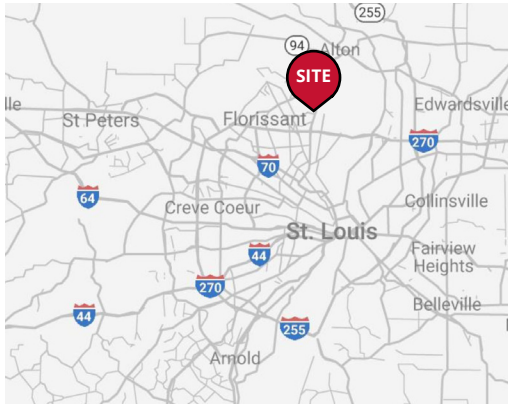


Former Grocery Box Available - Can Be Demised!



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 AND LAND FOR LEASE

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

1,200 - 50,583 SF | 1,200 SF - \$18.00/SF, NNN

50,583 SF - Call for Details (can be demised) | Triple Nets: \$4.81/SF (2024 estimate)

0.830 - 0.966 AC | Call for Details

PROPERTY DETAILS

50,583 SF former grocery box can be demised

Located 2.6 miles from the St. Louis Zoo expansion

Four points of access with great visibility

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

Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

Lauren Berry, CCIM

314.785.7632

lberry@paceproperties.com

Joe Ciapciak

314.785.7700

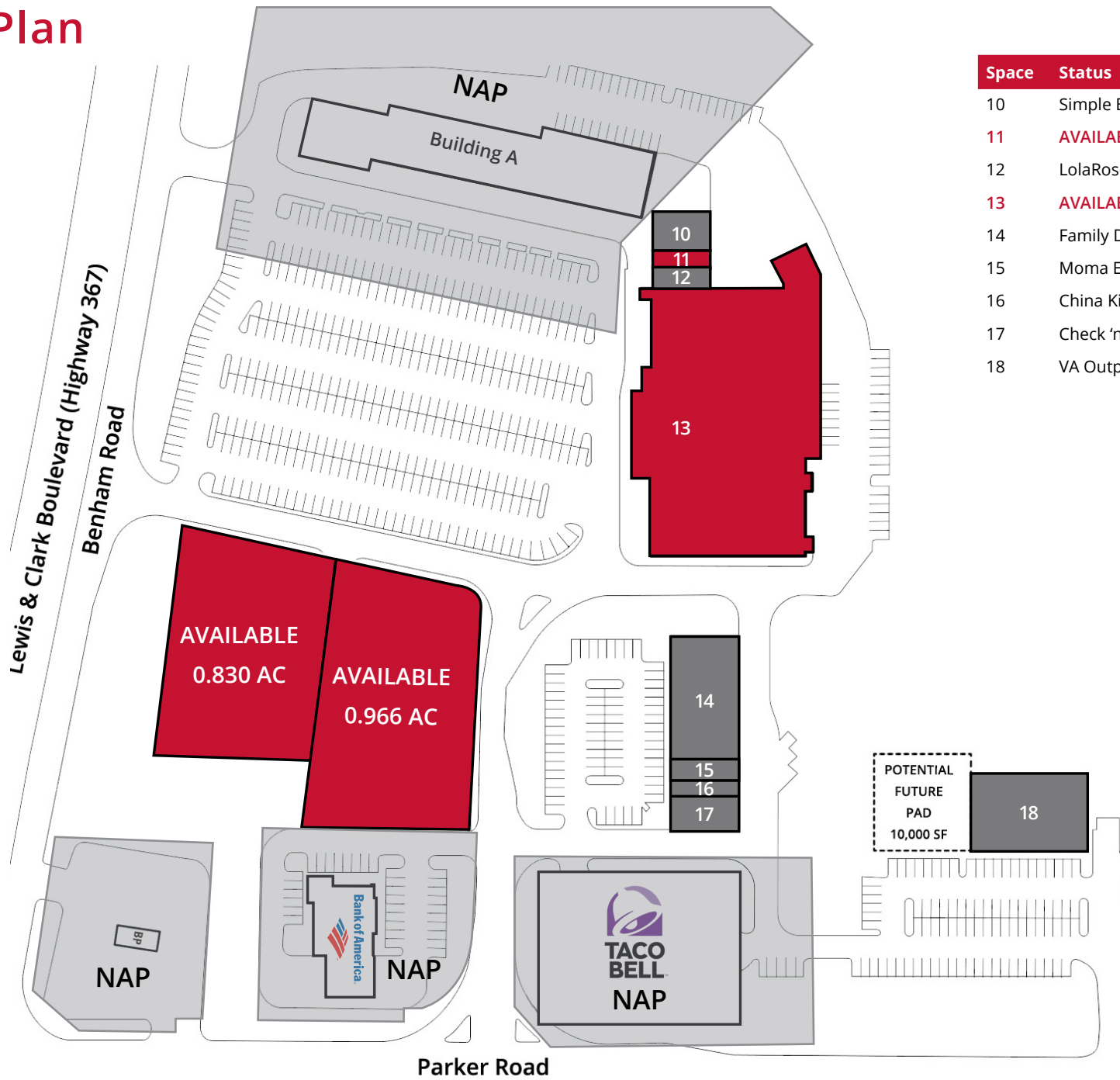
jciapciak@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

