



LOCATION.
commercial real estate

Square
STL HEADQUARTERS

CITY MUSEUM
558,012
ANNUAL VISITORS (2022)

CITYPARK
MLS STADIUM

WELLS FARGO
ADVISORS

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

CITY FOUNDRY STL
1.3M ANNUAL VISITORS (2022)

CHAIFETZ ARENA
10,600 SEATS

ARMORY

ALAMO
CRAFTHOUSE CINEMA

FRESH THYME
MARKET

CITY WINERY

Puttshack
GOLF • COUNTRY • CITY • COAST

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)

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

UNDER
CONSTRUCTION

TOPGOLF

SITE

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

Ameren

STIFEL THEATRE
3,100 SEATS

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

Nestlé
PURINA

LAFAYETTE
PARK

FIELDS
FOODS

ALDI

WHOLE
FOODS

Schnucks

planet
fitness

save
lot

NA
GEO
INTER
AV
2,400

Lindell Blvd - 9,863 (2023)

19,196 (2023) Forest Park Ave

Grand Blvd - 9,848 (2023)

Cass Ave

Dr Martin Luther King Dr

Jefferson Ave

Washington Blvd

Olive St

Chestnut St

Market St

Clark Ave

14th St

Chouteau Ave

79,900 (2023)

81,090 (2023)

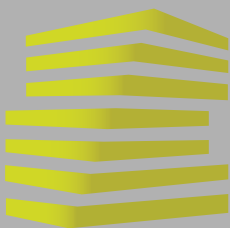
28,423 (2022)

107,308 (2023)

