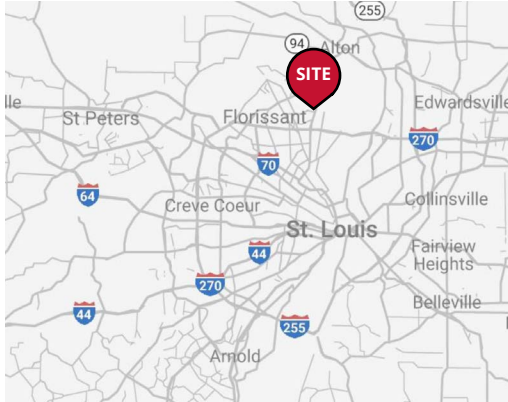


**Former Grocery Box Available - Can Be Demised!**



## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

11,048 | 59,611 | 144,566



### Daytime Population

4,718 | 30,673 | 73,066



### Median Household Income

\$66,064 | \$63,998 | \$63,427

## 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 - 28,016 VPD | Parker Road - 8,752 VPD

### Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

### Lauren Berry, CCIM

314.785.7632

lberry@paceproperties.com

### Joe Ciapciak

314.785.7700

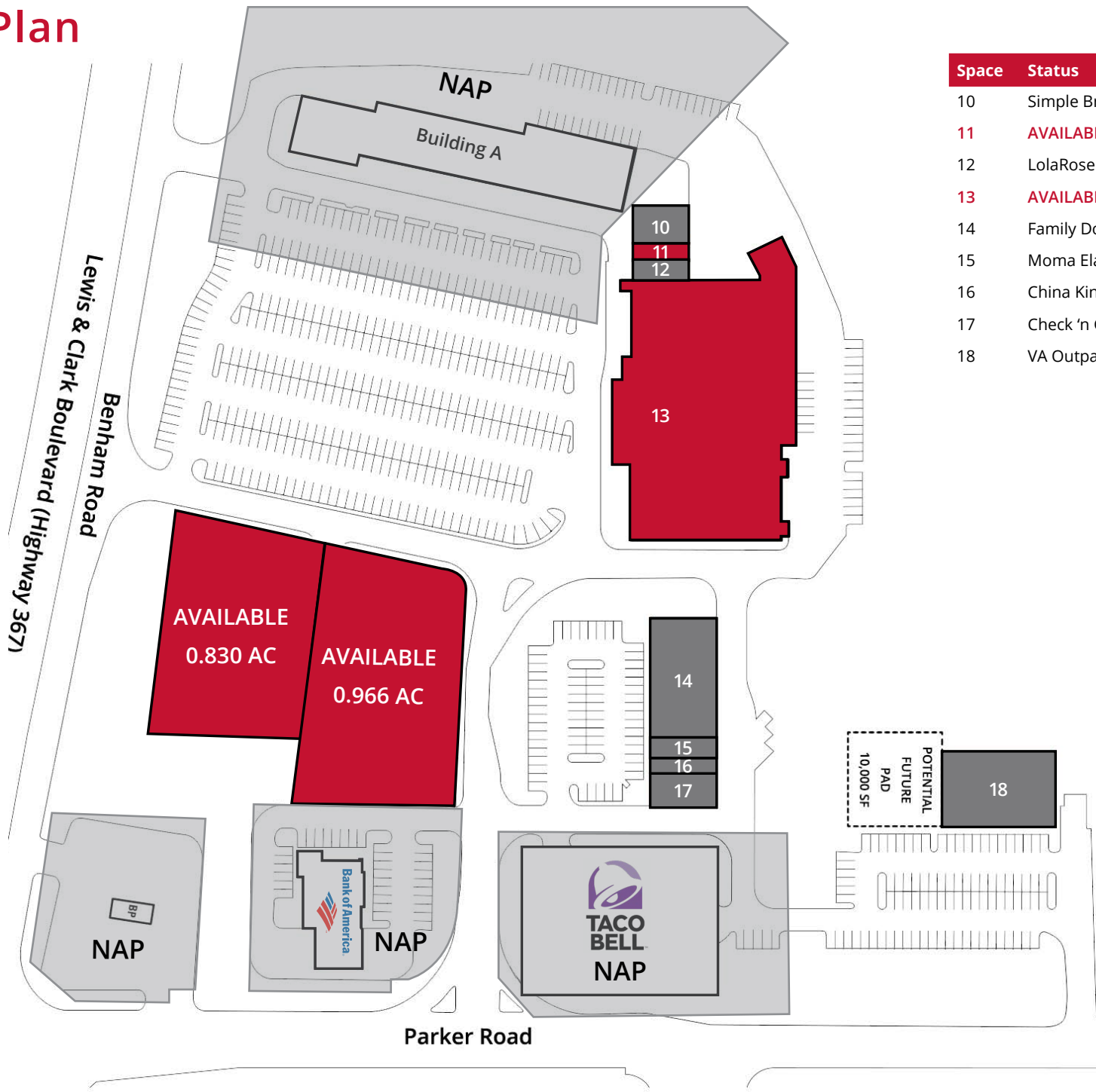
jciapciak@paceproperties.com

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.