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

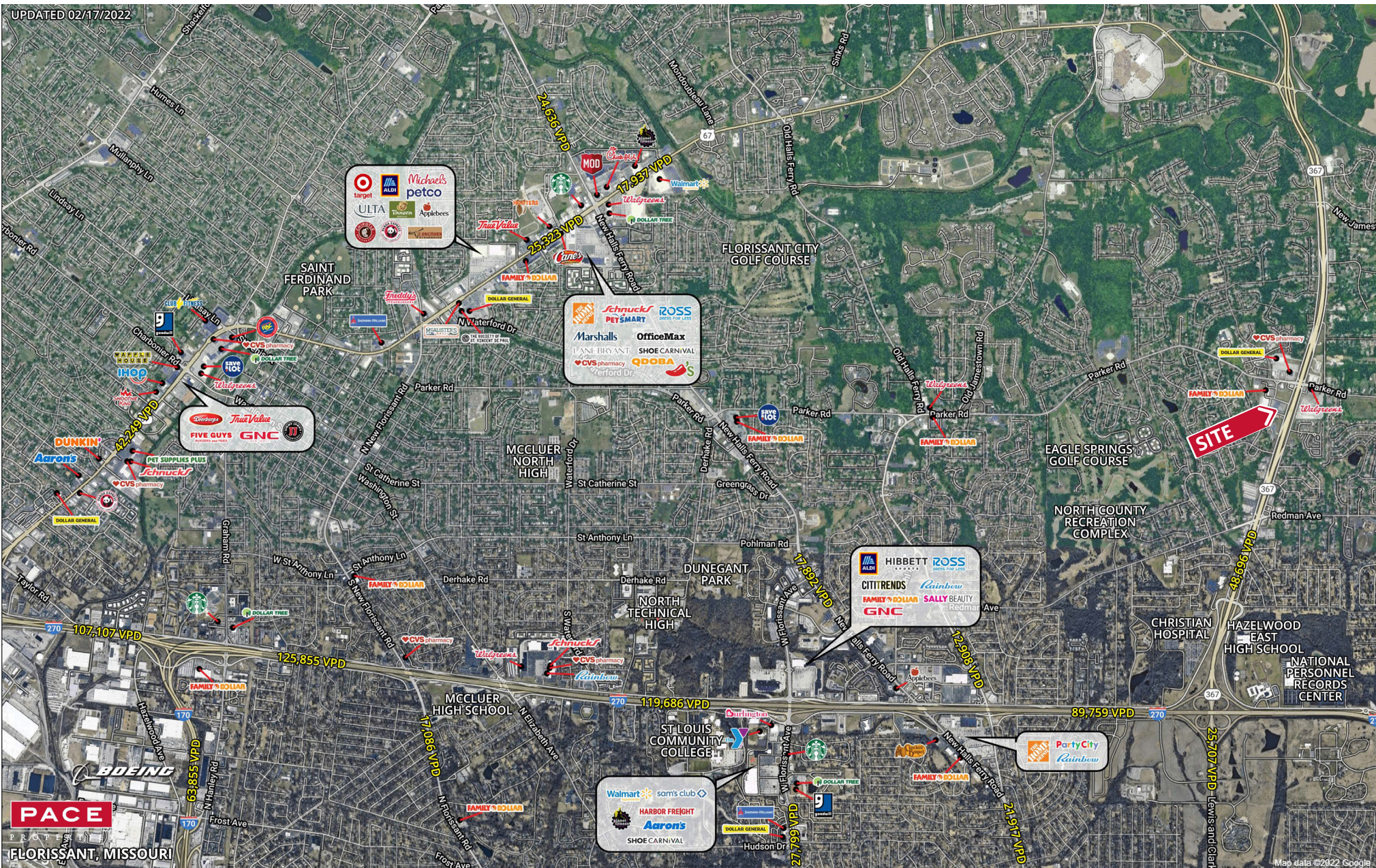
The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as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

