



LOCATION.
commercial real estate

Square
STL HEADQUARTERS

CITY MUSEUM
558,012
ANNUAL VISITORS (2022)

**WELLS FARGO
ADVISORS**

CITYPARK
MLS STADIUM

Washington Blvd
Olive St

Chestnut St
Market St
Clark Ave

STIFEL THEATRE
3,100 SEATS

ENTERPRISE CENTER
175 EVENTS ANNUALLY
2,000,000 GUESTS ANNUALLY

**Nestlé
PURINA**

Ameren

**ST. LOUIS AQUARIUM
AT UNION STATION**
THE ST. LOUIS WHEEL

**LAFAYETTE
PARK**

SITE

**save
lot**

TOPGOLF

**UNDER
CONSTRUCTION**

**SSM HEALTH ST. LOUIS
UNIVERSITY HOSPITAL**
2,643 EMPLOYEES (2021)
356 LICENSED BEDS (2021)
*2023 STATS NOT AVAILABLE

**SSM CARDINAL GLENNON
CHILDRENS HOSPITAL**
1,864 EMPLOYEES (2021)
195 LICENSED BEDS (2021)
*2023 STATS NOT AVAILABLE

ALAMO
DRAFTHOUSE CINEMA

**FRESH THYME
MARKET**

CITY WINERY

Puttshack
GOLF • DRINKS • DINNER • COFFEE

**MUSEUM OF
ILLUSIONS**

BARNES-JEWISH HOSPITAL
10,024 EMPLOYEES (2023)
1,449 LICENSED BEDS (2023)

ST. LOUIS CHILDREN'S HOSPITAL
4,237 EMPLOYEES (2023)
445 LICENSED BEDS (2023)

WASH U SCHOOL OF MEDICINE
1,432 STUDENTS (2022)
13,308 EMPLOYEES (2022)

**BJC
MEDICAL CAMPUS**
26,000+ EMPLOYEES (2022)

CORTEX
Innovation Community
415+ Companies
5,800 Employees

IKEA

ST. LOUIS UNIVERSITY
15,204 STUDENTS (2023)
1,403 FULL-TIME FACULTY (2023)

CITY FOUNDRY STL
1.3M ANNUAL VISITORS (2022)

ARMORY

CHAIFETZ ARENA
10,600 SEATS

Lindell Blvd - 10,030 (2024)

18,505 (2024) Forest Park Ave

133,719 (2024)

Chouteau Ave

Market St

84,767 (2024)

93,790 (2024)

27,482 (2024)

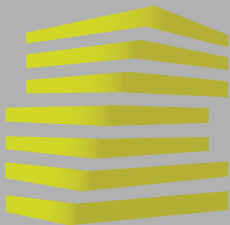
107,308 (2024)