1022
S. JEFFERSON AVE

ST. LOUIS, MO

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



1022 S. JEFFERSON AVE

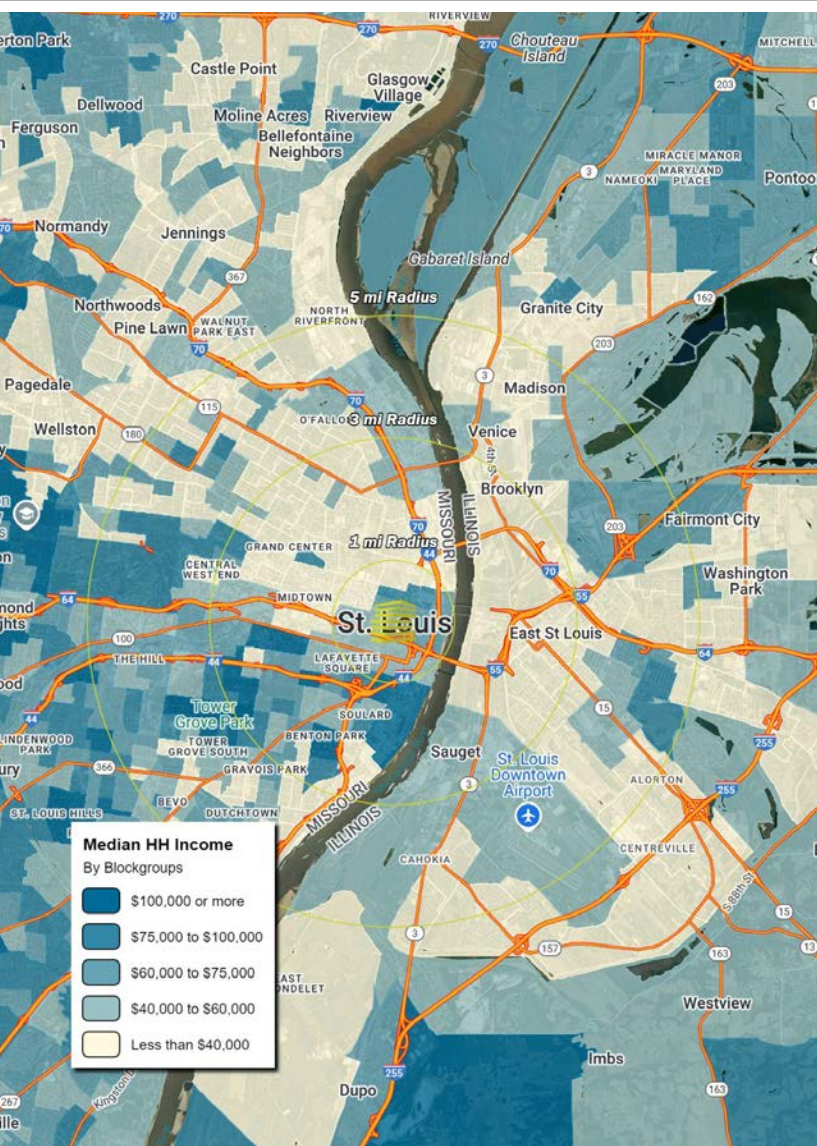
NEIGHBORHOOD VIBE

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
ben@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