Site Plan



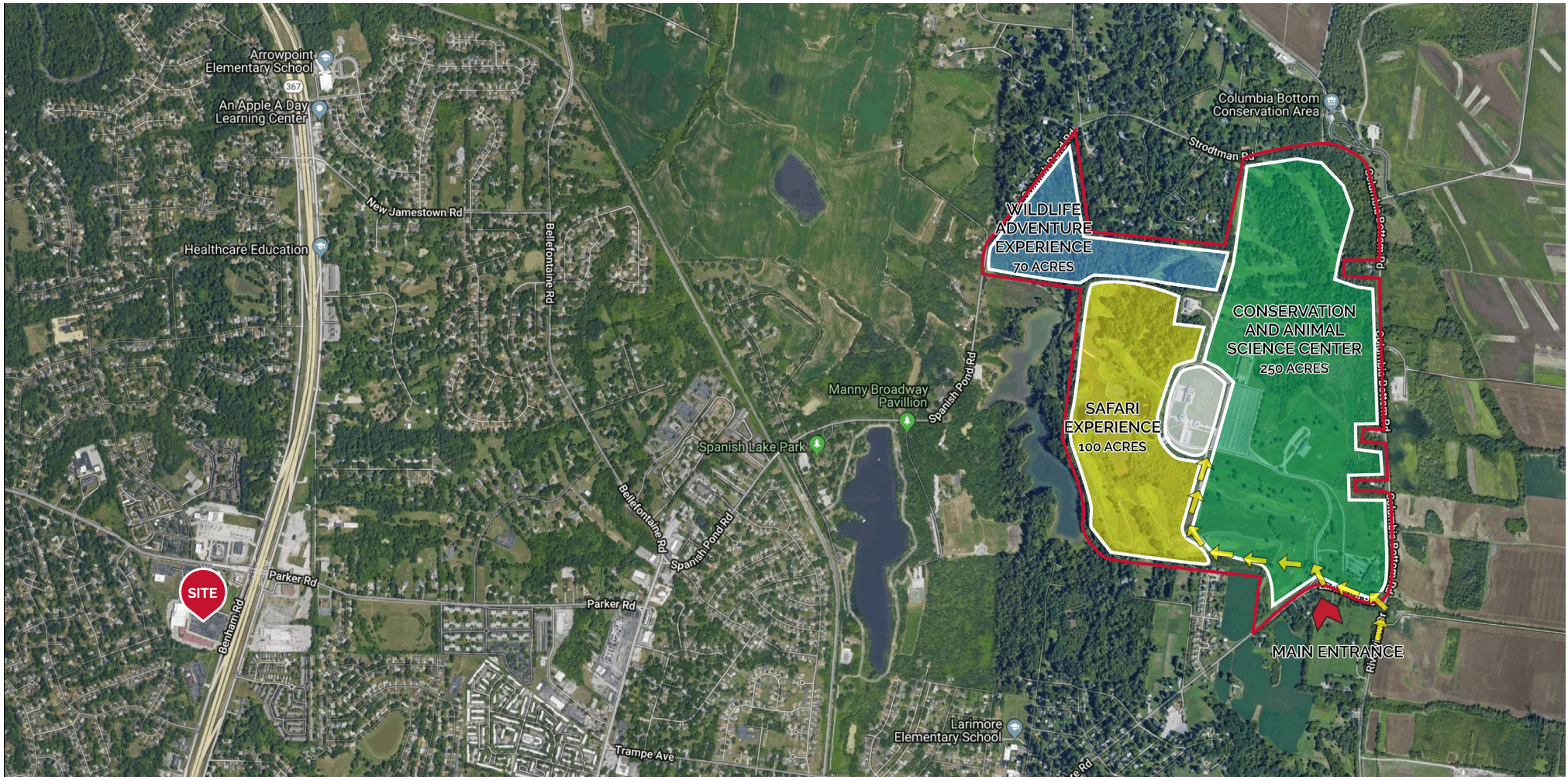
Space	Status	SF
10	Simple Brand Events	2,400
11	AVAILABLE	1,200
12	LolaRose Business Center	1,200
13	AVAILABLE (CAN BE DEMISED)	50,583
14	Family Dollar	9,100
15	Moma Elayne's Kitchen	1,400
16	China King	1,125
17	Check 'n Go	2,310
18	VA Outpatient Clinic	9,675

Trade Area Aerial





Mayfair Plaza



SAINT LOUIS ZOO EXPANSION

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.