**FIELDS
FOODS**

1022
S. JEFFERSON AVE

ST. LOUIS, MO

**57,000 SQ FT INDUSTRIAL/ RETAIL SPACE
AVAILABLE FOR LEASE**



1022 S. JEFFERSON AVE

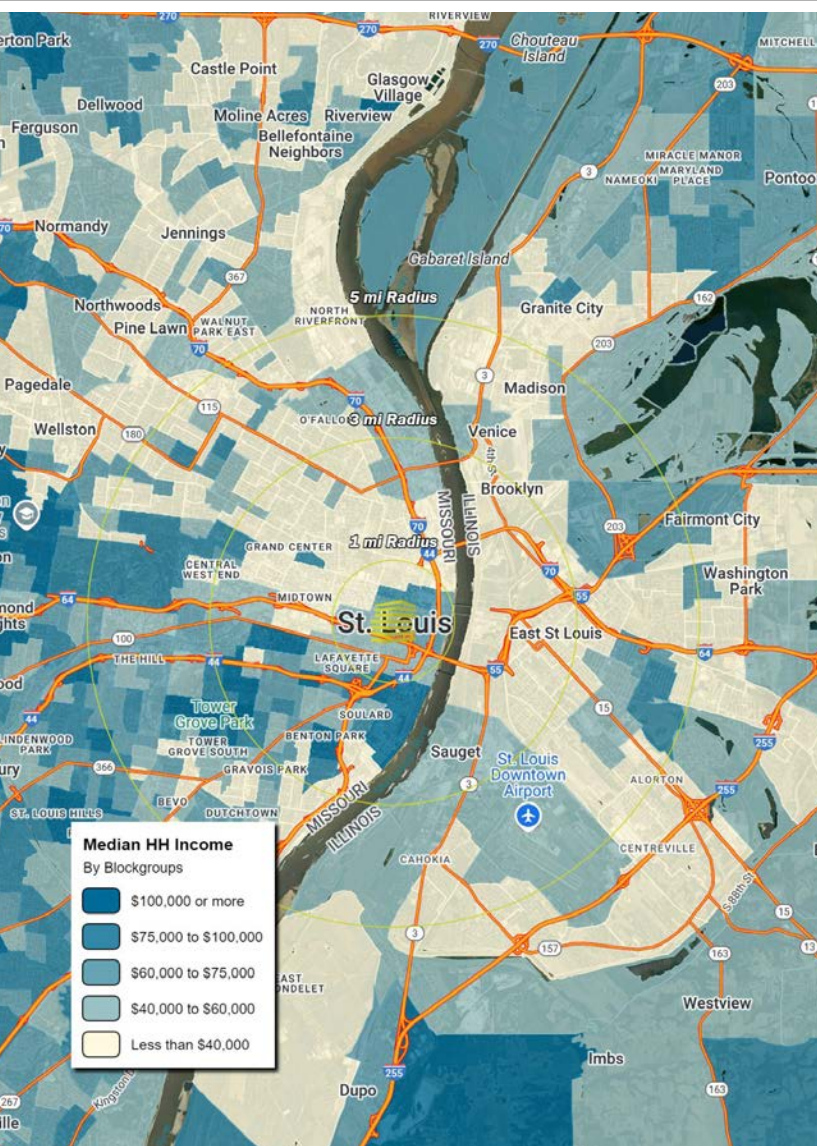
NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

From its days as the 20th century epicenter of St. Louis' garment and shoe manufacturing district, downtown St. Louis has undergone a myriad of changes and modifications. What was once considered just another depressed urban core has been reinvented as a neighborhood for the 21st century Midwesterner.

Rising 630 feet into the air, The Gateway Arch welcomes visitors and residents alike to Downtown St. Louis. Areas throughout downtown offer unique experiences for visitors like the Mercantile Exchange District located in the convention corridor along Washington Avenue (locally referred to as 'Wash Ave'), offering a popular destination for dining, entertainment and lofts in downtown. The City Museum is housed in the former International Shoe Company building in the area. It is an eclectic mixture of children's playground, funhouse, surrealistic pavilion and architectural marvel made out of unique, found objects. Downtown is home to the headquarters of an array of national companies, including Hardee's, Nestle Purina Pet Care and the Peabody Energy Corporation.

Baseball and hockey are always the topic of discussion in St. Louis, and the city definitely has a love affair with its pro teams. The Cardinals and Blues make sure local sports fans have something to cheer about 12 months out of the year. Since 2006, the St. Louis Cardinals have played in Busch Stadium III and in that stadium, fans have thrilled to two World Series Championships. Adjacent to Busch Stadium is Ballpark Village, a sports anchored dining and entertainment district that opened in 2014 with a \$260M second phase currently underway. The 2019 Stanley Cup Champion St. Louis Blues play in nearby Enterprise Center, a 19,150-seat arena that also serves as a venue for varied events. St. Louis City Stadium is a 22,500 seat soccer-specific stadium currently under construction in St. Louis for the Major League Soccer expansion franchise St. Louis City SC. The stadium is being built next to Union Station and is scheduled to be completed by the start of the 2023 MLS season.

