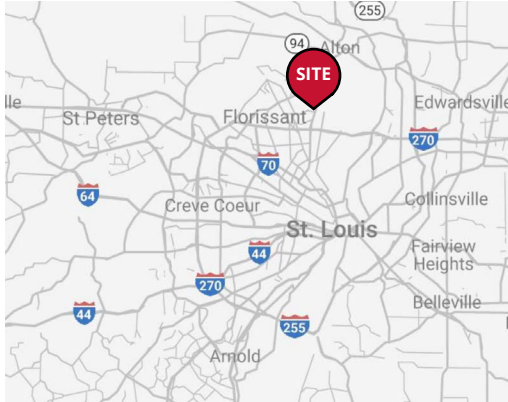


Former Grocery Box For Sale



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

11,026 | 59,694 | 144,656



Daytime Population

5,104 | 32,853 | 77,602



Median Household Income

\$68,884 | \$65,445 | \$64,568

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 - 26,912 VPD | Parker Road - 8,900 VPD

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[PACEPROPERTIES.COM](https://www.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.

PREPARED BY:



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ST. LOUIS ZOO EXPANSION

Property Information



ADDRESS	Mayfair Plaza – Former Shop ‘n Save Parcel Tract 1 - Lot 5A-2 196 Mayfair Plaza Shopping Center St. Louis, Missouri 63033
COUNTY	Unincorporated St. Louis County
BUILDING SF	55,383 SF
LAND SIZE	7.77 acres
PARKING	306 spaces + access to 66 additional spaces via a cross-parking easement between the subject parcel (Lot 5A-2) and Lot 5A-1 (Building A) for a total of 372 parking spaces.
YEAR BUILT	1975 2010 Remodel
OCCUPANCY	7%

Investment Highlights

UPSIDE POTENTIAL

Value-add investment opportunity with strong upside potential

CREATIVE OPPORTUNITY

The 50,583 SF former grocery box can be demised for several junior box anchors, or the entire 55,383 SF building could be entirely redeveloped.

LEASING ACTIVITY

Two new small-shop tenants to open in the center in early 2025, boosting the revenue in the center by \$39,132.

HIGH TRAFFIC

The center is situated in Unincorporated St. Louis County, MO at Parker Road & Highway 367/Lewis & Clark Boulevard. Highway 367 is one of North County's primary north/south thoroughfares that carries 28,016 VPD.