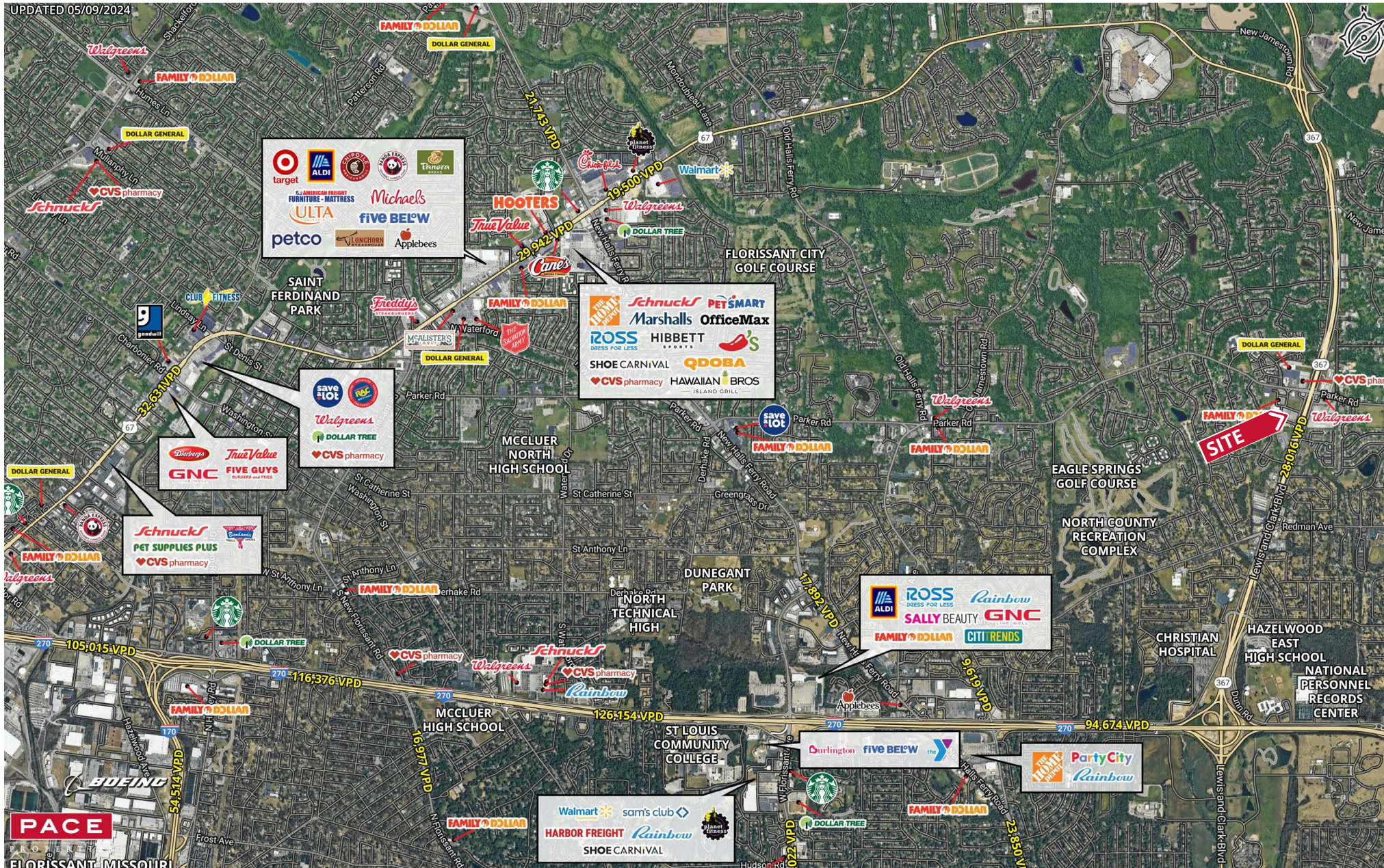
# Site Plan



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



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# 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.