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

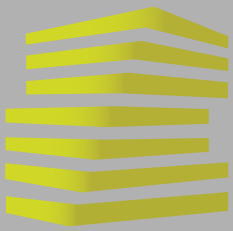
AREA RETAIL | RESTAURANTS



TOPGOLF



TARGET



1022 S. JEFFERSON AVE

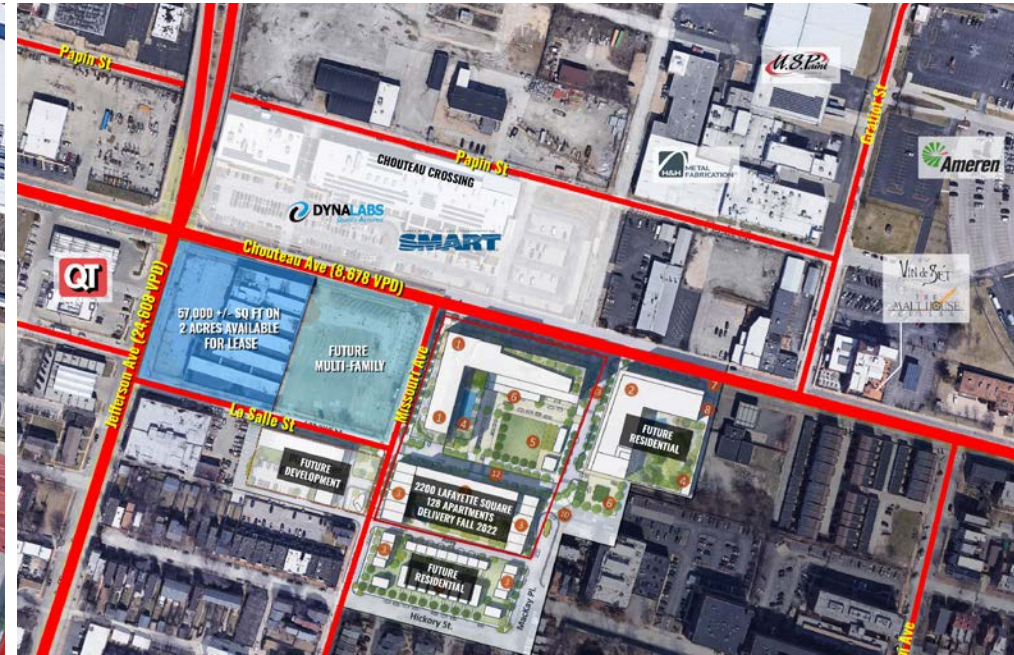
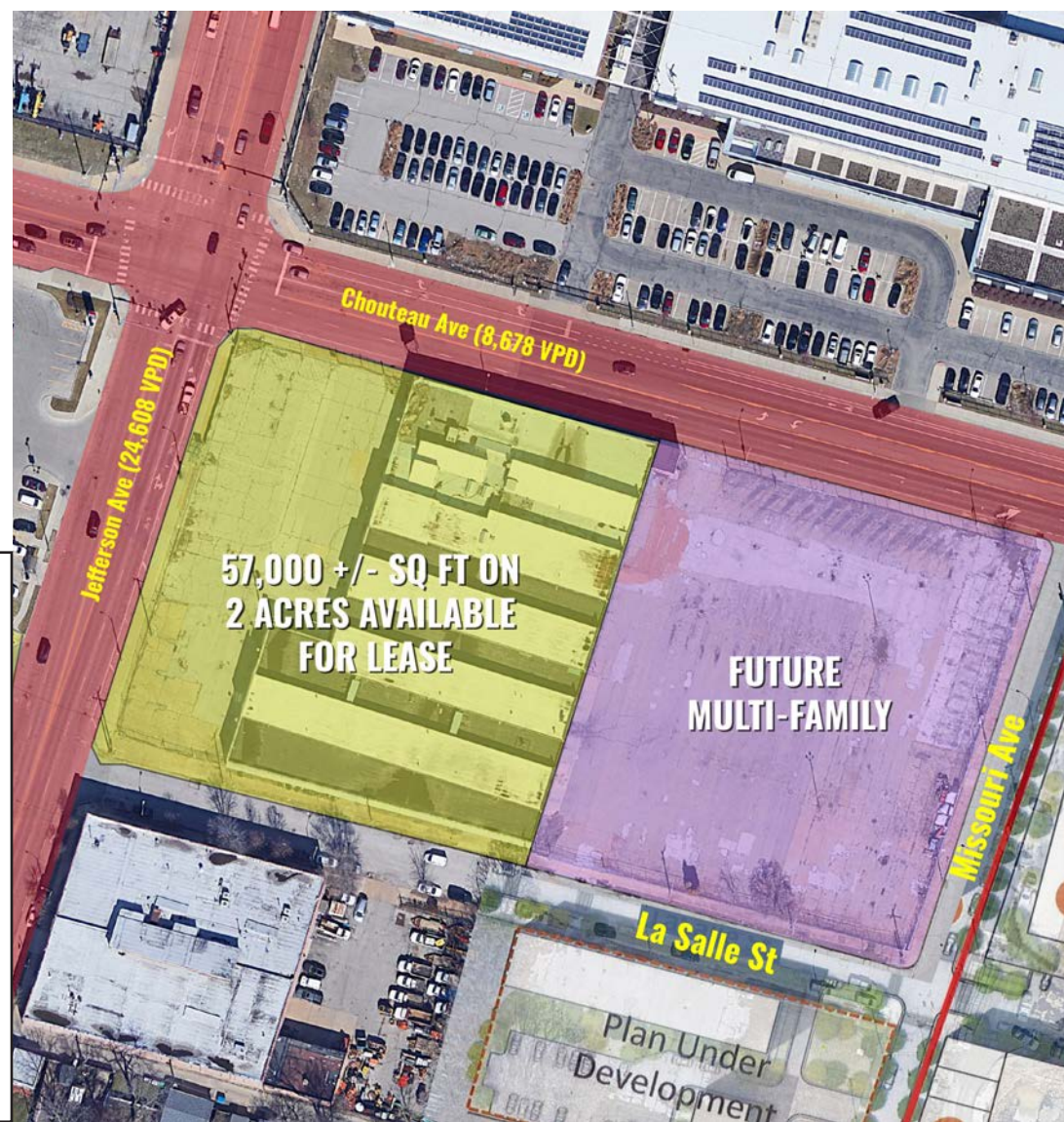
SITE PLAN & DETAILS

BEN WEIS

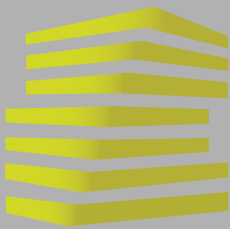
314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
ben@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



- LOCATED IN THE HEART OF ST. LOUIS CITY ACTIVITY SURROUNDED BY NEW SSM SLU HOSPITAL, PROPOSED TARGET, PROPOSED TOPGOLF, AND NEW MLS STADIUM UNDER CONSTRUCTION
- 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

