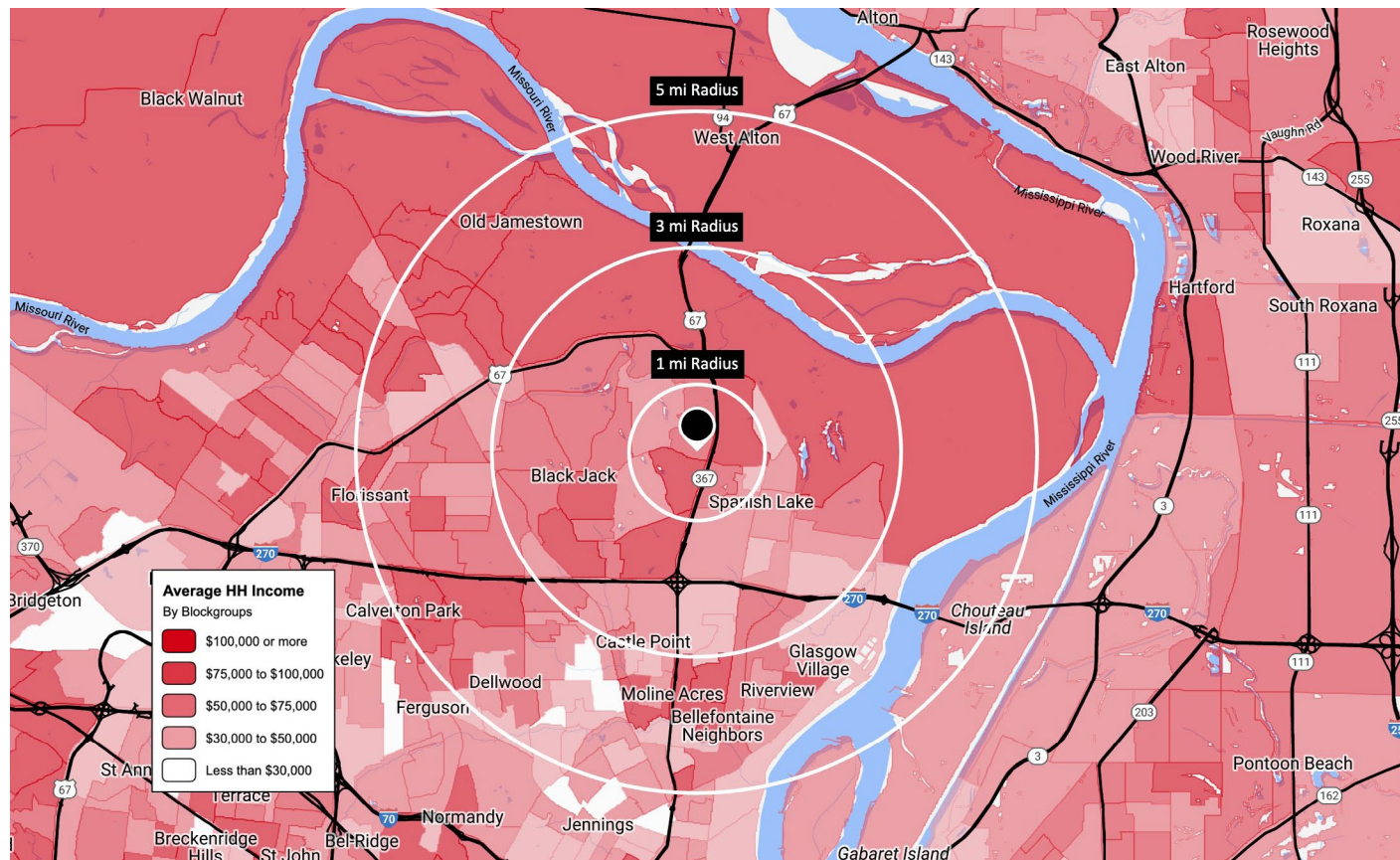
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Market Information

- Florissant, Missouri is the 13th largest city in the state with over 51,000 residents.
- Florissant is one of the oldest settlements in the state, dating to 1786.
- The Northwest Submarket includes over 206,000 residents.
- The Northwest Submarket top employers include:
 - Boeing - 15,796 employees
 - SSM Health Care - 2,347 employees
 - St. Louis Lambert International Airport - 13.7 million passengers and 500 employees
 - University of Missouri St. Louis - 15,197 students and 2,746 faculty and staff
 - St. Louis Community College - 7,200 students
- The Northwest Submarket has over 9,000 businesses and over 170,000 employees.



