



**LOCATION.**  
commercial real estate

**Square**  
STL HEADQUARTERS

**CITY MUSEUM**  
558,012  
ANNUAL VISITORS (2022)

**CITYPARK**  
MLS STADIUM

**WELLS FARGO**  
ADVISORS

**CHAIFETZ ARENA**  
10,600 SEATS

**ST. LOUIS UNIVERSITY**  
18,546 STUDENTS (2022)  
1,370 FULL-TIME FACULTY (2022)

**CITY FOUNDRY STL**  
1.3M ANNUAL VISITORS (2022)

**ARMORY**

**IKEA**

**CORTEX**  
Innovation Community  
415+ Companies  
5,800 Employees

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

**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)

**FRESH THYME**  
MARKET  
**Puttshack**  
BAR • DINING • MINI GOLF  
**ALAMO**  
DRAPHOUSE CINEMA  
**CITY WINERY**

**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

**Target**  
UNDER CONSTRUCTION

**TOPGOLF**

**save lot**

**LAFAYETTE**  
PARK

**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

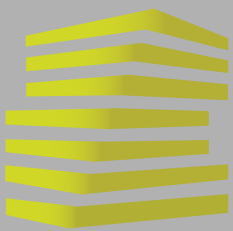
**Nestlé**  
PURINA

**FORMER**  
**FIELDS**  
FOODS

**SITE**

**1022**  
**S. JEFFERSON AVE**  
RARE OPPORTUNITY FOR UP TO  
3.72 ACRES IN ST. LOUIS CITY  
**ST. LOUIS, MO**





# 1022 S. JEFFERSON AVE

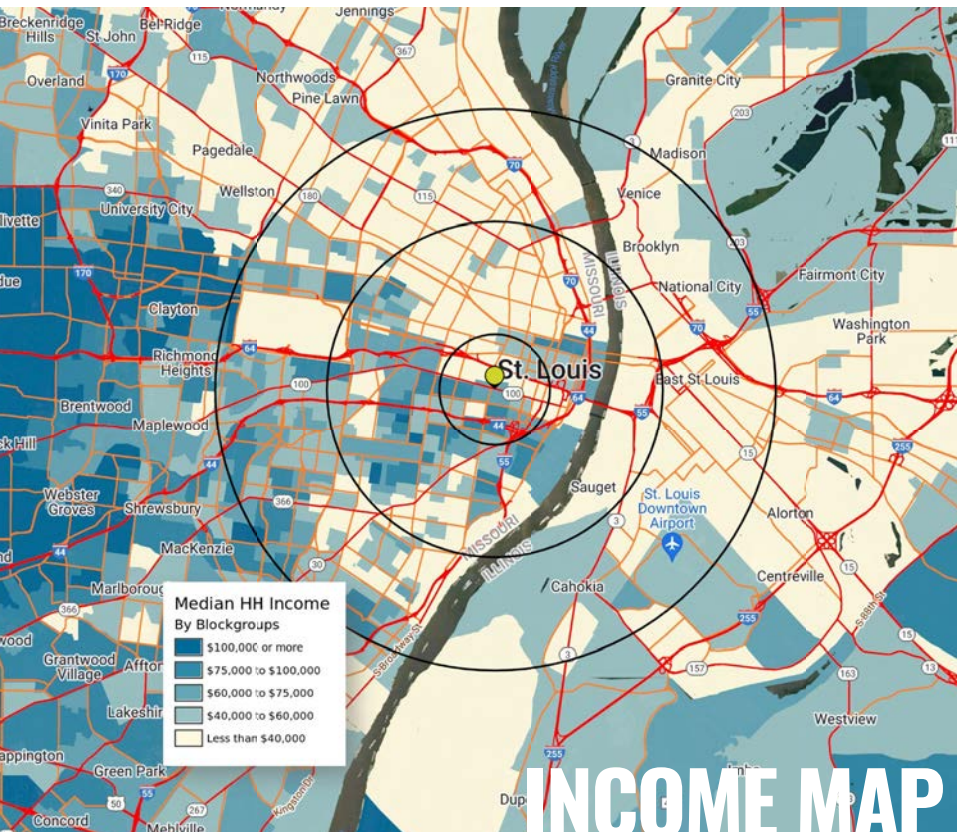
## NEIGHBORHOOD VIBE

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ANNUAL DEMOGRAPHICS

### POPULATION



**1 MILE**  
13,842

**3 MILES**  
118,667

**5 MILES**  
265,308

### HOUSEHOLDS



**1 MILE**  
7,084

**3 MILES**  
58,323

**5 MILES**  
127,867

### AVG HH INCOME



**1 MILE**  
\$111,653

**3 MILES**  
\$91,854

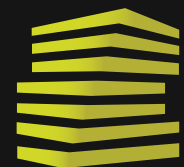
**5 MILES**  
\$83,724

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.