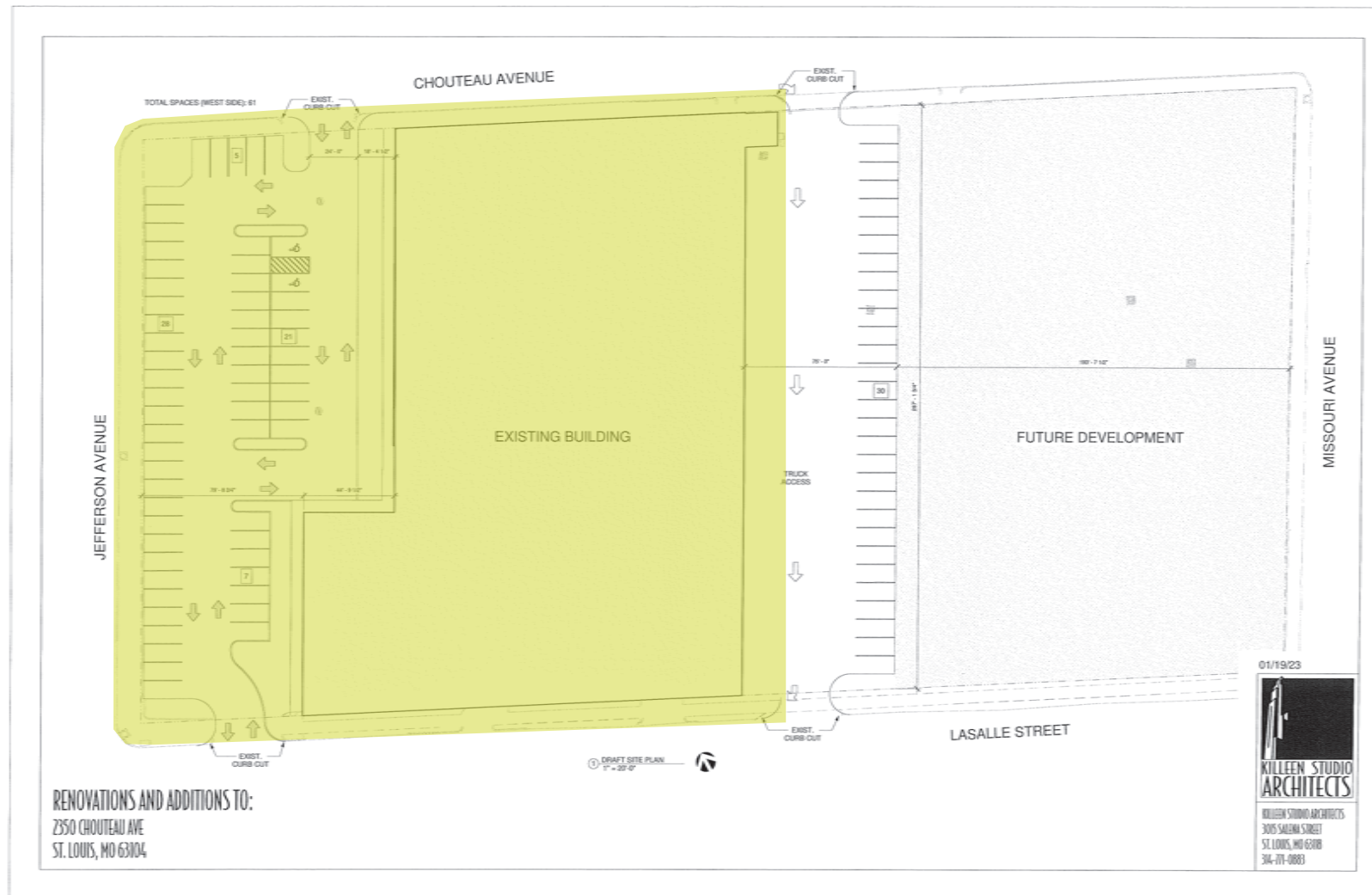
SITE PLAN

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
ben@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com