The new St. Louis Aquarium is the centerpiece of the family entertainment complex is now open at Union Station. The aquarium, which holds 1M gallons of water and includes a 250,000-gallon shark tank, combines state of the art technology, animal care, education and conservation with the excitement of 13,000 aquatic creatures. The aquarium added 100+ permanent jobs upon opening. A 42-car ferris wheel, named St. Louis Wheel, was also part of the \$187M second phase.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	17,394	86,233	220,968
HOUSEHOLDS	10,131	42,398	107,198
EMPLOYEES	46,361	104,269	164,109
MED HH INCOME	\$59,776	\$54,839	\$52,246

AREA RETAIL | RESTAURANTS



TOPGOLF



TARGET



1022 S. JEFFERSON AVE

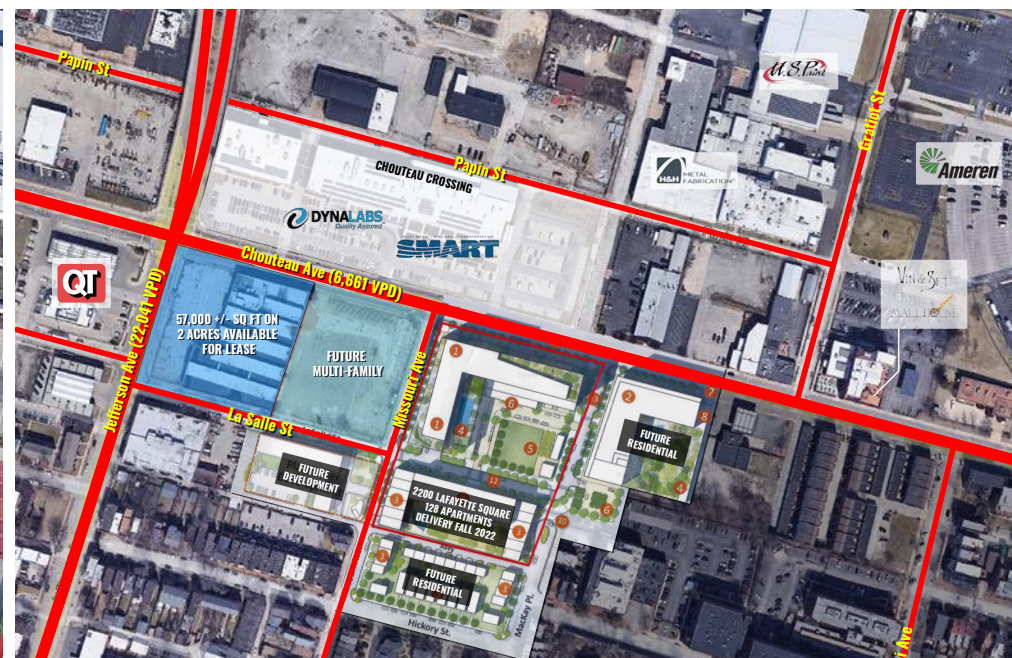
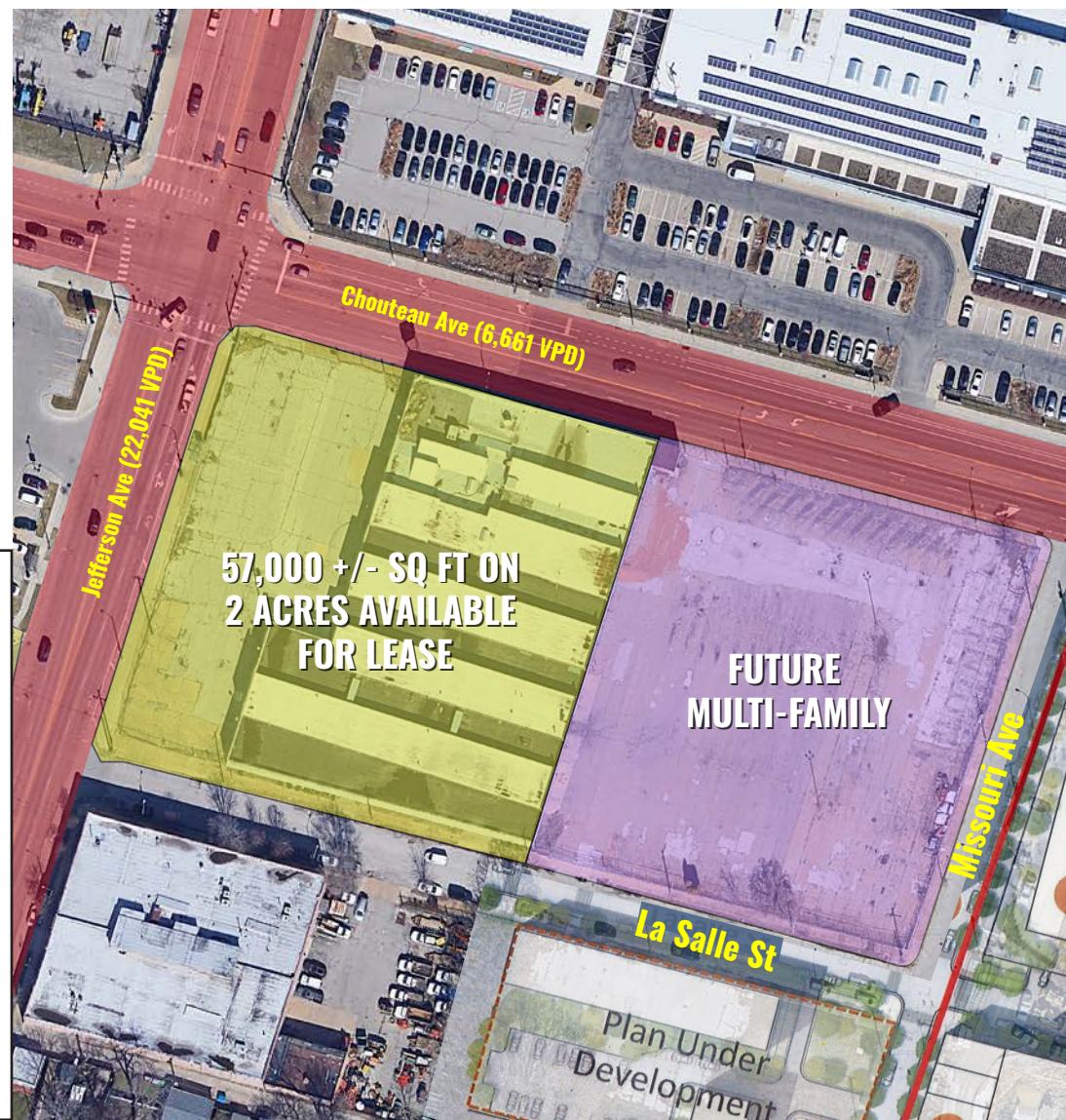
SITE PLAN & DETAILS

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- LOCATED IN THE HEART OF ST. LOUIS CITY ACTIVITY SURROUNDED BY NEW SSM SLU HOSPITAL, NEW TARGET, NEW TOPGOLF, AND NEW MLS STADIUM
- HIGH TRAFFIC INTERSECTION WITH OVER 33,000 VPD: JEFFERSON AVE (24,608 VPD), CHOUTEAU AVE (8,678 VPD)
- ZONED J - INDUSTRIAL DISTRICT
- CONTACT BROKERS FOR PRICING