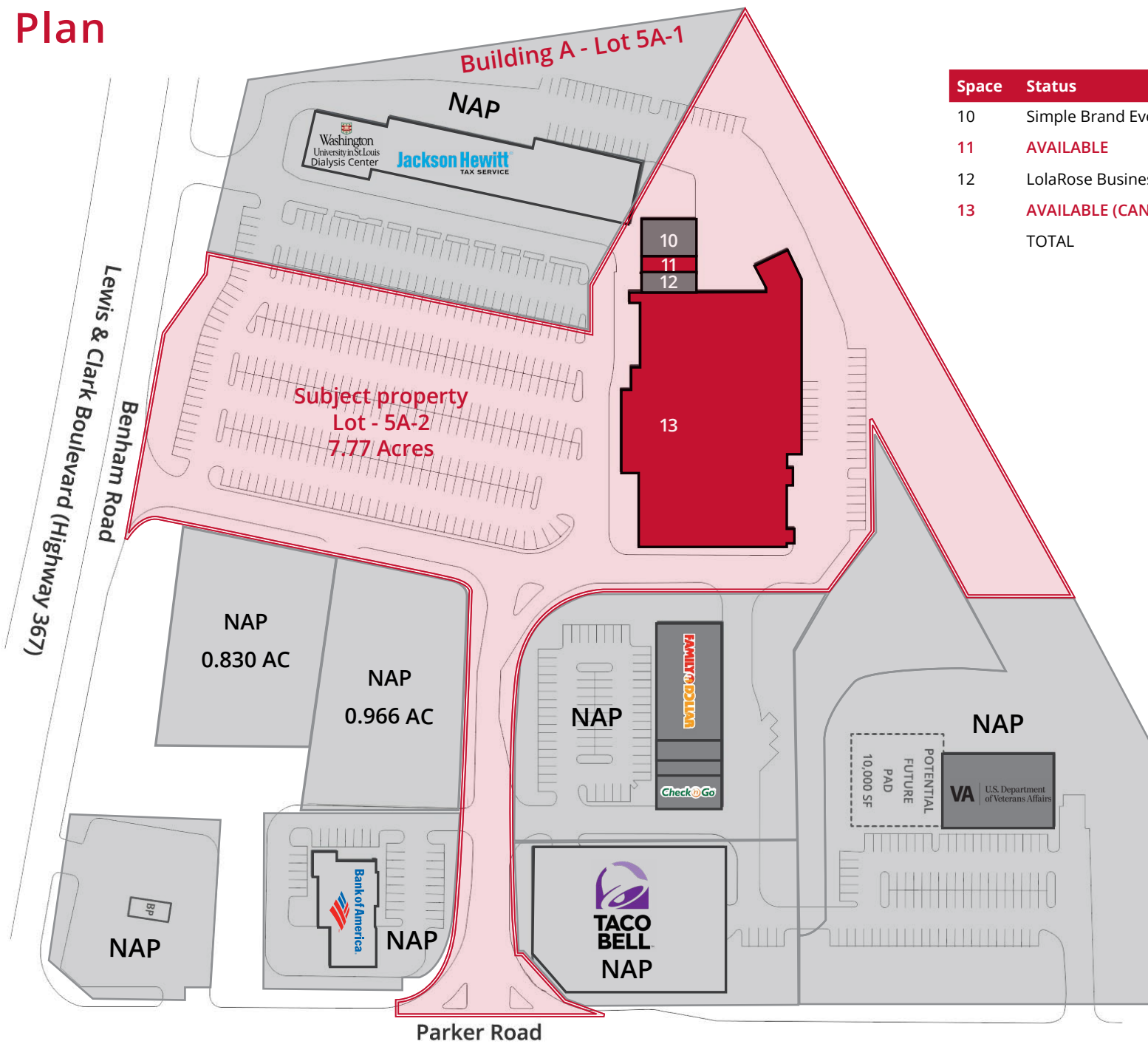
SUPERIOR VISIBILITY

The subject property has excellent visibility from both Parker Road & Highway 367. The shopping center's location also provides ease of access onto and off Highway 367.

ST. LOUIS ZOO EXPANSION

Subject property is situated 3-miles (9 minute drive-time) from the new Saint Louis Zoo WildCare Park campus set to open in 2027, which is expected to generate an economic impact of \$599.3 million in the City/County economy through 2034.

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
	TOTAL	55,383

An aerial photograph of a commercial area with a red boundary line. The boundary encloses a large parking lot, a building with a red roof, and a grassy area. Outside the boundary, there are several commercial buildings and parking lots. The map includes the following labels and annotations:

- Streets:** Parker Rd, Ranchview Dr, Foxshire Dr, Benham Rd, Lewis and Clark Blvd, Lusher Rd.
- Businesses:** TACO BELL, Bank of America, FAMILY DOLLAR, bp, U-HAUL.
- Traffic Flow Annotations:**
 - At the intersection of Parker Rd and Benham Rd, there are green arrows indicating traffic flow.
 - At the intersection of Parker Rd and Lewis and Clark Blvd, there are green arrows indicating traffic flow.
 - At the intersection of Benham Rd and Lewis and Clark Blvd, there are green arrows indicating traffic flow.
 - At the intersection of Benham Rd and Lusher Rd, there are green arrows indicating traffic flow.
- VPD Data:**
 - 8,900 VPD (at the intersection of Parker Rd and Benham Rd)
 - 26,912 VPD (on Lewis and Clark Blvd)

Site Aerial



PACEPROPERTIES.COM | 314.968.9898

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

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UPDATED 05/09/2024

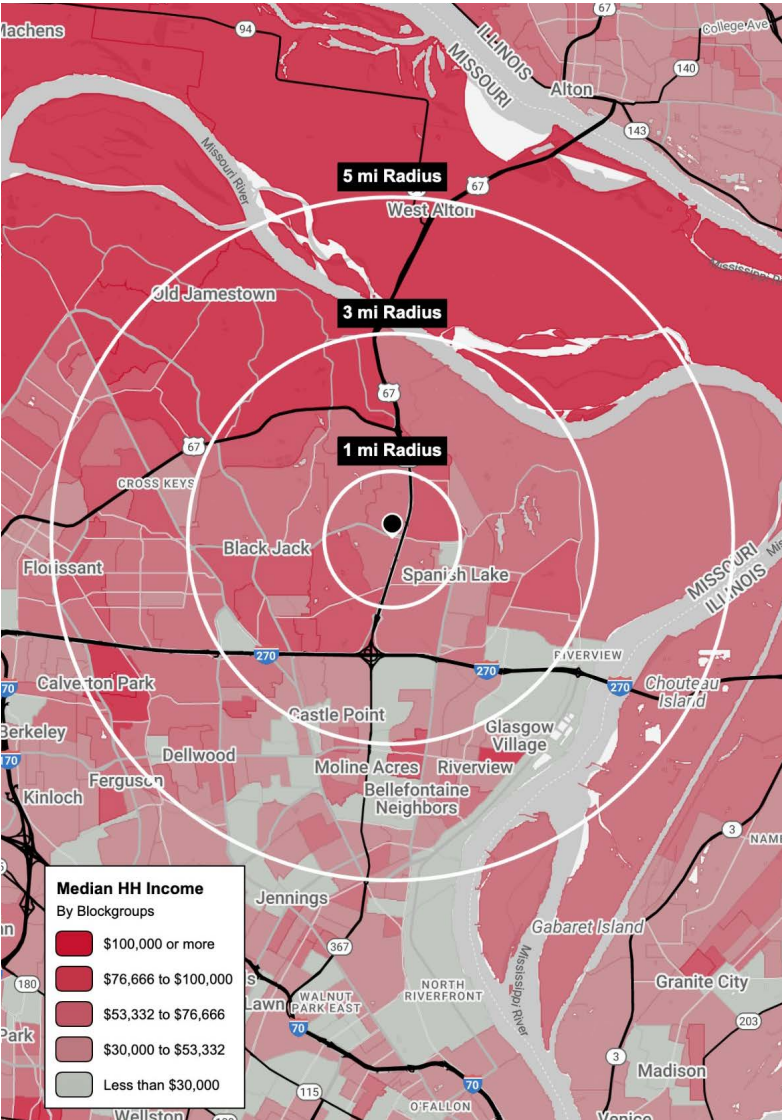
Businesses and Distances:

- Target: 1.2 miles
- Walmart: 1.5 miles
- CVS pharmacy: 1.8 miles
- Walgreens: 2.1 miles
- Family Dollar: 2.3 miles
- Dollar General: 2.5 miles
- True Value: 2.8 miles
- Five Below: 3.1 miles
- Party City: 3.4 miles
- Sam's Club: 3.7 miles
- Harbor Freight: 4.0 miles
- Shoe Carnival: 4.3 miles
- Rainbow: 4.6 miles
- Five Below: 4.9 miles
- Dollar Tree: 5.2 miles
- CVS pharmacy: 5.5 miles
- Walgreens: 5.8 miles
- Family Dollar: 6.1 miles
- Dollar General: 6.4 miles
- True Value: 6.7 miles
- Five Below: 7.0 miles
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- Party City: 77.5 miles
- Sam's Club: 77.8 miles
- Harbor Freight: 78.1 miles
- Shoe Carnival: 78.4 miles

Market Information

Municipality: Not Applicable -- Unincorporated St. Louis County -- Rather than being part of a specific municipality, the subject property is technically classified as Unincorporated St. Louis County.

Submarket: The subject property sits within the North St. Louis County submarket. The North St. Louis County region is located along the curves of the Missouri River, just west of its confluence with the Mississippi. It wraps around Lambert St. Louis International Airport, skirting the northern city limits of St. Louis.



North St. Louis County includes:

- 200 square miles of space, offering various settings from urban to rural farmland and conservation districts and everything in between
- Over 368,000 residents
- 9,000 successful businesses of all sizes
- 150,000 jobs
- 45 local governments and several unincorporated St. Louis County communities
- 2 chambers of commerce
- 150+ churches
- 2 major hospitals, along with several public health clinics and more than 75 neighborhood health providers
- 7 school districts and several private K-12 options, alongside the University of Missouri-St. Louis and St. Louis Community College - Florissant Valley
- 125,800 homes

North St. Louis County Top Employers include:

- Boeing – 16,681 local employees
- SSM Health DePaul Hospital - 2,347 employees at this specific hospital
- BJC HealthCare Christian Hospital - nearly 2,000 health care professionals at this specific hospital
- St. Louis Lambert International Airport - 13.7 million passengers and 500 full-time employees + 6,211 additional airport workers
- University of Missouri St. Louis – 14,787 students + 1,715 faculty and staff
- St. Louis Community College - Florissant Valley Campus - 7,200 students

2025 DEMOGRAPHICS
1 Mile | 3 Miles | 5 Miles



Population

11,026 | 59,694 | 144,656



Average Household Income

\$81,363 | \$85,246 | \$82,226



Employees

1,537 | 12,716 | 30,156



Daytime Population

5,104 | 32,853 | 77,602



Households

4,825 | 26,056 | 64,301

St. Louis Zoo Expansion



The Saint Louis Zoo is one of very few zoos in the nation offering free admission. It is home to over 14,000 animals, representing nearly 500 species, many of them rare and endangered. Three million people a year currently visit the original St Louis Zoo location in Forest Park.

In March 2018, the Saint Louis Zoo bought a 425-acre complex in North St. Louis County for \$7.1 million for a second campus for expansion. The Saint Louis Zoo is investing \$230 million to develop this second campus called the Saint Louis Zoo WildCare Park. This expansion campus is situated in unincorporated Spanish Lake, strategically positioned between the Missouri Department of Conservation's Columbia Bottoms and the historic Chain of Rocks Bridge.

The WildCare Park will amplify the Zoo's conservation work by providing nonpublic pastures devoted to the breeding of endangered species as well as provide a unique unparalleled experience to visitors as they embark on a captivating drive-through safari. The Saint Louis Zoo WildCare Park is project to open to the public in 2027.



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