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commercial real estate

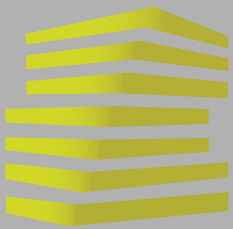


REALTY  
RESOURCES  
MEMBER

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# 1022 S. JEFFERSON AVE

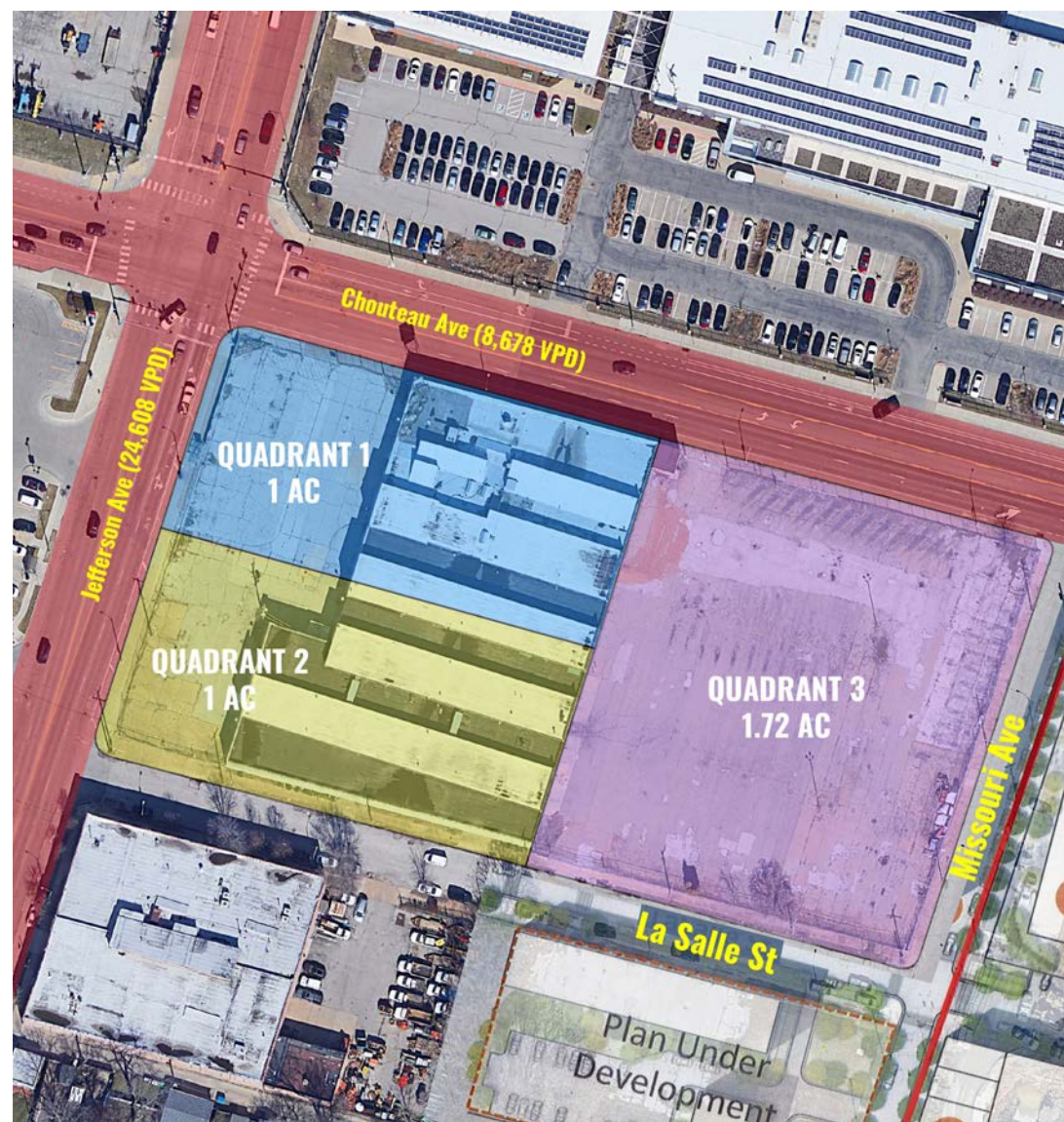
## SITE PLAN & DETAILS

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- RARE OPPORTUNITY FOR UP TO 3.72 ACRES IN ST. LOUIS CITY
- 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
- LAND CAN BE SUBDIVIDED, PARCEL SIZES ADJUSTABLE
- CONTACT BROKERS FOR PRICING





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