2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

10,913 | 53,244 | 137,729



Average Household Income

\$84,358 | \$78,241 | \$79,441



Employees

8,470 | 41,957 | 107,223



Daytime Population

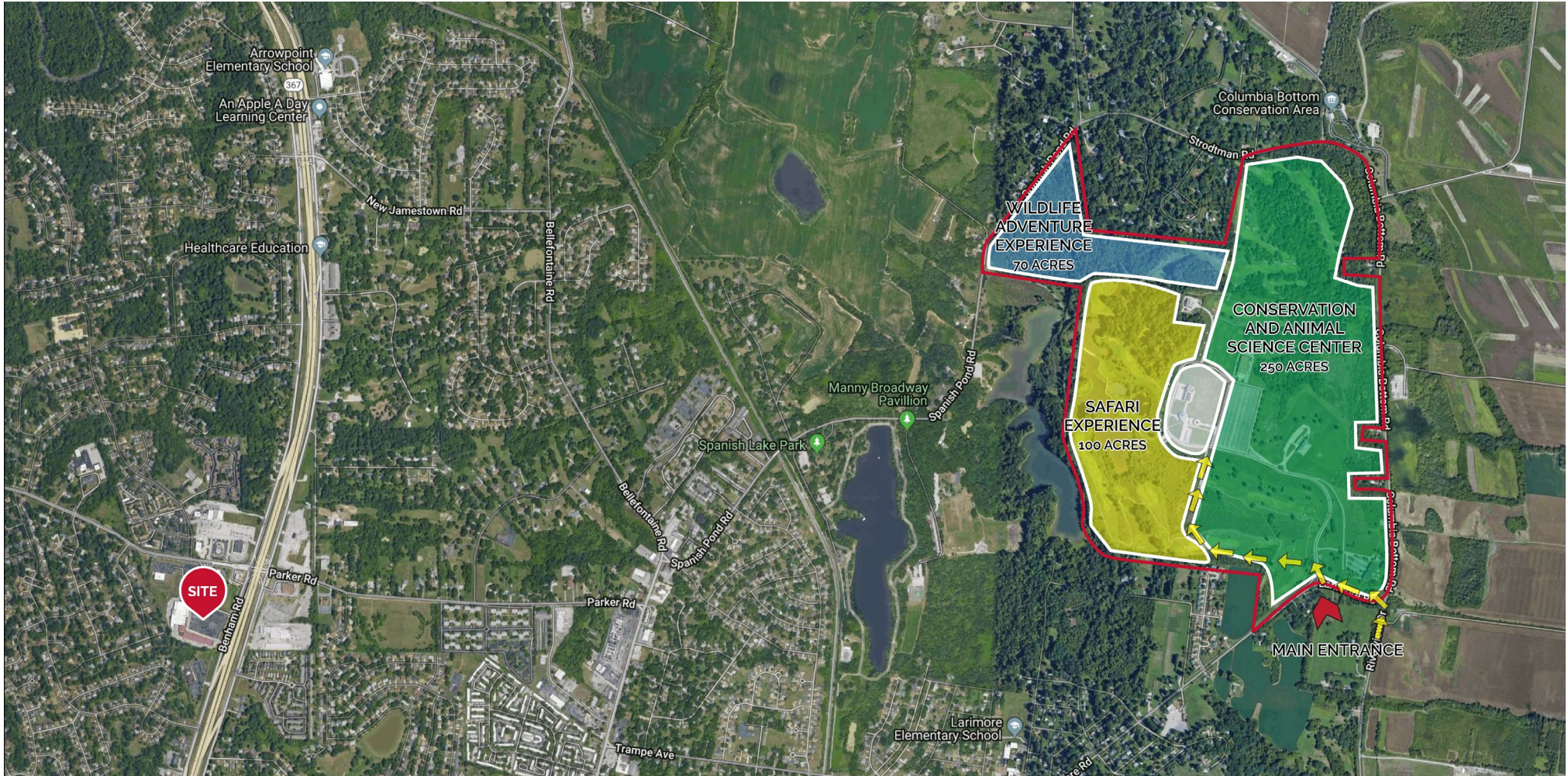
4,572 | 29,852 | 74,215



Households

4,290 | 21,183 | 55,139

Mayfair Plaza



The St. Louis Zoo is a free attraction in St. Louis and home to more than 17,000 exotic animals, many of them rare and endangered. Three million people visit annually. In March 2018, the St. Louis Zoo bought a 425-acre complex in north St. Louis County for \$7.1 million for an expansion. The zoo plans to use the land as part of its conservation efforts on threatened and endangered animals, including 250 acres dedicated to a Conservation & Animal Science Center – As of now, some types of animals that the Zoo plans to house here includes antelopes, gazelles, herps, amphibians, and reptiles. There will likely also be public components to the expansion as well, such as a safari park experience, educational experiences, wilderness adventures, nature play areas and “glamping.”

The St. Louis Zoo intends to still keep its current location in Forest Park operating in addition to the North County expansion. The Zoo recently constructed an \$11.5-million outdoor expansion within their existing Forest Park location that houses primates. The St. Louis Zoo was voted America’s top free attraction and best zoo in USA Today’s 10Best Readers’ Choice Awards.