1022 S. JEFFERSON AVE

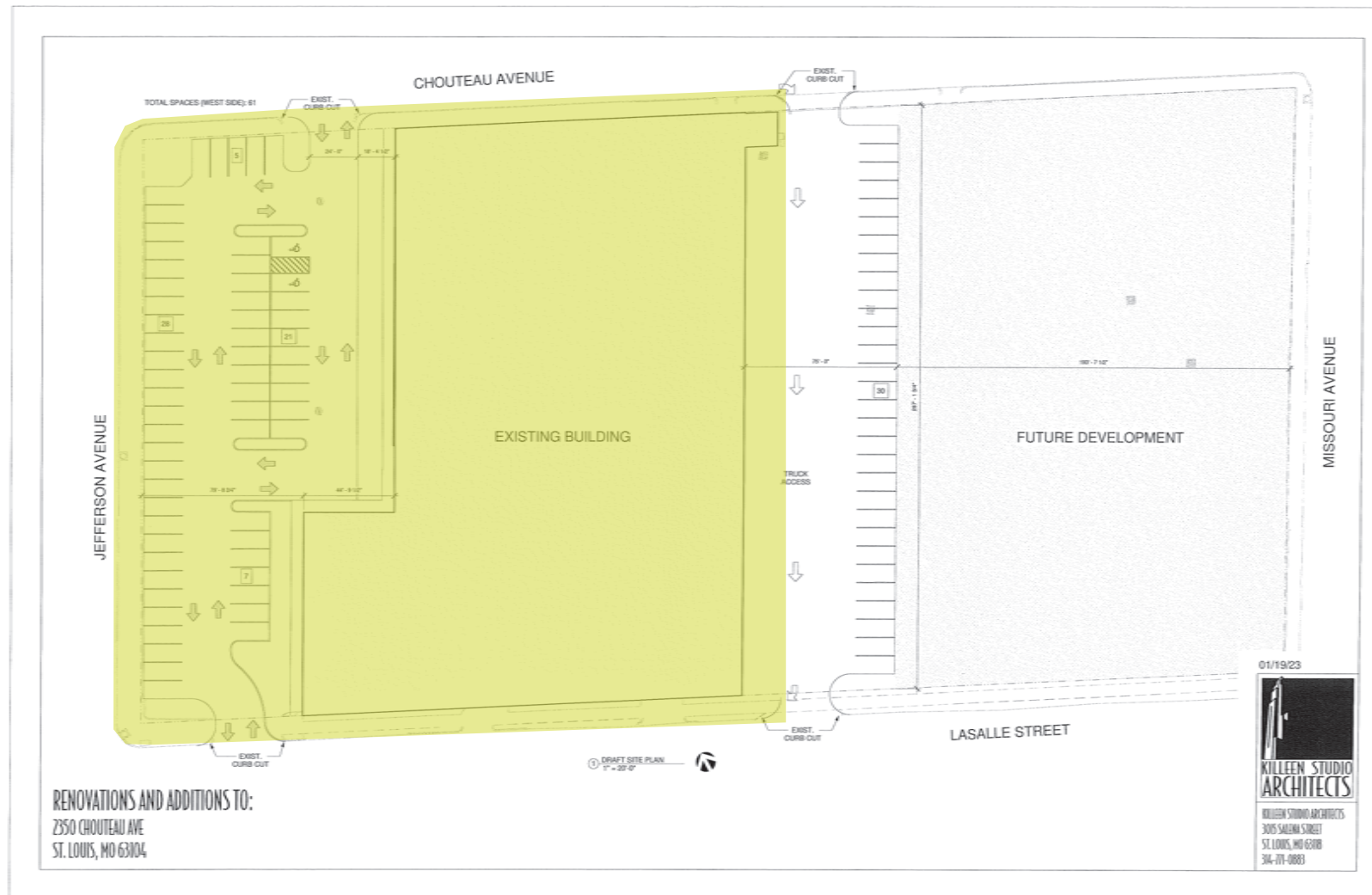
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