



TESSON RIDGE  
SAINT LOUIS

5310 & 5315 TESSON RIDGE  
UNINCORPORATED ST. LOUIS COUNTY, MO 63128

**LOTS FOR SALE OR LEASE**



**PACE**  
PROPERTIES  
— A MEMBER OF —  
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# ABOUT TESSON RIDGE

Tesson Ridge is a seamless blend of community and luxury living. The development revitalized a vacant office complex located on a scenic, 100-acre property in South St. Louis County. Tesson Ridge represents an innovative and sustainable approach to development. The project adapted existing structures, where possible, to reduce its environmental footprint, restore green space for walking trails and landscaping and invest significant resources into creating a pre-eminent residential community.

As part of the master-planned community, the development includes:

**The Shops** – Two commercial outlots totaling 8.23 acres that could support retail, restaurant, office, medical, and wellness, to provide amenities and services to the Tesson Ridge community and surrounding neighborhoods.

**The Residences** – Repurposed office complex that now contains 210 upscale rental residences and includes a fitness center, swimming pool, sports courts, and community room.

**The Enclave** – 34 mid-size single-family homes

**The Manors** – 87 upscale single-family homes  
\*Coming Soon\*



# DEMOGRAPHICS THAT DELIVER

3-MILE | 5-MILE | 7-MILE

## POPULATION

7,050 | 52,818 | 168,692

## DAYTIME POPULATION

5,334 | 46,232 | 128,207

## HOUSEHOLDS

3,126 | 22,586 | 71,819

## AVERAGE HH INCOME

\$139,223 | \$136,964 | \$126,180

## TOTAL RETAIL SPEND

\$172.73M | \$1.27B | \$3.92B

## EMPLOYEES

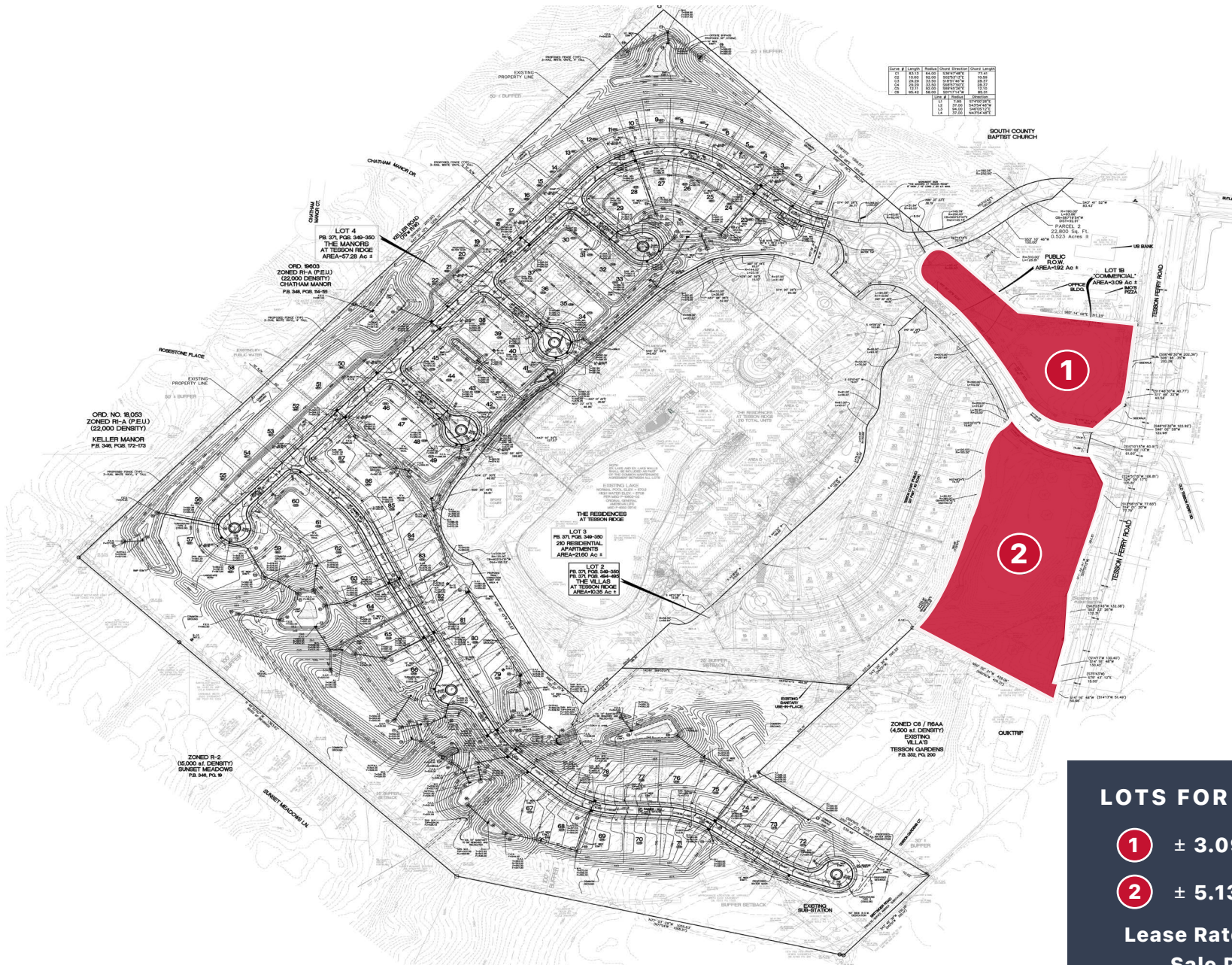
2,915 | 30,354 | 78,894



# TRADE AREA AERIAL



# SITE PLAN



Lot #	Area	Acres	Zone	Other	Notes
1	± 3.09	± 3.09	R-1A	± 3.09	± 3.09
2	± 5.13	± 5.13	R-1A	± 5.13	± 5.13

## LOTS FOR SALE OR LEASE

**1** ± 3.09 ACRES

**2** ± 5.13 ACRES

**Lease Rate: \$110,000/Acre**

**Sale Price: \$20/SF**



PACEPROPERTIES.COM | 314.968.9898  
 1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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# LET'S GET STARTED

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**RYAN GERINGER**

314.785.7642

[RGERINGER@PACEPROPERTIES.COM](mailto:RGERINGER@PACEPROPERTIES.COM)

**EVAN BARNETT**

314.785.7678

[EBARNETT@PACEPROPERTIES.COM](mailto:EBARNETT@PACEPROPERTIES.COM)

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