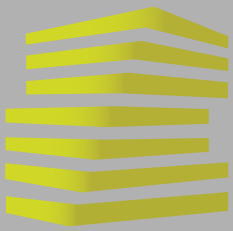


LOCATION.
commercial real estate

f @ in REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



1022 S. JEFFERSON AVE

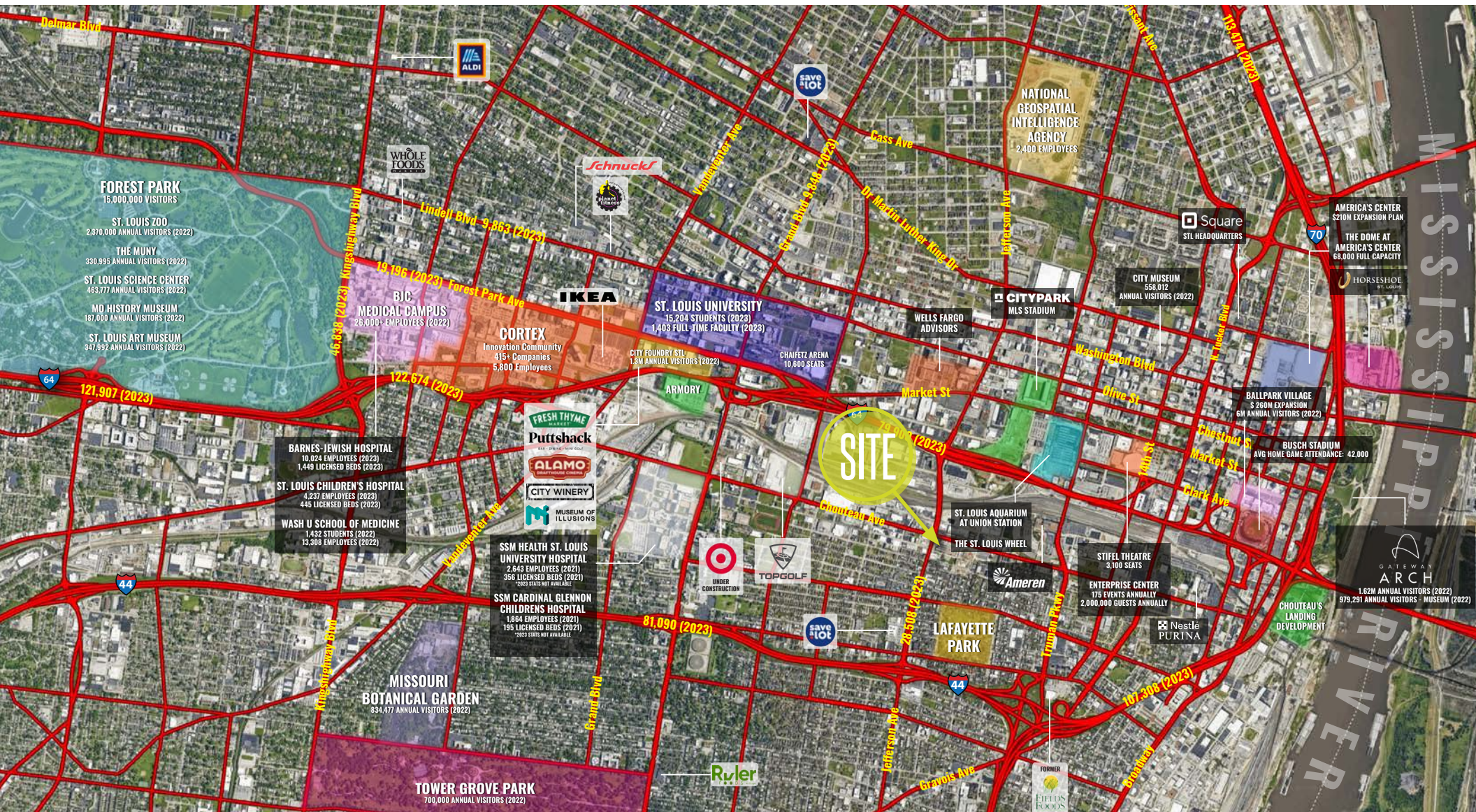
MARKET AERIAL

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
ben@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



LOCATION.

commercial real estate

f @ in REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.